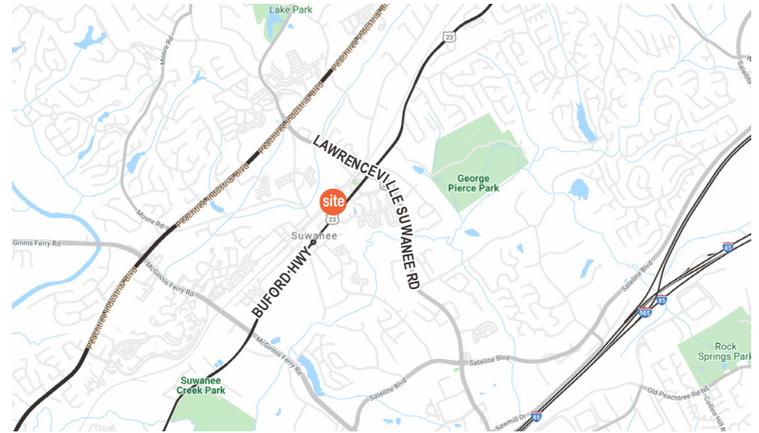
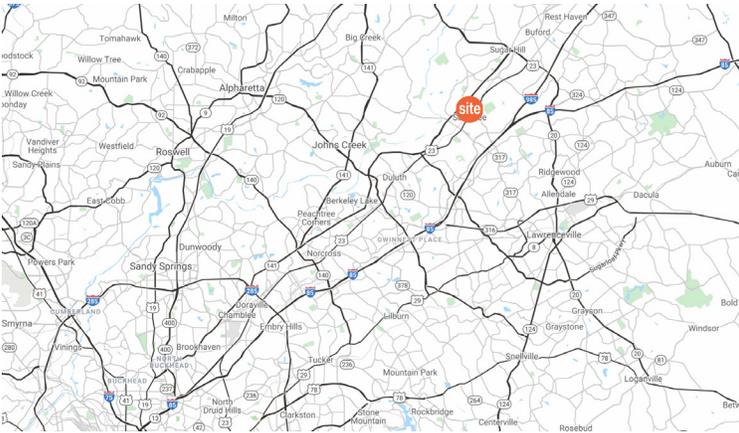


FOR LEASE

THE SHOPPES AT OLDE TOWNE

425 BUFORD HWY, SUWANEE, GA 30024



HIGHLIGHTS

- One office spaces available at 1,904 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
2024 Est. Population	7,181	53,306	177,651
2024 Est. Households	2,670	18,980	60,948
2024 Est. Avg. HH Income	\$130,604	\$163,146	\$159,007



