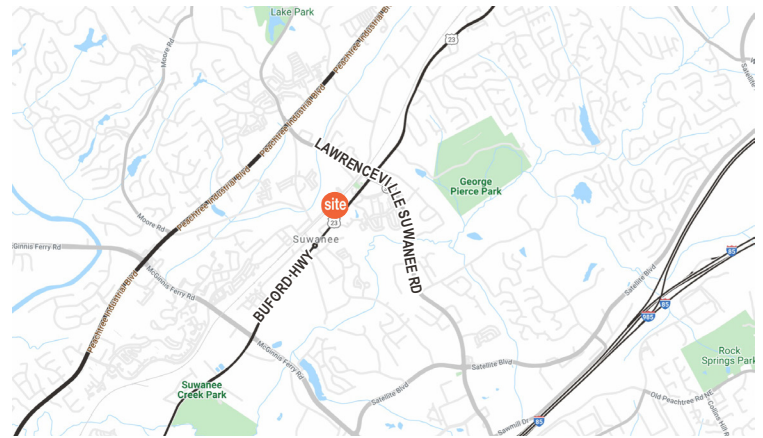
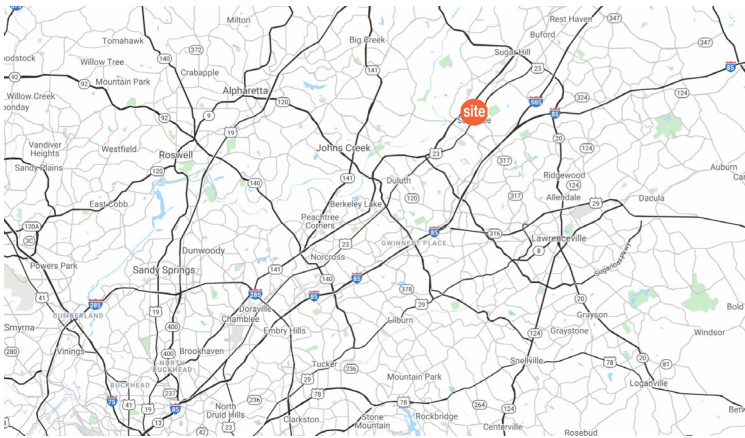


FOR LEASE

THE SHOPPES AT OLDE TOWNE

425 BUFORD HWY, SUWANEE, GA 30024



HIGHLIGHTS

- Office spaces available at 1,348 sf, 1,374 sf and 1,400 sf
- Excellent street front visibility on Buford Hwy
- Parking behind building with access from both front and rear entrances
- Traffic Counts: Buford Hwy 12,600, L-ville Suw Rd 30,900 AADT
- Adjacent to Suwanee Town Center Park providing excellent foot traffic

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Est. Population	7,048	57,470	183,912
2025 Est. Households	2,593	19,414	63,217
2025 Est. Avg. HH Income	\$133,710	\$164,251	\$157,548



