

RETAIL SPACE
FOR LEASE



PEACHTREE
SUWANEE
SHOPPES

4325 Suwanee Dam Rd

SUWANEE, GA

HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Peachtree Suwanee Shoppes is a neighborhood retail shopping center located in the heart of Gwinnett County's affluent and growing Suwanee, GA. Recently renovated, the center features modern design and prominent pylon signage along the highly trafficked Peachtree Industrial Boulevard. The suite available was formerly "Royal Cleaners".

- Situated at busy intersection of Suwanee Dam Rd (23K Vehicles Per Day) and Peachtree Ind Blvd (35K VPD)
- Fronts established neighborhoods, making it a go-to spot for local residents
- Nearby anchors include Kroger and CVS, which enhance foot traffic and convenience

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$22.00/SF (NNN)
Suite Available:	Unit 500 (Former "Royal Cleaners")
Available SF:	1,263 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	331	811	2,484
Total Population	1,030	2,466	7,364
Average HH Income	\$187,775	\$183,135	\$176,763

PEACHTREE SUWANEESHOPPES

Suwanee, Georgia

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PROPERTY PHOTO



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HARRISON PROPERTIES

RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus

PEACHTREE SUWANEE SHOPPES

Suwanee, Georgia

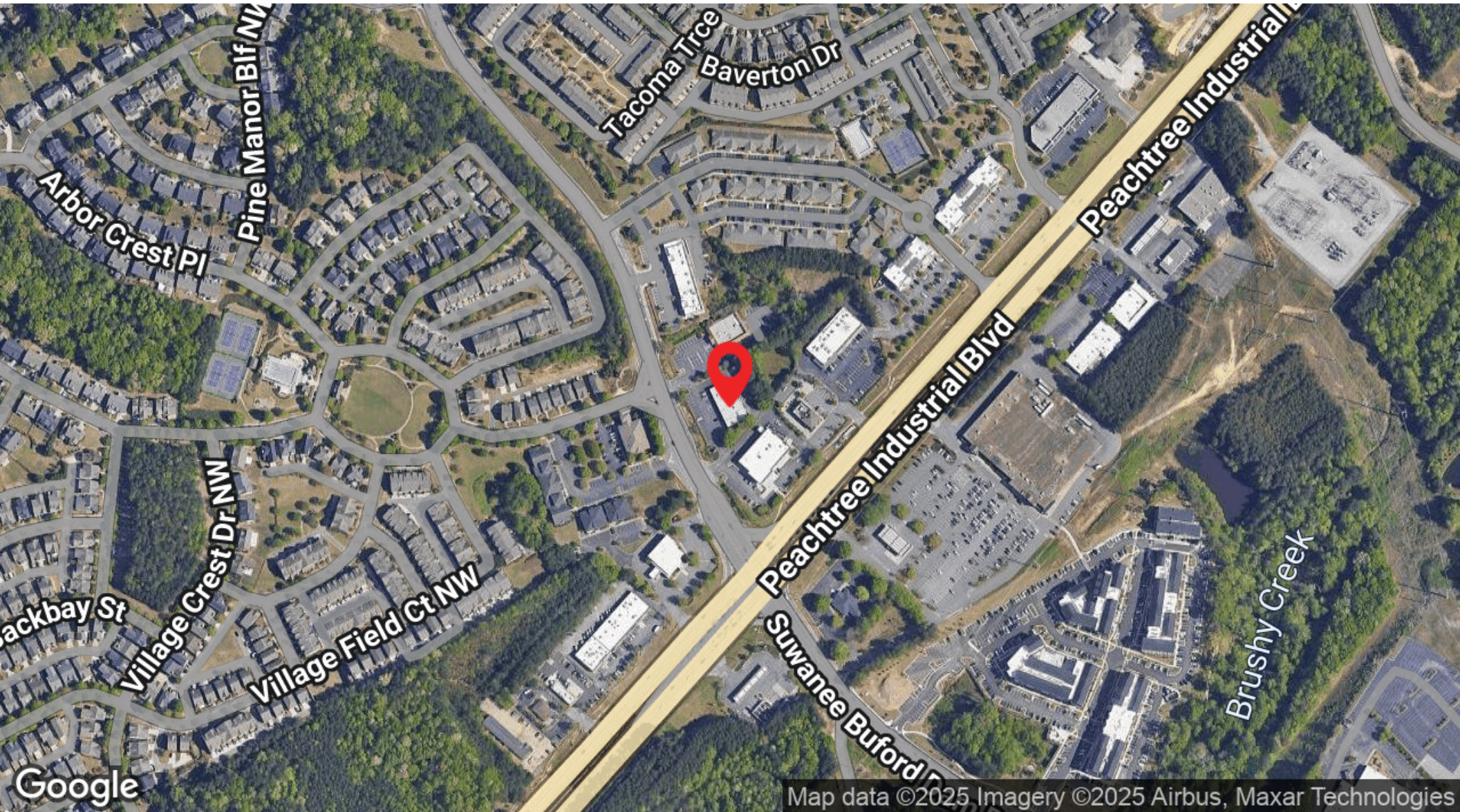
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LOCATION MAP



