



**FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT**

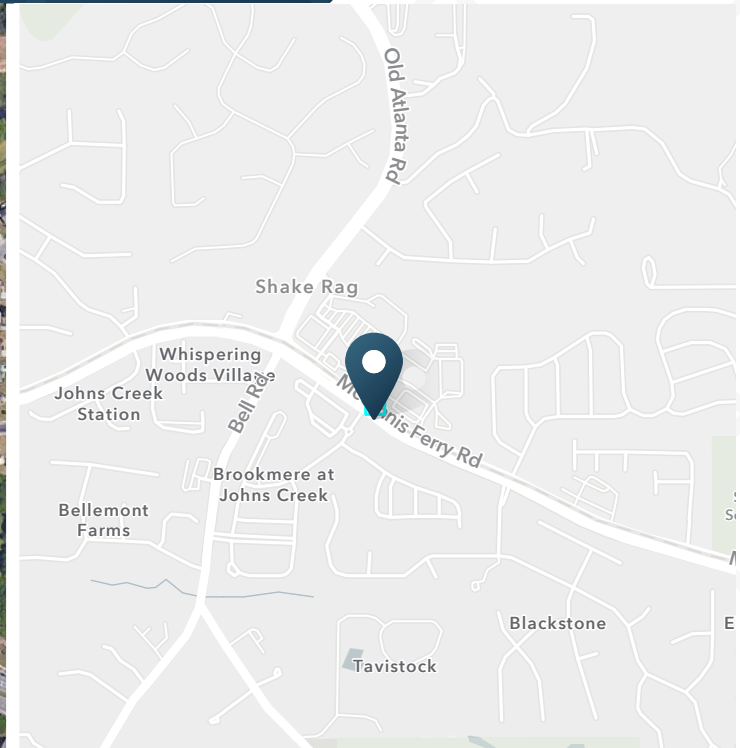
**7804 McGinnis Ferry Road**

**Suwanee, GA**



# 7804 McGinnis Ferry Road

Suwanee, GA



**FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT**

0.97 Acres  
Available

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- 0.97 AC outparcel available for Ground Lease
- Ability to move center drive aisle
- Located in front of Publix at the intersection of McGinnis Ferry Rd & Butler Rd
- Prime Opportunity for QSR, Coffee, & Bank Users
- Over 34k VPD

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

|                                       |                 |
|---------------------------------------|-----------------|
| McGinnis Ferry Road, Adjacent to Site | 34,500 AADT '23 |
| Peachtree Industrial Blvd, E of Site  | 41,700 AADT '23 |
| Bell Road, W of Site                  | 8,770 AADT '23  |

