

NOW LEASING:
THE SHOPPES AT SUWANEE EXCHANGE
BUILD-TO-SUIT RESTAURANT & RETAIL SUITES AVAILABLE

OmniCommercial
Real Estate Services



458 NORTHOLT PARKWAY
SUWANEE, GA 30024

PROPERTY OVERVIEW

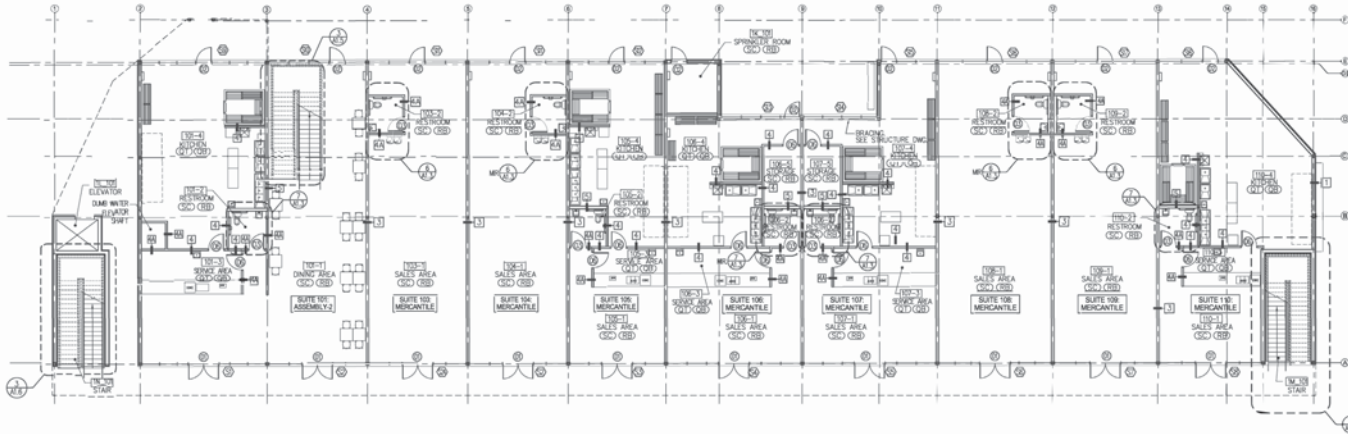


PROPERTY PHOTOS

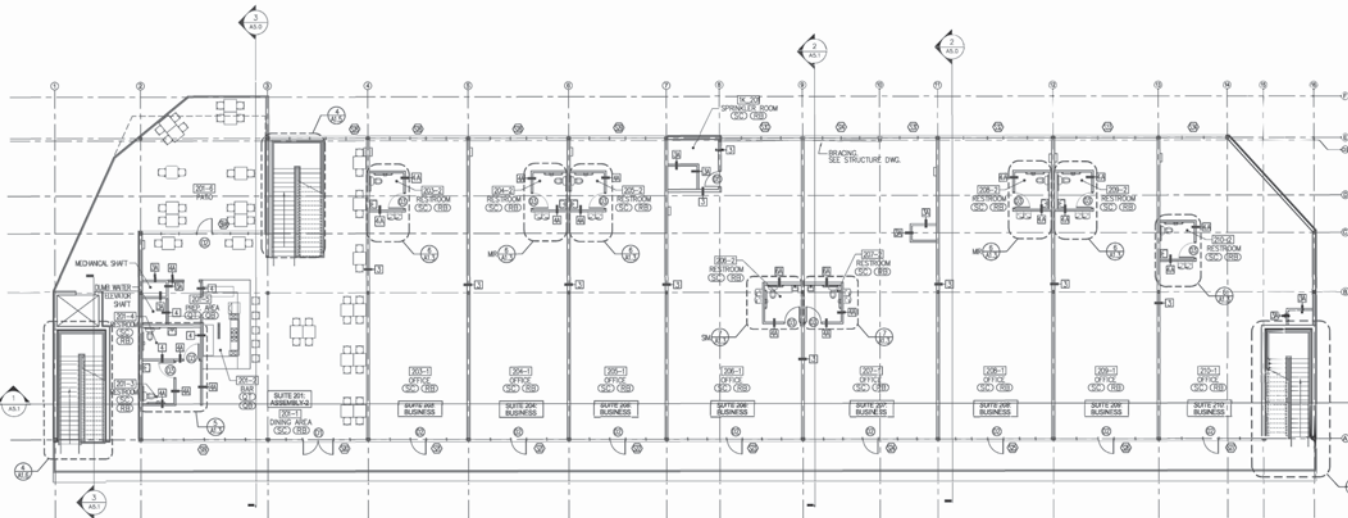


PROPOSED FLOOR PLANS

GROUND FLOOR PLAN



FIRST FLOOR PLAN



RESTAURANTS

Suite 101 2,793 SF

Suite 201 2,305 SF

— ATTACHED OUTDOOR PATIO —

Suite 104 1,220 SF

Suite 105 1,190 SF

Suite 106 1,354 SF

Suite 109 1,281 SF

Suite 110 1,534 SF

RETAIL

Suite 102 1,220 SF

Suite 103 1,220 SF

Suite 107 1,482 SF

Suite 108 1,403 SF

Suite 202 1,220 SF

Suite 203 1,220 SF

Suite 204 1,220 SF

Suite 205 1,190 SF

Suite 206 1,535 SF

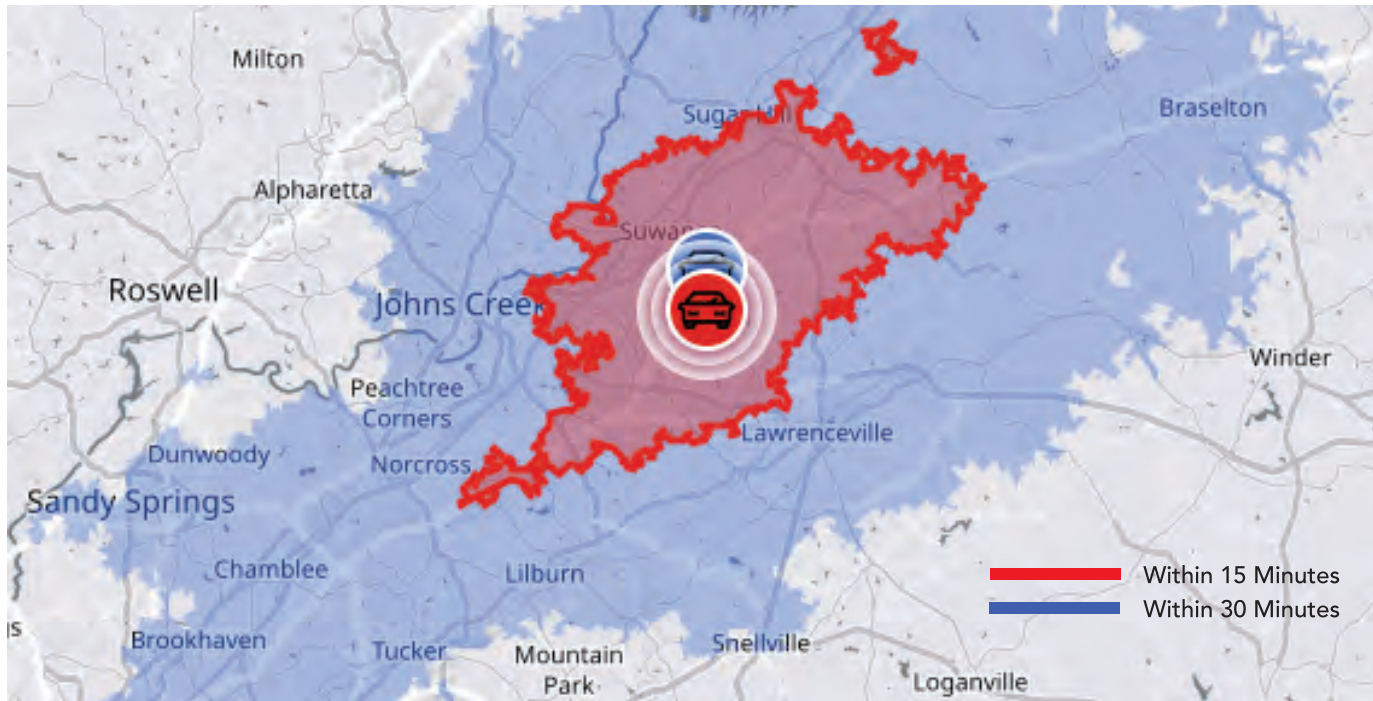
Suite 207 1,647 SF

Suite 208 1,403 SF

Suite 209 1,281 SF

Suite 210 1,534 SF

AREA DEMOGRAPHICS



POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	15,670	150,361	591,085
2023 Population	21,505	186,922	727,271
2028 Population Projection	22,616	194,304	743,908
Annual Growth 2010-2023	2.9%	1.9%	1.6%
Annual Growth 2023-2028	1.0%	0.8%	0.7%
Median Age	38.3%	37.7%	37.1%
Bachelor's Degree or Higher	47%	44%	41%
HOUSING			
Median Home Value	\$295,984	\$295,944	\$295,428
Median Year Built	1999	1998	1997
HOUSEHOLDS			
2010 Households	5,224	50,560	197,275
2023 Households	7,170	63,095	240,026
2023 Households Projection	7,539	65,611	248,951
Annual Growth 2010-2023	2.6%	1.7%	1.5%
Annual Growth 2023-2028	1.0%	0.8%	0.7%
Owner Occupied Households	5,898	48,808	181,773
Renter Occupied Households	1,642	16,803	67,179

BUILT ON **VISION** DRIVEN BY **EXECUTION**

Guided by purpose, driven by accuracy,
and grounded in strong relationships.
We provide commercial real estate
services that go beyond transactions,
building trust and value every step of
the way.

A portrait of Sania Gandhi, a woman with long dark hair, smiling, wearing a black blazer over a light-colored top. She is positioned on the right side of the image, partially overlapping a large red circular graphic that contains a stylized white 'Q' logo.

SANIA GANDHI
ASSOCIATE **770.789.3309**

 **omniCommercial**
Real Estate Services

3905 Lavista Rd
STE C, Tucker
GA 30084