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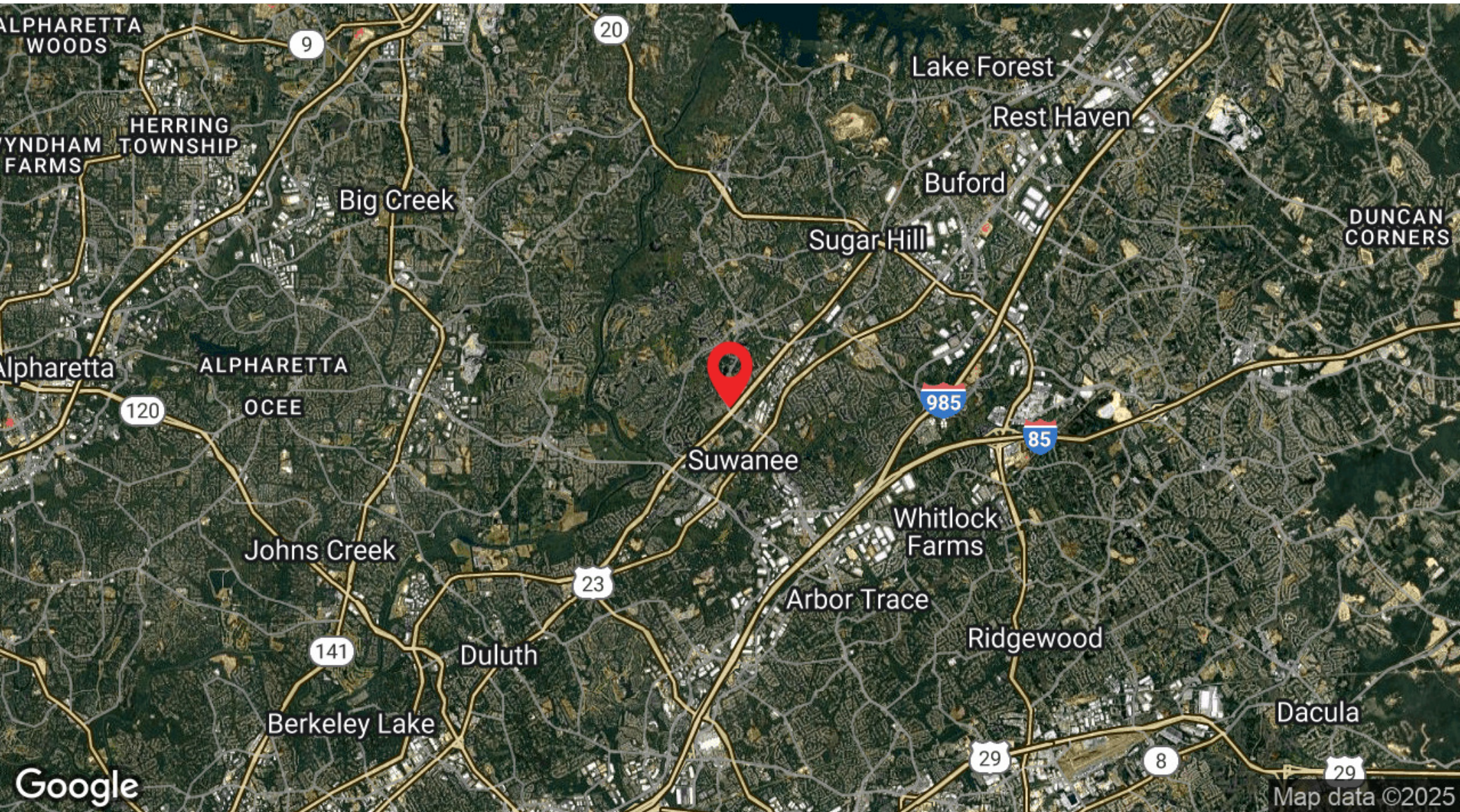
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HARRISON PROPERTIES

