

Main Street Commons

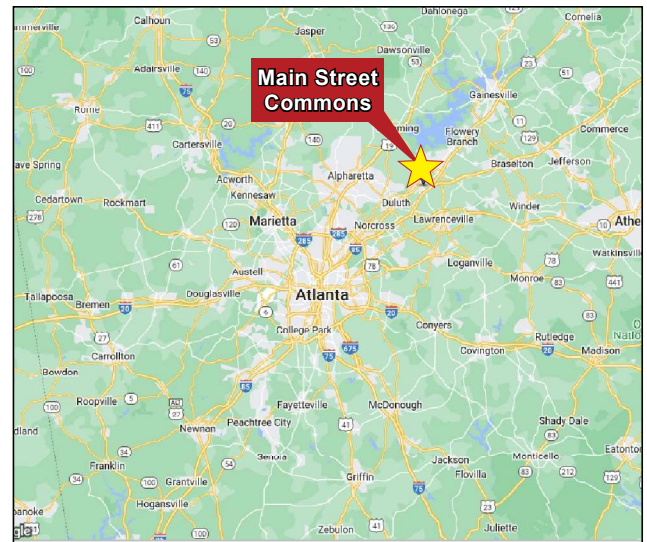
One (1) 1,300 SF Space Available

Great Demographics and Below Market Rates



3463 Lawrenceville Suwanee Road, Suwanee, Georgia 30024

- Excellent location along heavily trafficked Lawrenceville-Suwanee Road (253,668 vehicles per day)
- Diverse tenant mix
- Affluent area with an average household income of about \$120,000 in a 3-mile radius
- Convenient access to I-85 and less than one mile from Walmart and Lowe's shopping centers
- Sits in one of Suwanee's main commercial corridors



Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	58,474	175,077	690,343
Projected Population 2027	62,459	186,788	742,339
Annual Pop Growth 2010-2022	2.4%	2.0%	1.7%
Total Households	19,512	58,016	230,783
Average Household Income	\$118,733	\$119,396	\$113,350
Median Age	38.2	37.9	37

Traffic Count

253,668 Lawrenceville-Suwanee Road

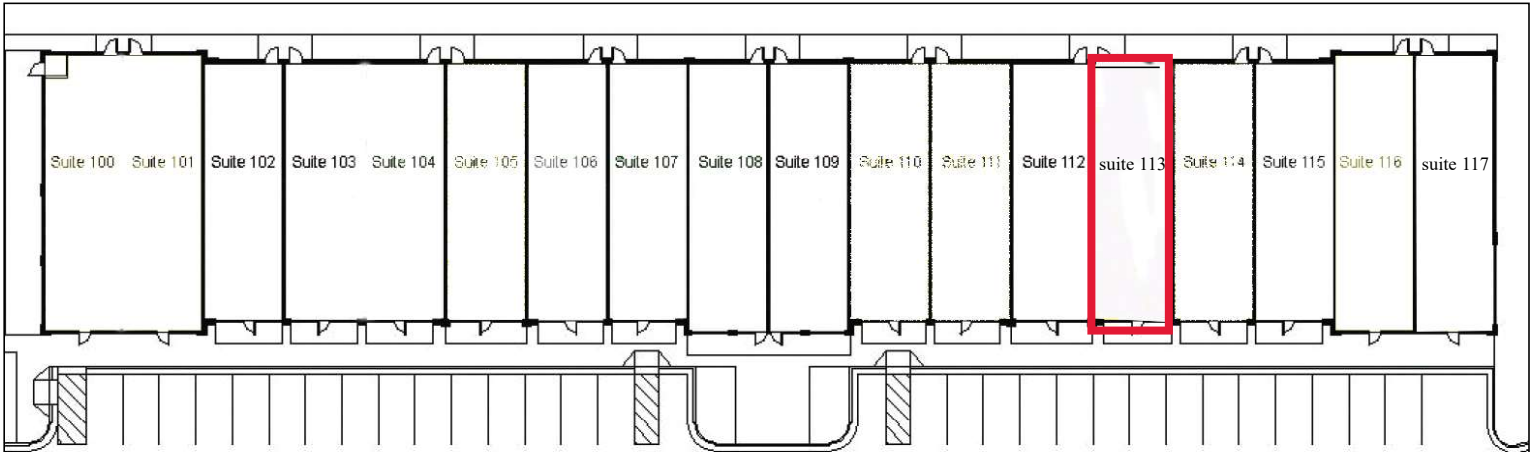
FOR MORE INFORMATION, CONTACT:

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770.594.1309 Office

FOR LEASE

LEASE AT
Main Street Commons
 3463 Lawrenceville Suwanee Road
 Suwanee, Georgia 30024



Cafe Hot Wings - 100 & 101
 Boutique - 102
 C 2 Educational - 103 & 104
 Exercis Coach - 105
 Karate - 106-108

Massage - 109
 Jersey Mikes - 110
 ProLogistix - 111
 Asian Fusion Restaurant - 112
VACANT - 113 (1,300 SF)

Aquarium Store - 114
 Occupied - 115
 Lash Studio - 116
 Coffee and Dessert - 117



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