Year: 2023 | Source: Georgia DOT





Old Atlanta Rd

Ziggis COFFEE



Publix



JOHNS CREEK INDOOR RANGE

DIVINE

SITE

SUBWAY

endeavor  
yoga • pilates

IMORI ODONTICS

34,500 AADT '23

Bell Rd  
8,770 AADT '23

McGinnis Ferry Rd



McGinnis Ferry Rd







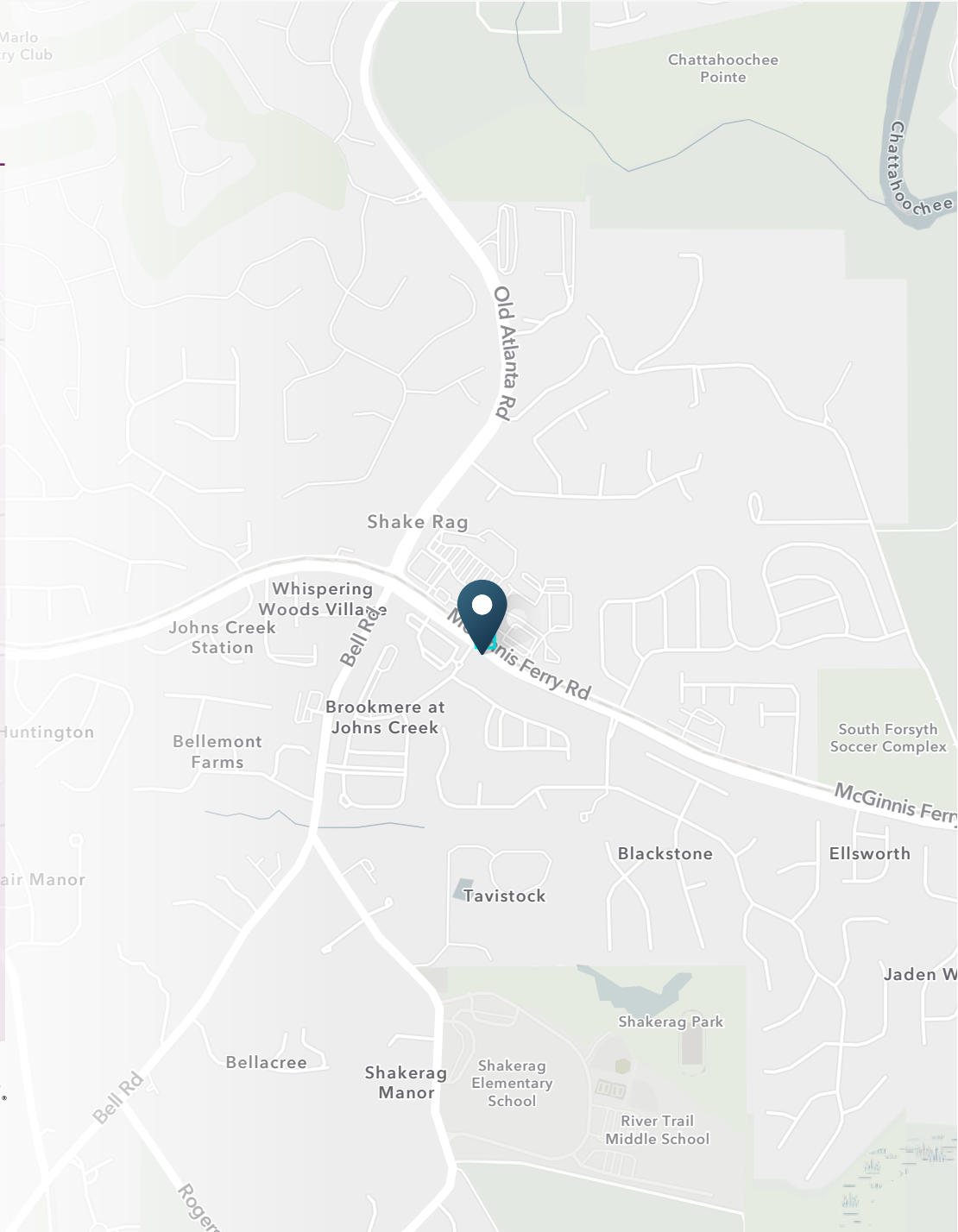
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## DEMOGRAPHIC HIGHLIGHTS

| Population                                  | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| 2023 Estimated Population                   | 7,047     | 62,297    | 187,528   |
| 2028 Projected Population                   | 7,296     | 64,039    | 193,724   |
| Projected Annual Growth Rate 2023 to 2028   | 0.70%     | 0.55%     | 0.65%     |
| Daytime Population                          |           |           |           |
| 2023 Daytime Population                     | 4,631     | 62,127    | 194,873   |
| Workers                                     | 1,280     | 32,279    | 102,604   |
| Residents                                   | 3,351     | 29,848    | 92,269    |
| Income                                      |           |           |           |
| 2023 Est. Average Household Income          | \$192,719 | \$176,851 | \$165,408 |
| 2023 Est. Median Household Income           | \$143,011 | \$130,954 | \$122,826 |
| Households & Growth                         |           |           |           |
| 2023 Estimated Households                   | 2,015     | 20,827    | 62,921    |
| 2028 Estimated Households                   | 2,084     | 21,453    | 65,262    |
| Projected Annual Growth Rate 2023 to 2028   | 0.68%     | 0.59%     | 0.73%     |
| Race & Ethnicity                            |           |           |           |
| 2023 Est. White                             | 23%       | 40%       | 43%       |
| 2023 Est. Black or African American         | 7%        | 11%       | 11%       |
| 2023 Est. Asian or Pacific Islander         | 62%       | 39%       | 34%       |
| 2023 Est. American Indian or Native Alaskan | 0%        | 0%        | 0%        |
| 2023 Est. Other Races                       | 7%        | 10%       | 11%       |
| 2023 Est. Hispanic (Any Race)               | 4%        | 7%        | 9%        |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**SRS Real Estate Partners**

3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
404.231.2232

**Stewart Preston**

678.259.9569

stewart.preston@srsre.com

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