REGIONAL MAP



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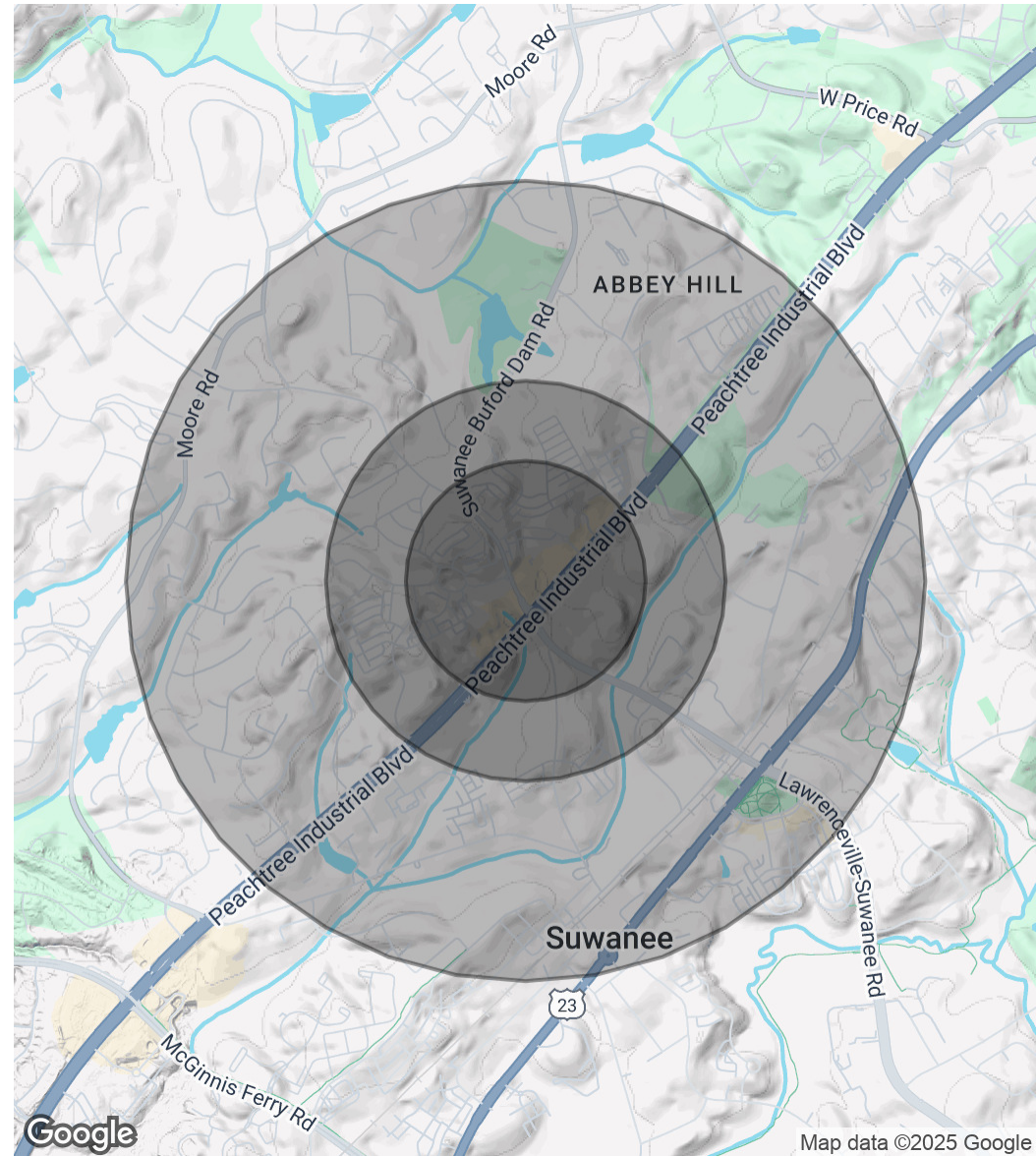


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,030	2,466	7,364
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	331	811	2,484
# of Persons per HH	3.1	3	3
Average HH Income	\$187,775	\$183,135	\$176,763
Average House Value	\$527,776	\$523,145	\$519,931

Demographics data derived from AlphaMap



Map data ©2025 Google

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