



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Office 22,528 ± SF | Warehouse 7,625 ± SF | Additional pad site 0.20 ± acres

Two Buildings Combined: 30,153 ± SF total on 2.44 ± acres parcel

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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5775 Glenridge Drive Bldg. D
Suite #100
Atlanta, GA 30328

FOR SALE

**3620 Swiftwater Park Dr.
Suwanee, GA 30024**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

TABLE OF CONTENTS

Confidentiality Statement	2
Table of Contents	3
Executive Summary	4
Property Photos	5 - 14
Floor Plans	15 - 17
Maps, Tax Map & Aerials	18 - 20
Demographics	21 - 23
Contact Information	24



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EXECUTIVE SUMMARY

THE PROPERTY

3620 Swiftwater Park Dr
Suwanee, GA 30024

PROPERTY SPECIFICATIONS

Two separate buildings on the Property:

Building #1 Office	22,528 ± SF
Building #2 Warehouse	7,625 ± SF
Buildings Combined:	30,153 ± SF total
Land:	2.44 ± Acres
Number of Stories (Bldg. #1):	2
Year Built:	2008



PRICE

Sale Price \$6,500,000 USD

PROPERTY TAXES

- Estimated Property Taxes (2024):
 - Gwinnett County: \$43,001.60
 - City of Suwanee: \$8,319.49

INVESTMENT HIGHLIGHTS

- The sale consists of two buildings and a pad site on the property
- Class A interior finishes with efficient floor plans in the office building (22,528 ± SF)
- A separate warehouse on the property with four drive-in doors (7,625 ± SF)
- Attractive four-sided brick construction on both buildings
- 0.20 ± acres pad site immediately next to the existing office building
- Rear of the office building and warehouse court securely fenced in with gated access
- Efficient ingress and egress "in" and "out" of the property
- Outstanding opportunity for an owner-user purchaser for various types of businesses

LOCATION HIGHLIGHTS

- Ideally located 0.6 ± miles from the intersection of Buford Hwy (US 23) and McGinnis Ferry Road within the City Limit of Suwanee
- 1.6 ± miles east of the intersection of Peachtree Industrial Blvd. and McGinnis Ferry Road
- 2.1 ± miles south of the intersection of Buford Hwy and Lawrenceville-Suwanee Road | a.k.a. Suwanee Town Center
- 3.2 ± miles west from I-85 | Exit 111 | Suwanee
- Outstanding access to I-85
- Quick access to major corridors such as Buford Hwy, McGinnis Ferry Road, Satellite Blvd., and Peachtree Industrial Blvd in Suwanee
- Affluent and stable Suwanee submarket with outstanding demographics



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PROPERTY PHOTOS





Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | 1ST FLOOR





Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

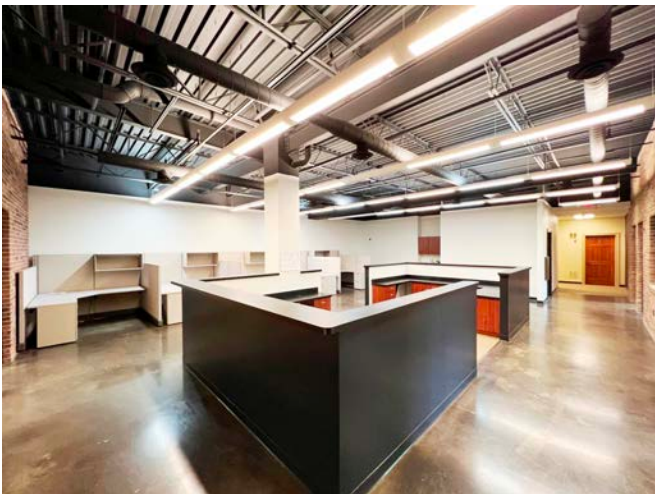
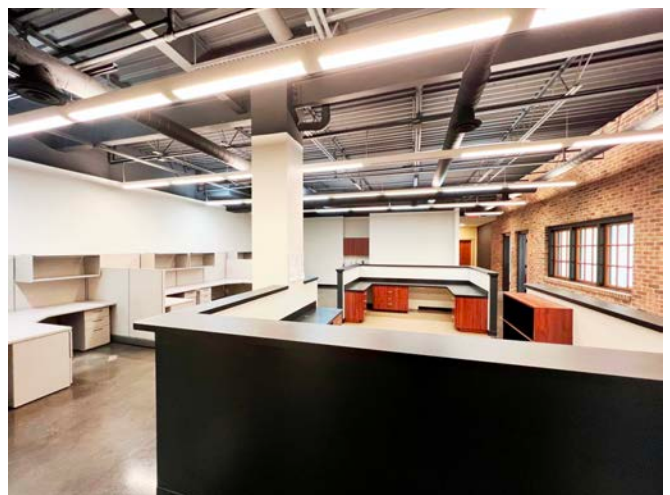
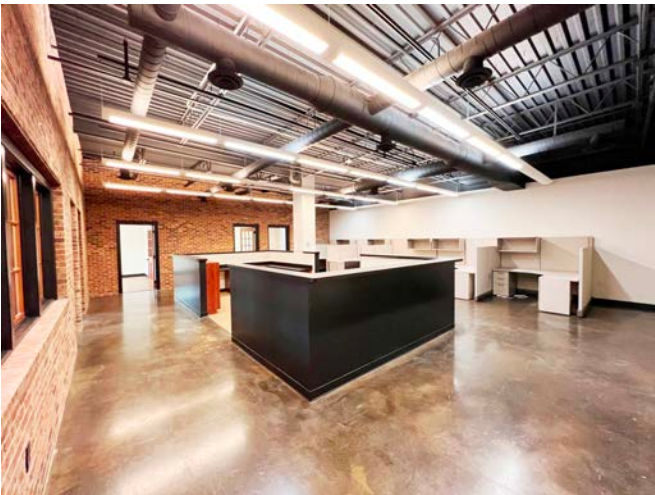
PROPERTY PHOTOS | 1ST FLOOR





