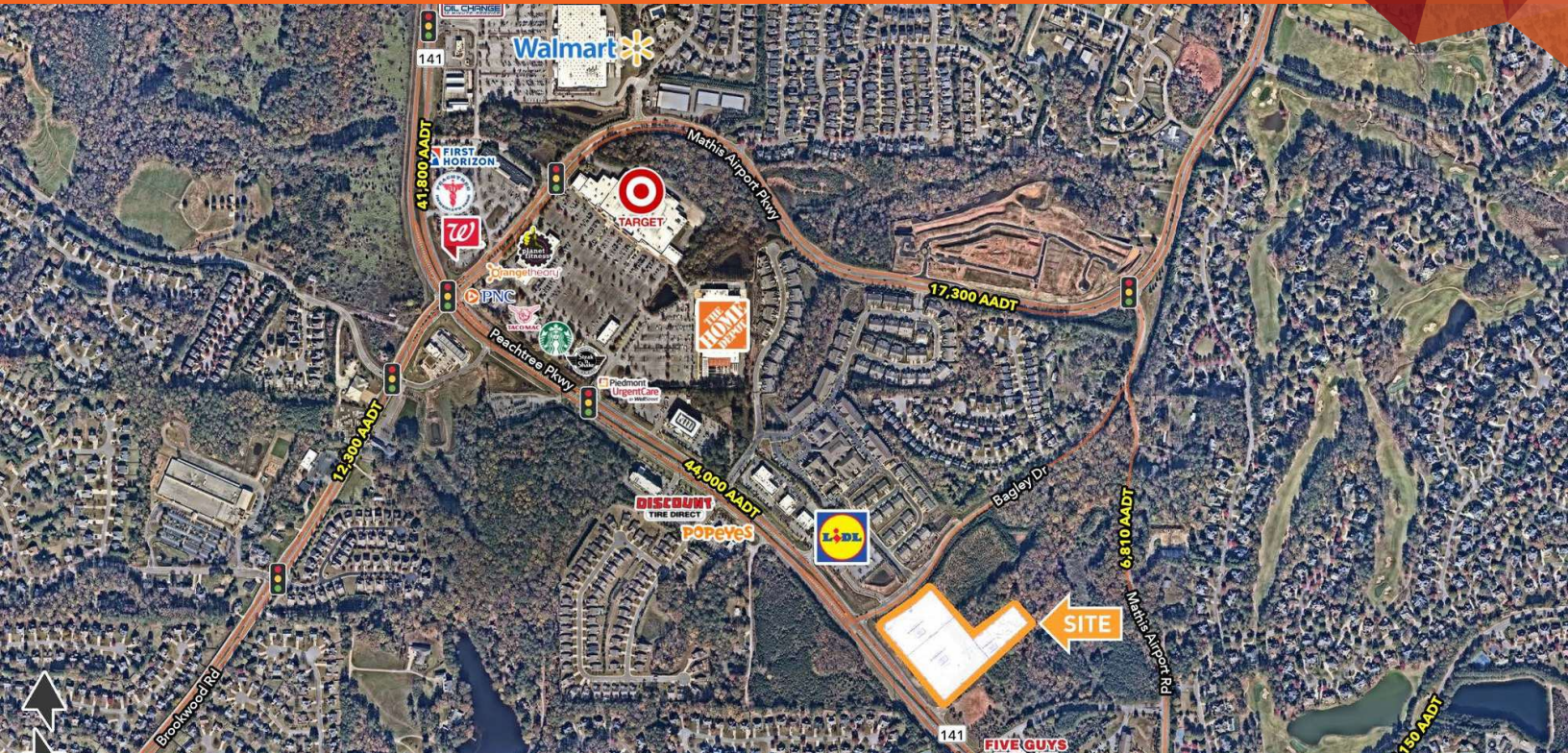


# BAGLEY DRIVE PARCEL

3005 PEACHTREE PARKWAY, SUWANEE, GA 30024

# FOR SALE & LEASE

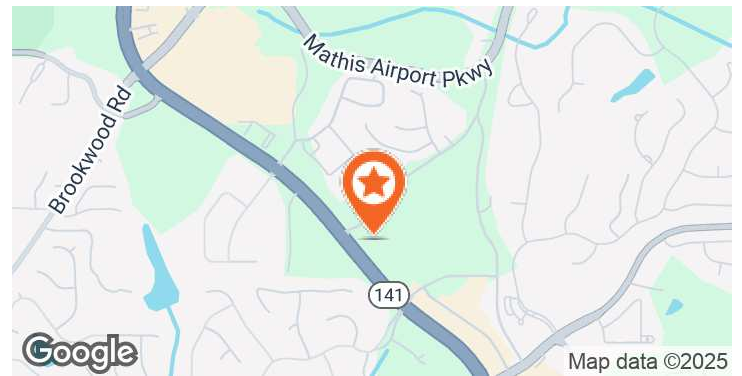


## LOCATION DESCRIPTION

Land available for purchase or lease off Peachtree Pkwy (Hwy 141) at Bagley Drive

