

FOR
LEASE

FORMER BANK BUILDING

2885 Lawrenceville Suwanee Rd, Suwanee, GA 30024






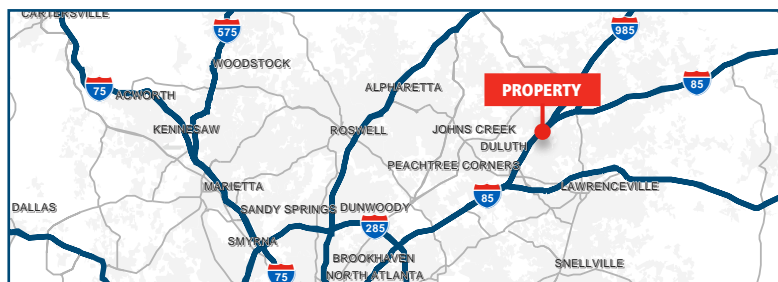
AVAILABLE | 6,508 SF

PROPERTY HIGHLIGHTS

- ◆ Former bank building with multiple drive-thru lanes, and corner monument signage
- ◆ Located at the signalized intersection of Lawrenceville Suwanee Rd (40,400 VPD) & Old Peachtree Rd (28,300 VPD)
- ◆ Convenient to I-85
- ◆ Ample parking on site
- ◆ Daytime population of over 50,000 people within 3 miles, and strong average household incomes of over \$140,000
- ◆ High growth area with over 450 residential units planned within 2 miles

AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	5,413	69,989	188,335
 HOUSEHOLDS	1,855	24,285	65,814
 AVG HH INCOME	\$130,928	\$141,930	\$139,203



Ackerman Retail

Courtney Brumbelow

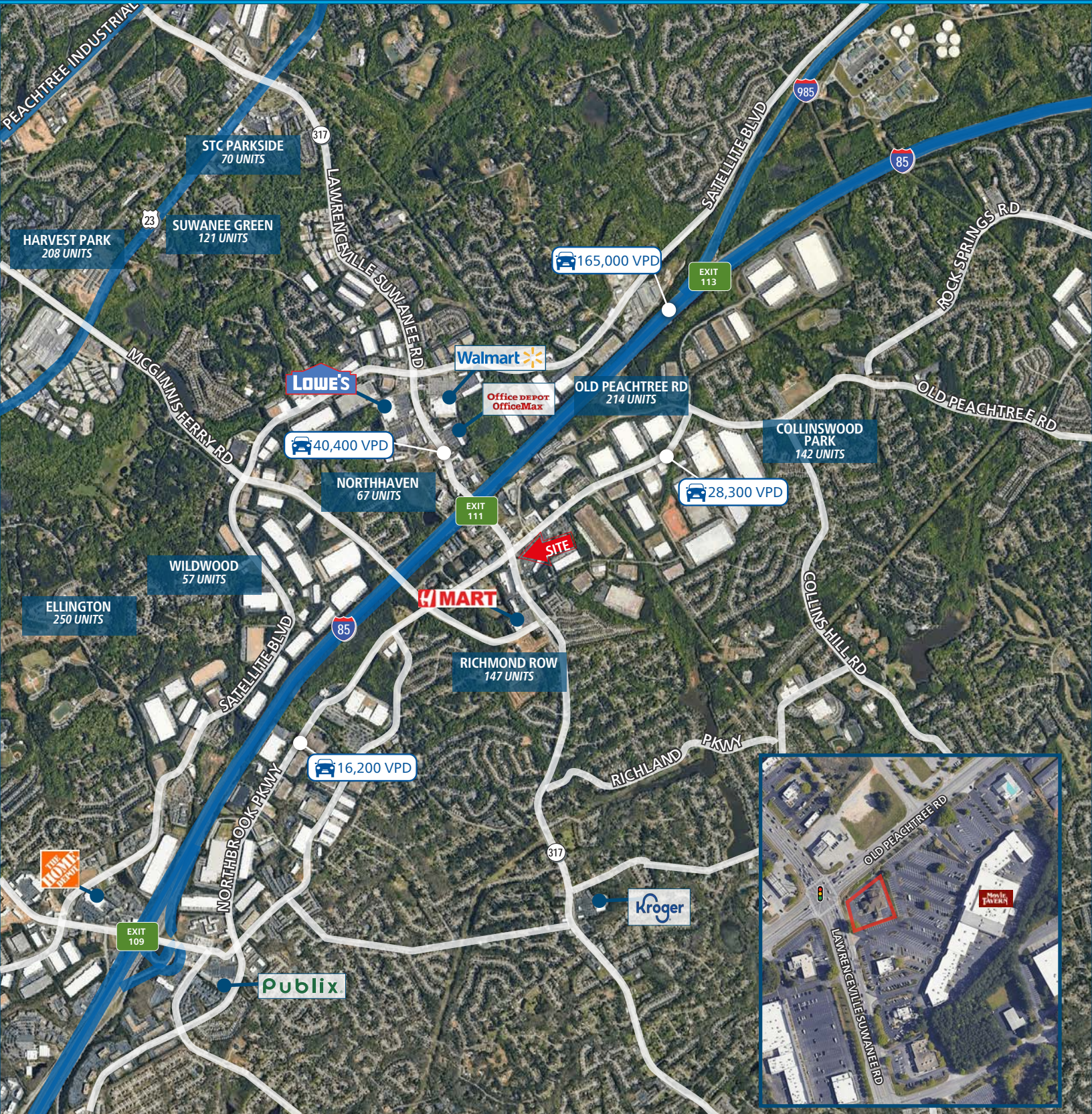
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