COBBLESTONE
RETAIL GROUP

MICHELE DEL MONACO

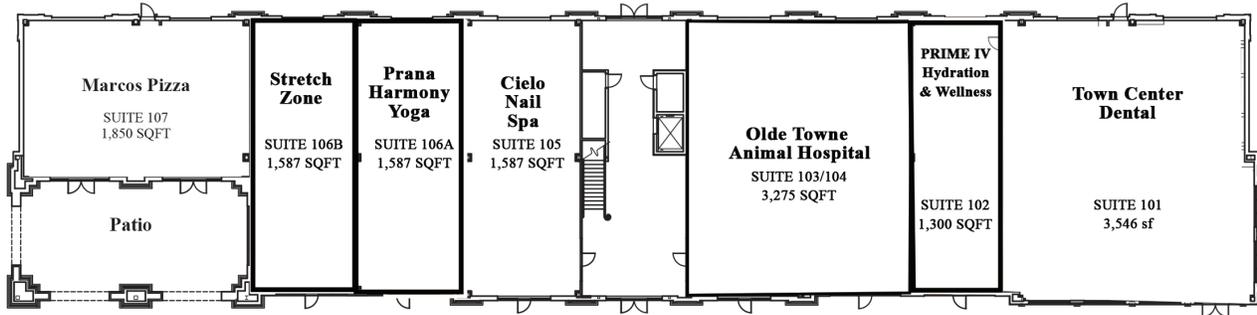
E. michele@cobblestoneretail.com

P. 770.977.1071 EXT. 3

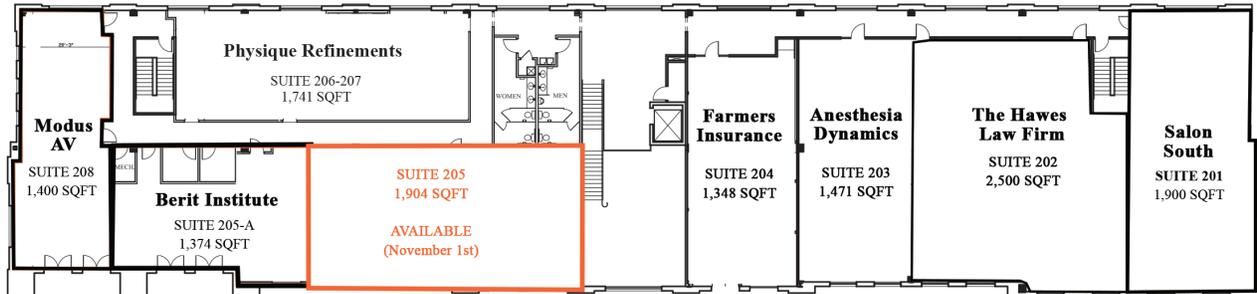
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THE SHOPPES AT OLDE TOWNE

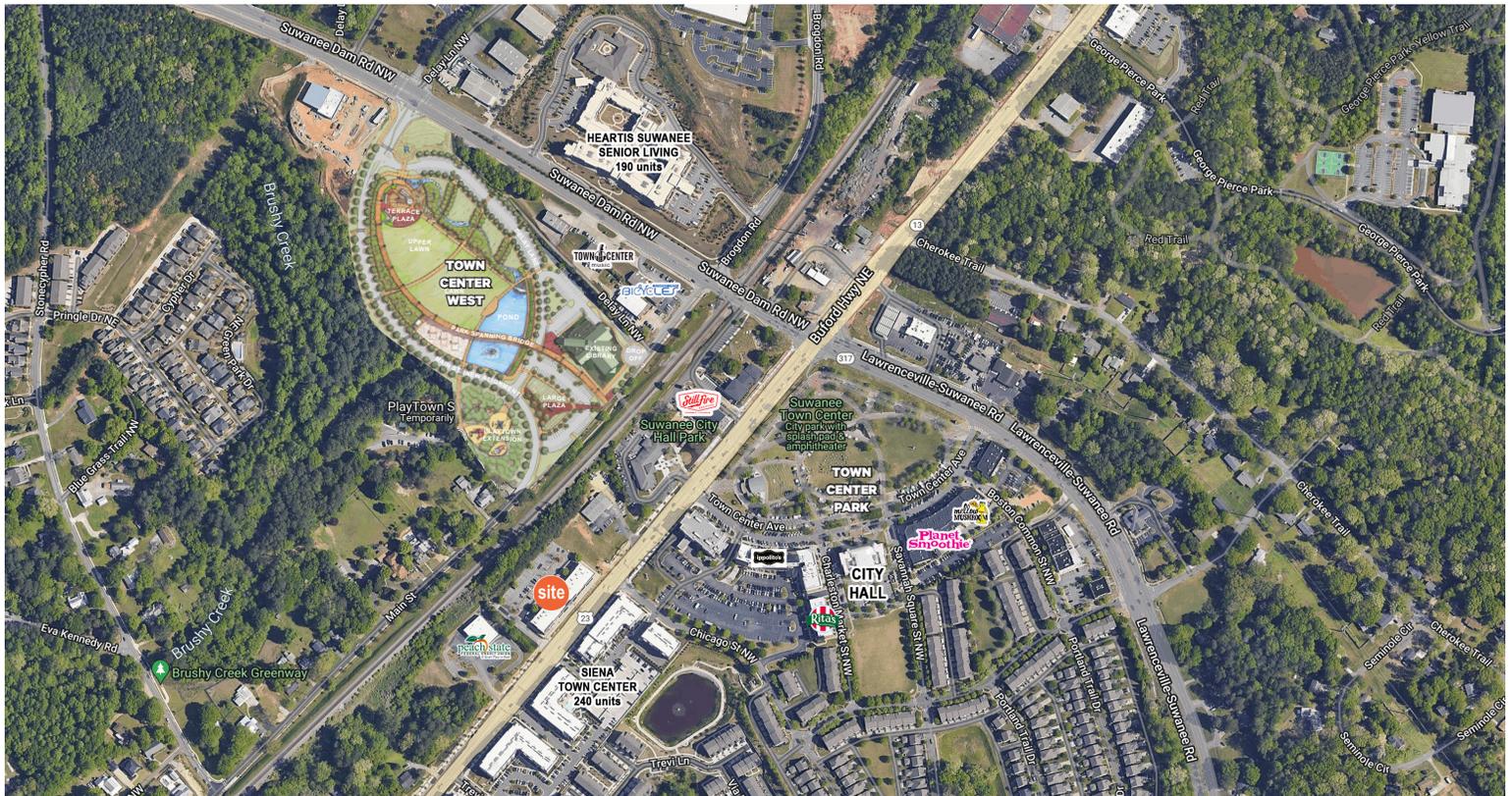
425 BUFORD HWY, SUWANEE, GA 30024



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



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