



STAND-ALONE BUILDING FOR LEASE

NEAR SUWANEE TOWN CENTER

341 MAIN ST, SUWANEE GA 30024 LISTED AT \$9950 / MONTH

CONFIDENTIAL OFFERING MEMORANDUM



SUWANEE
ACADEMY
OF THE ARTS
Inspiring Excellence Through Arts Education

341

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



4 x Large Rooms
Ave 641 SQFT Each



3 x Medium Rooms
Ave 77 SQFT Each



6 x Private Rooms
Ave 50 SQFT Each



3 x Storage Rooms
Ave 97 SQFT Each



1 x Kitchenette
2 x Rest Rooms



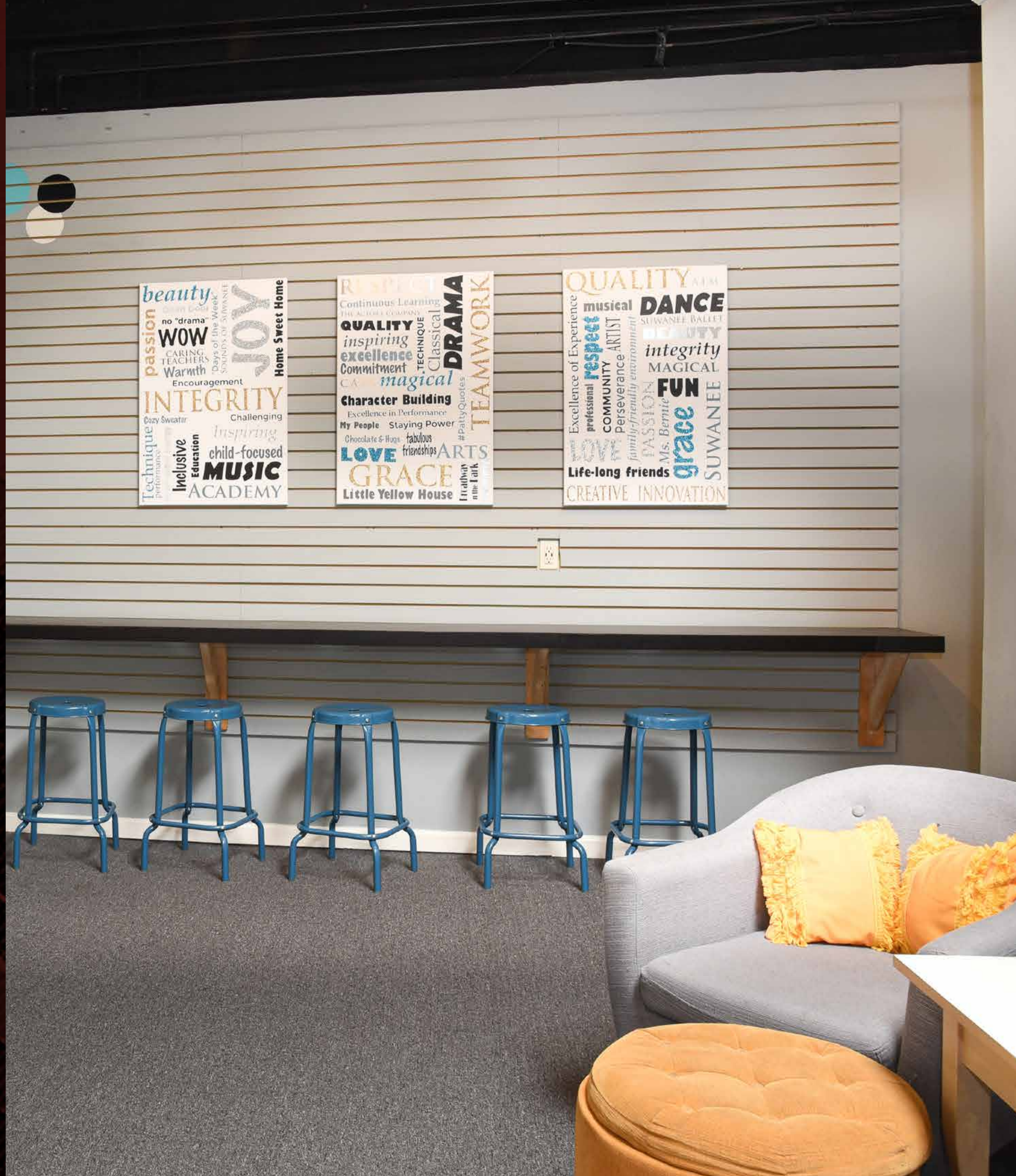
Loading Dock



Ceiling Fans & Track Lights
Included



Front & Rear Parking
Flow-Through Front Driveway



PROPERTY DETAILS

6,540 SQFT OF FLOOR SPACE, IDEAL FOR

- Dance, Music, and Arts Academy
- Co-Working Center
- Business that Needs Group Space and Private Rooms

