

Main Street Commons

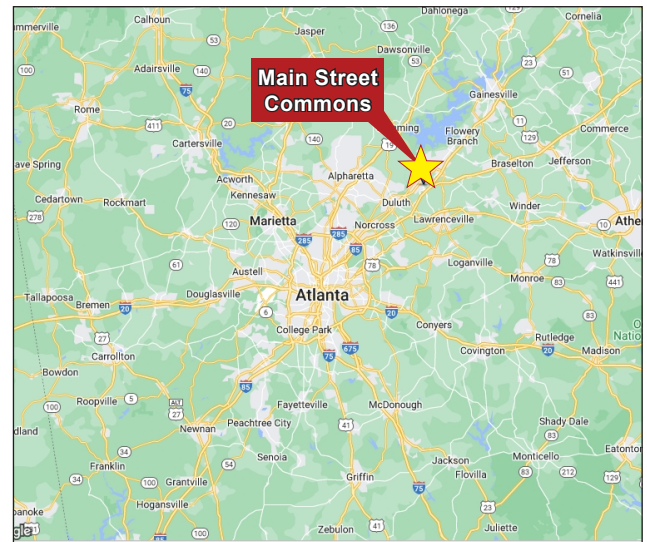
One (1) Space Available -1,406 SF

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

Total Population 2022	58,474
Projected Population 2027	62,459
Annual Pop Growth 2010-2022	2.4%
Total Households	19,512
Average Household Income	\$118,733
Median Age	38.2

3-Mile Radius

58,474
62,459
2.4%
19,512
\$118,733
38.2

5-Mile Radius

175,077
186,788
2.0%
58,016
\$119,396
37.9

10-Mile Radius

690,343
742,339
1.7%
230,783
\$113,350
37

Traffic Count

253,668

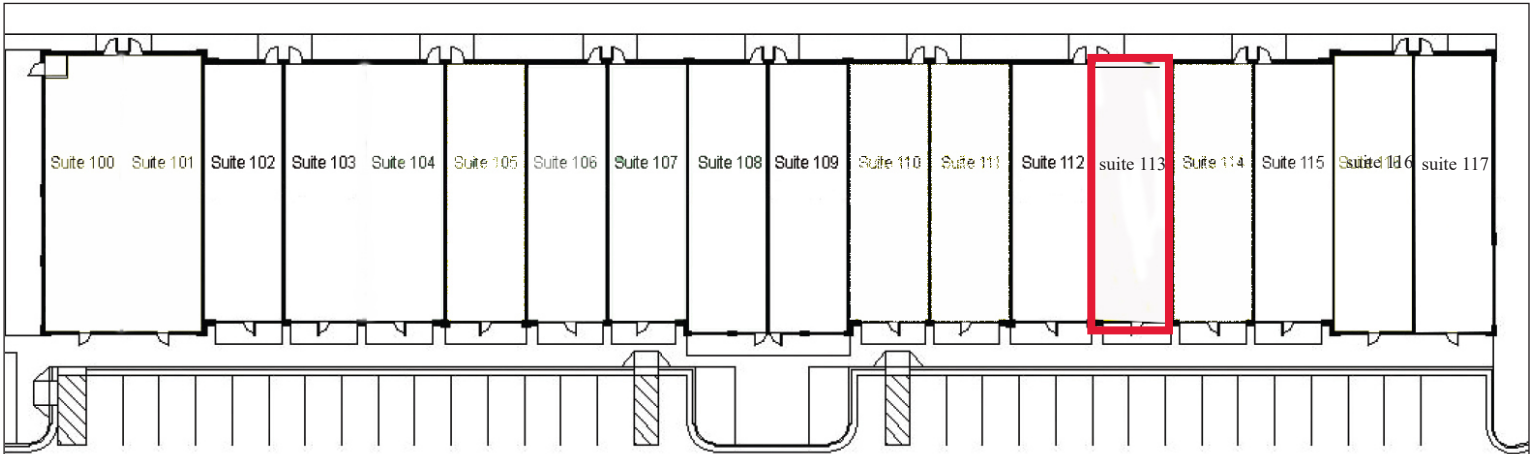
Lawrenceville-Suwanee Road

FOR MORE INFORMATION, CONTACT:

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770.594.1309 Office

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



Cafe Hot Wings - 100 & 101
Boutique - 102
C 2 Educational - 103 & 104
Exercise Coash - **105**
Karate - 106-108

Massage - 109
Jersey Mikes - 110
ProLogistix - 111
Asian Fusion Restaurant - 112
AVAILABLE - 113 (1,406SF)

Aquarium Store - 114
Occupied - 115
Beauty Salon - **116**
Coffee Shop - 117



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