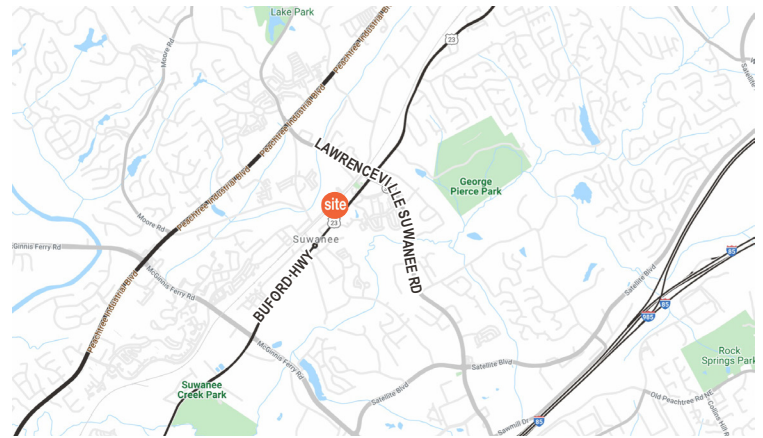
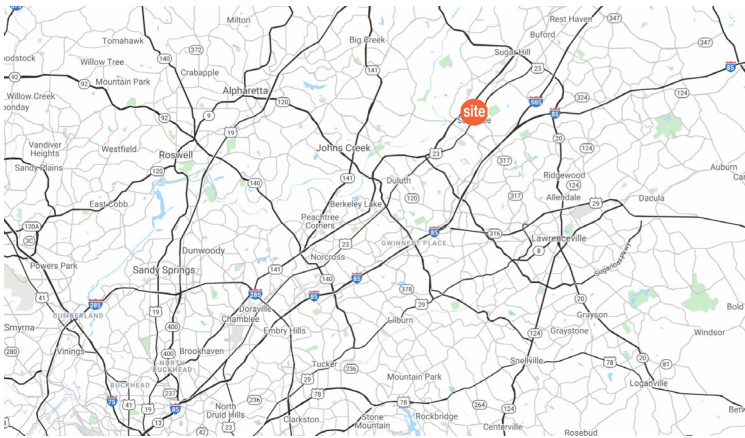


# FOR LEASE

## THE SHOPPES AT OLDE TOWNE

425 BUFORD HWY, SUWANEE, GA 30024



### HIGHLIGHTS

- First Floor Space at 3,275 sf
- Excellent street front visibility on Buford Hwy
- Parking behind building with access from both front and rear entrances
- Traffic Counts: Buford Hwy 12,600, L-ville Suw Rd 30,900 AADT
- Adjacent to Suwanee Town Center Park providing excellent foot traffic

### DEMOGRAPHICS

|                                 | 1 Mile   | 3 Mile    | 5 Mile    |
|---------------------------------|----------|-----------|-----------|
| <b>2021 Est. Population</b>     | 5,409    | 55,117    | 173,329   |
| <b>2021 Est. Households</b>     | 2,083    | 18,324    | 56,826    |
| <b>2021 Est. Avg. HH Income</b> | \$96,584 | \$121,806 | \$121,093 |



**COBBLESTONE**  
RETAIL GROUP

**MICHELE DEL MONACO**

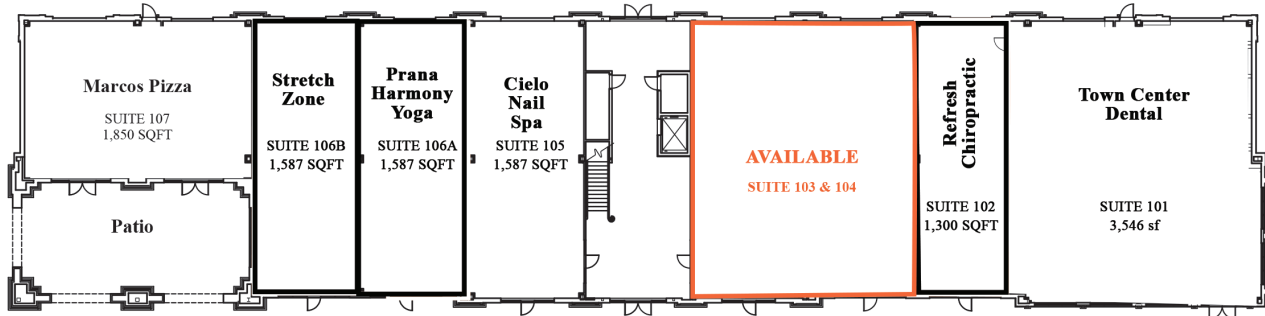
E. [michele@cobblestoneretail.com](mailto:michele@cobblestoneretail.com)