VITAL ECONOMIC DATA

- 5-mile Radius
 - 53,178 Households
 - 10,663 Households with Interest in Cultural Arts and General Crafts
 - 7,749 Businesses
- 14 Apartment Complexes within 10 Minutes

OFFER

- **Per Month:** \$9,950 Base Lease + \$2,550 Operating Expenses
- **Security Deposit:** \$9,950
- Tenant Improvement Allowance available

FLOOR PLAN

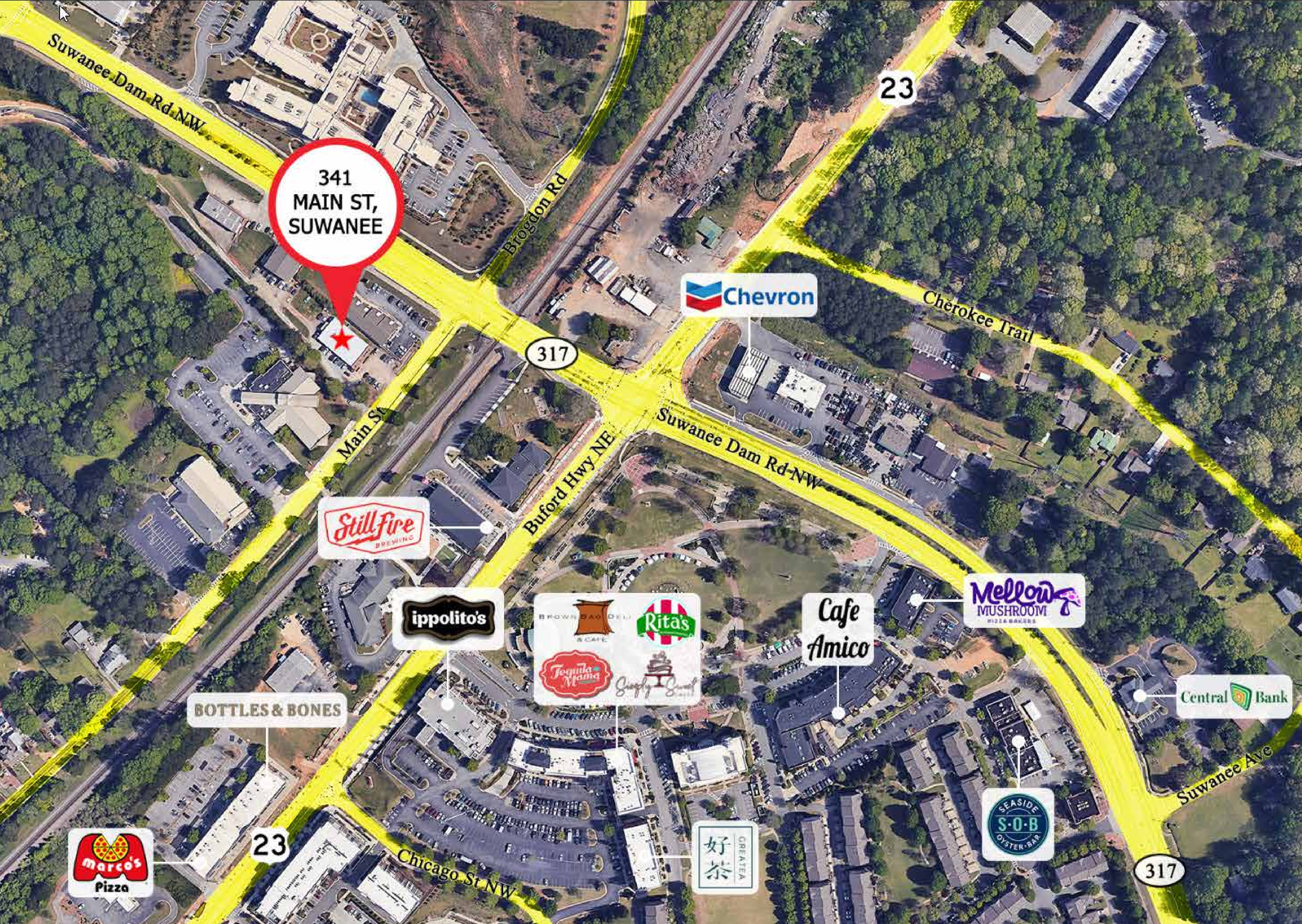
PROPERTY PHOTOS

341 MAIN ST, SUWANEE GA 30024




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AERIAL MAP



341
MAIN ST,
SUWANEE

 Chevron

 Still Fire
BREWING

 Ippolito's

 BROWN BAG DELI
& CAFE

 Rita's

 Tequila
MAMA

 Simply
Sweet

 Cafe
Amico

 Mellow
MUSHROOM
PIZZA BAKERS

 Central Bank

 BOTTLES & BONES

 SEASIDE
S-O-B
OYSTER BAR

 Marco's
Pizza

 好茶
GREATER



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4153 C FLAT SHOALS PKWY, STE 320