

Suwanee Creek



Presented By:
David Realty Partners LLC

686 Peachtree Industrial Blvd, Suwanee, GA 30024



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Property Details

35,600 SF center. All brick, newer, well maintained center with high occupancy.

Suite 200: Note: We already have a Chiropractor, Nail Salon, Kumon Tutoring, Hair Salon and a Yoga/Pilates Studio within this center. CAM/Tax/Insurance is \$3.50/SF. 1 months free rent for a 3 or 4 year lease. This center has high visibility, high traffic counts. On the northbound side of Peachtree Industrial Blvd, just north of the Publix and Post Office at Moore Road.

Price: \$22.00 /SF/Yr

- Diverse mix of tenants
- Well maintained center
- Locally managed/leased
- Full, vibrant center
- Local, responsive management

View the full listing here: <https://www.loopnet.com/Listing/686-Peachtree-Industrial-Blvd-Suwanee-GA/12049938/>

Rental Rate:	\$22.00 /SF/Yr
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	1
Frontage:	400' on Peachtree Industrial Blvd
Gross Leasable Area:	35,600 SF
Walk Score ®:	57 (Somewhat Walkable)
Rental Rate Mo:	\$1.83 USD/SF/Mo

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Listing space

1st Floor Ste 200

Space Available: 1,500 SF
Rental Rate: \$22.00 /SF/Yr
Date Available: February 01, 2022
Service Type: Triple Net (NNN)
Built Out As: Restaurants And Cafes
Space Type: Relet
Space Use: Retail
Lease Term: 3 Years

1,500 SF restaurant take out/delivery space. End cap unit. Very nice, large, outdoor patio surrounded on the side with forest. Available February 1st. Current restaurant tenant; Country Pepper (Jamaican food) will be moving out by February 1st. This space is in excellent condition. We seek a mainstream, popular, casual restaurant with broad appeal; Asian, Italian/Pizza or Mexican, etc. It has a smaller kitchen with a grease trap, vent hood, fire suppression equipment and all gas and floor drain lines already installed. You will need to provide the kitchen equipment, but some in-place/existing stoves, coolers, etc. may be for sale. Equipment list not available yet.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Air Salon LLC	-	December 2016
Elevate Lacross Academy	-	August 2026
Kumon	-	

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Location



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Property Photos



The center



The restaurant

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Property Photos



Light and bright interior dining room and bar



Dining room as seen from the rear

Suwanee Creek

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Property Photos



Bar area in dining room



Large patio with torchiere lighting for your exclusive use

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Property Photos



Patio, alt. view



Stoves and ovens may be purchased

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Property Photos



Back of the kitchen



Front of the kitchen

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Property Photos



Front of kitchen



Refridgerator and tables may be purchased

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Property Photos



Sink may be purchased



Equipment may be purchased

Suwanee Creek

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Property Photos



The restaurant, wider angle view

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