P. 770.977.1071 EXT. 3

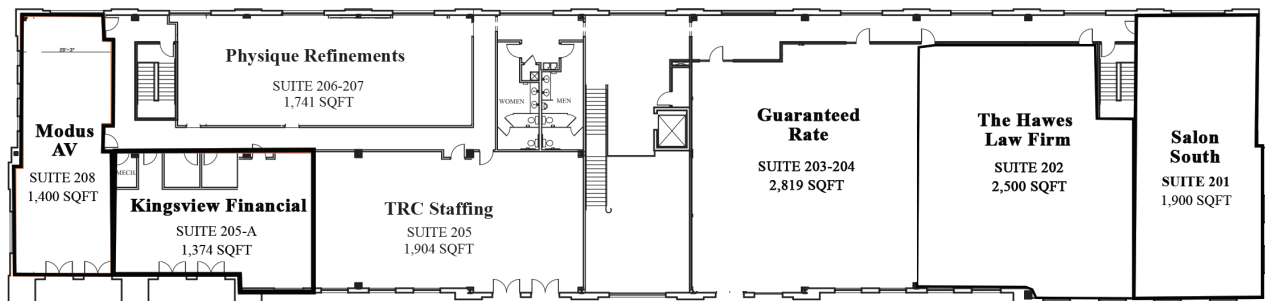
[www.cobblestoneretail.com](http://www.cobblestoneretail.com)

# THE SHOPPES AT OLDE TOWNE

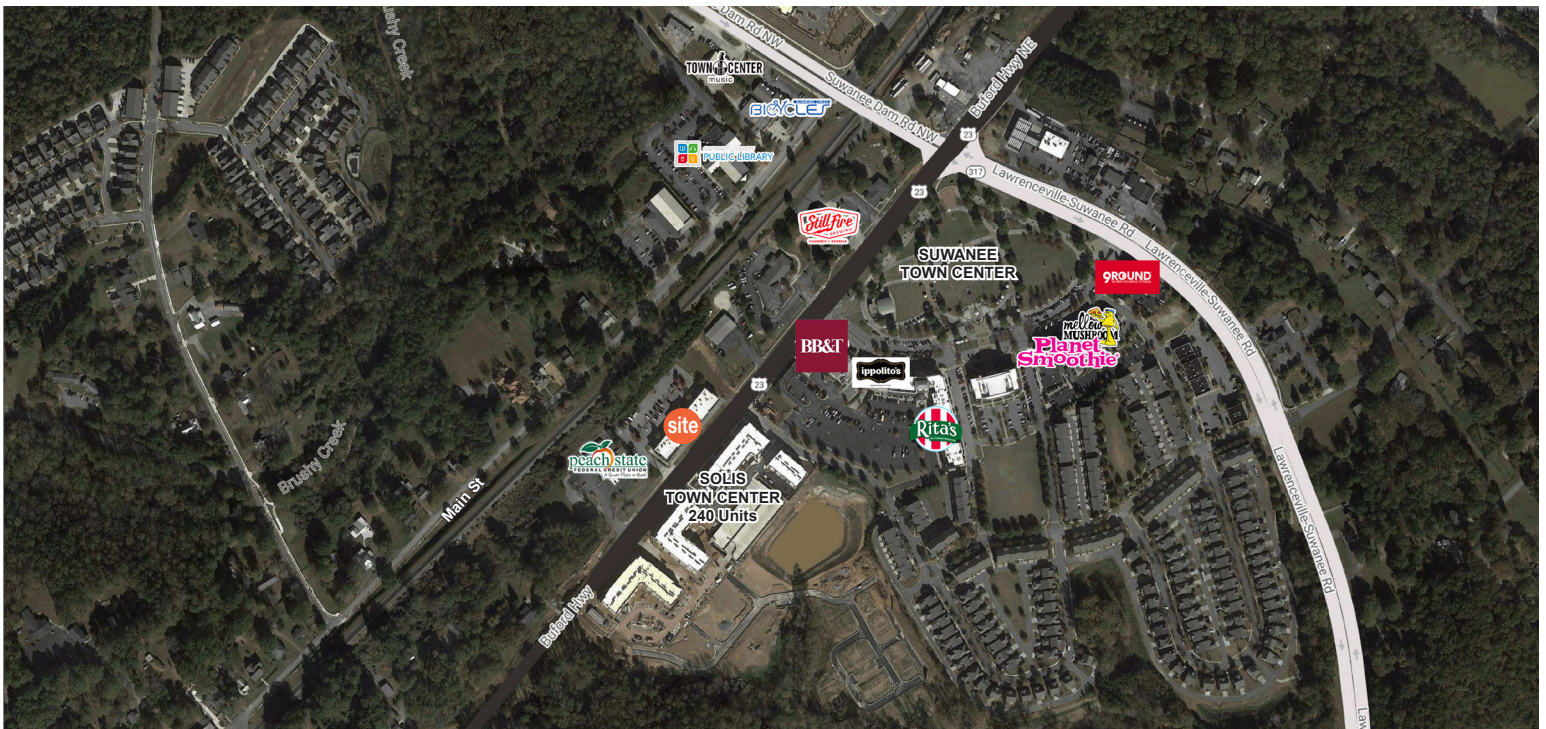
425 BUFORD HWY, SUWANEЕ, GA 30024



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



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