COBBLESTONE
RETAIL GROUP

MICHELE DEL MONACO

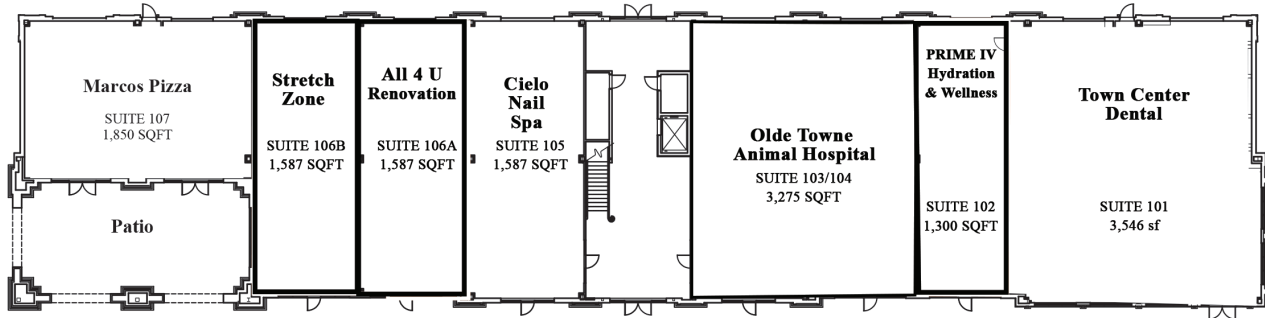
E. michele@cobblestoneretail.com

P. 770.977.1071 EXT. 3

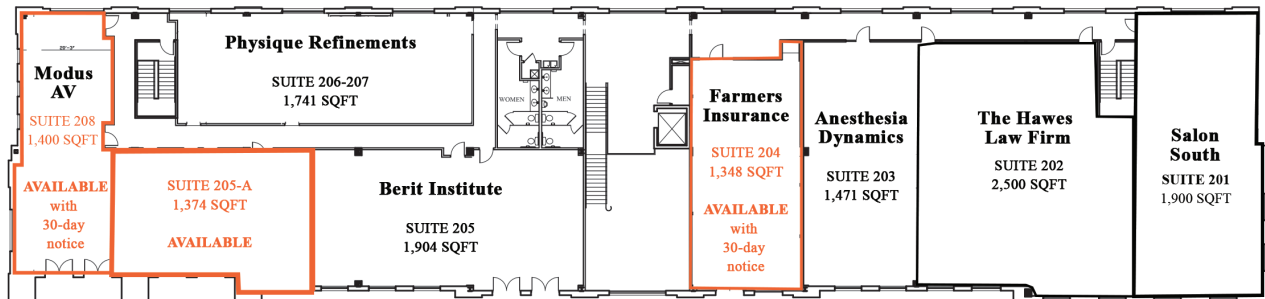
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THE SHOPPES AT OLDE TOWNE

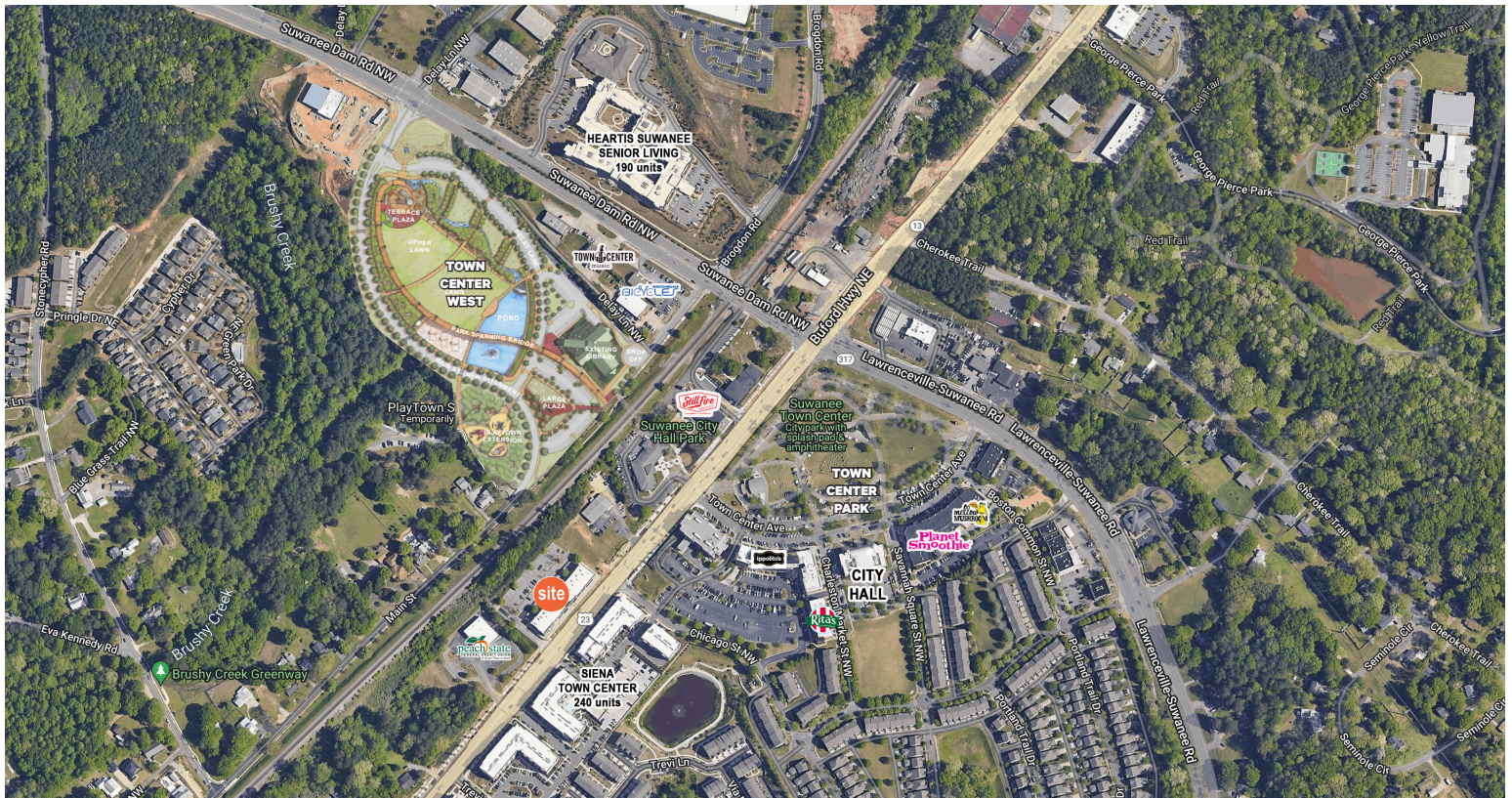
425 BUFORD HWY, SUWANEE, GA 30024



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



COBBLESTONE
RETAIL GROUP

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