## PROPERTY HIGHLIGHTS

- 4.366 acres available for purchase or lease
- Zoned CBD
- Zoned for a drive thru
- Nearby Retailers include Walmart, Target & The Home Depot
- Strong Daytime Population - 191,000 people within a 5-mile radius
- Average Household Income exceeds \$200K within a 5-mile radius
- GA DOT Traffic Counts: Peachtree Pkwy (Hwy 141) - 44,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	9,934	67,232	180,826
Average HH Income	\$191,172	\$213,685	\$200,156
Daytime Population	9,529	71,585	191,971



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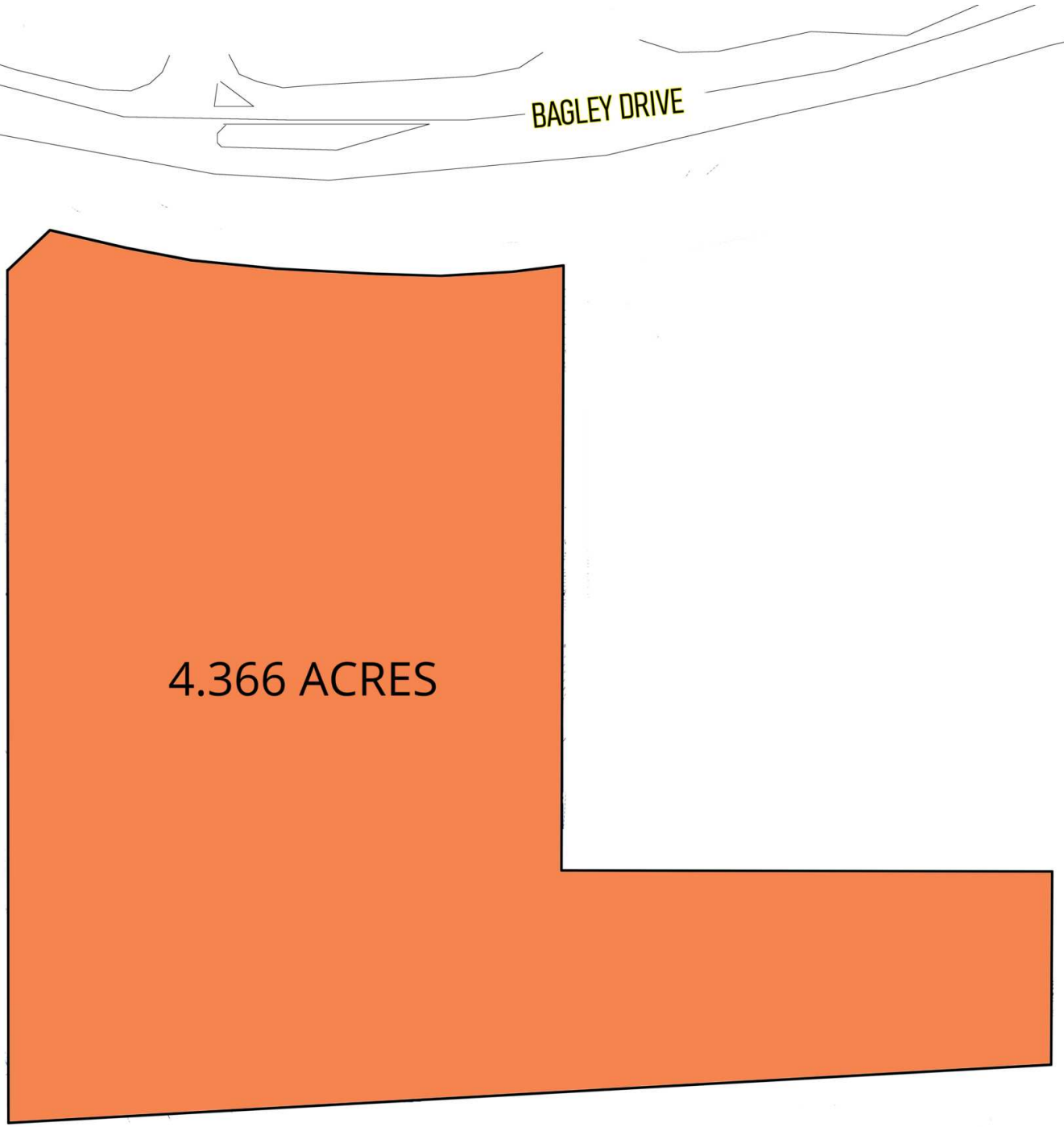


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