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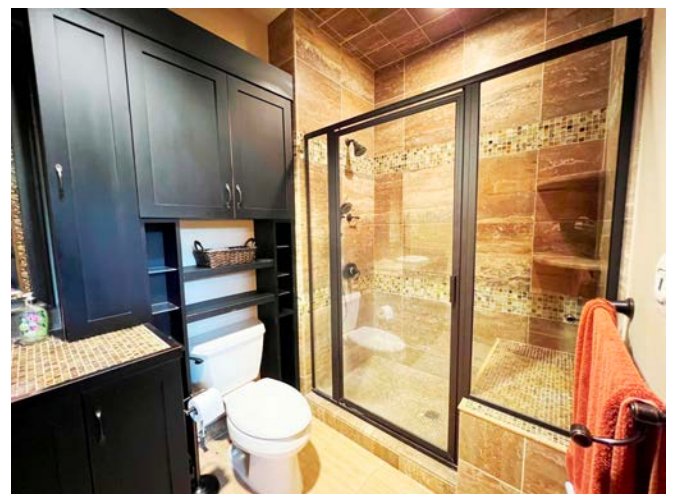
PROPERTY PHOTOS | 2nd FLOOR





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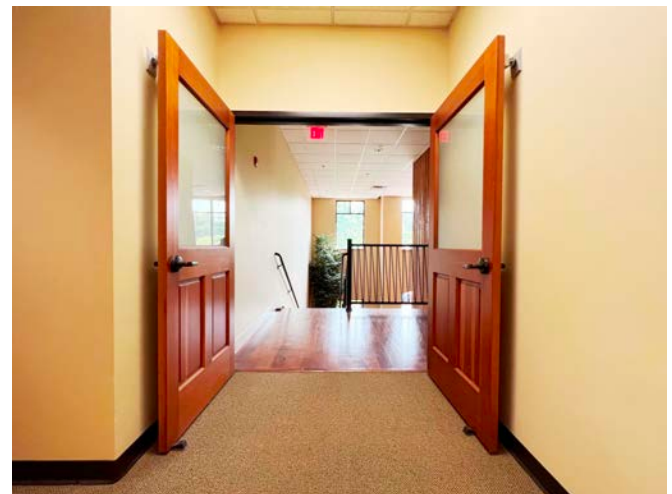
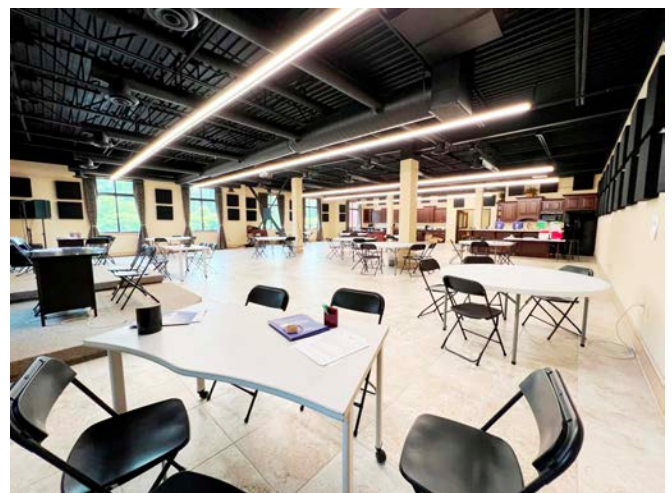
PROPERTY PHOTOS | 2nd FLOOR





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PROPERTY PHOTOS | 2nd FLOOR





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PROPERTY PHOTOS | 2nd FLOOR





Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | WAREHOUSE





Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | EXTERIOR





Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

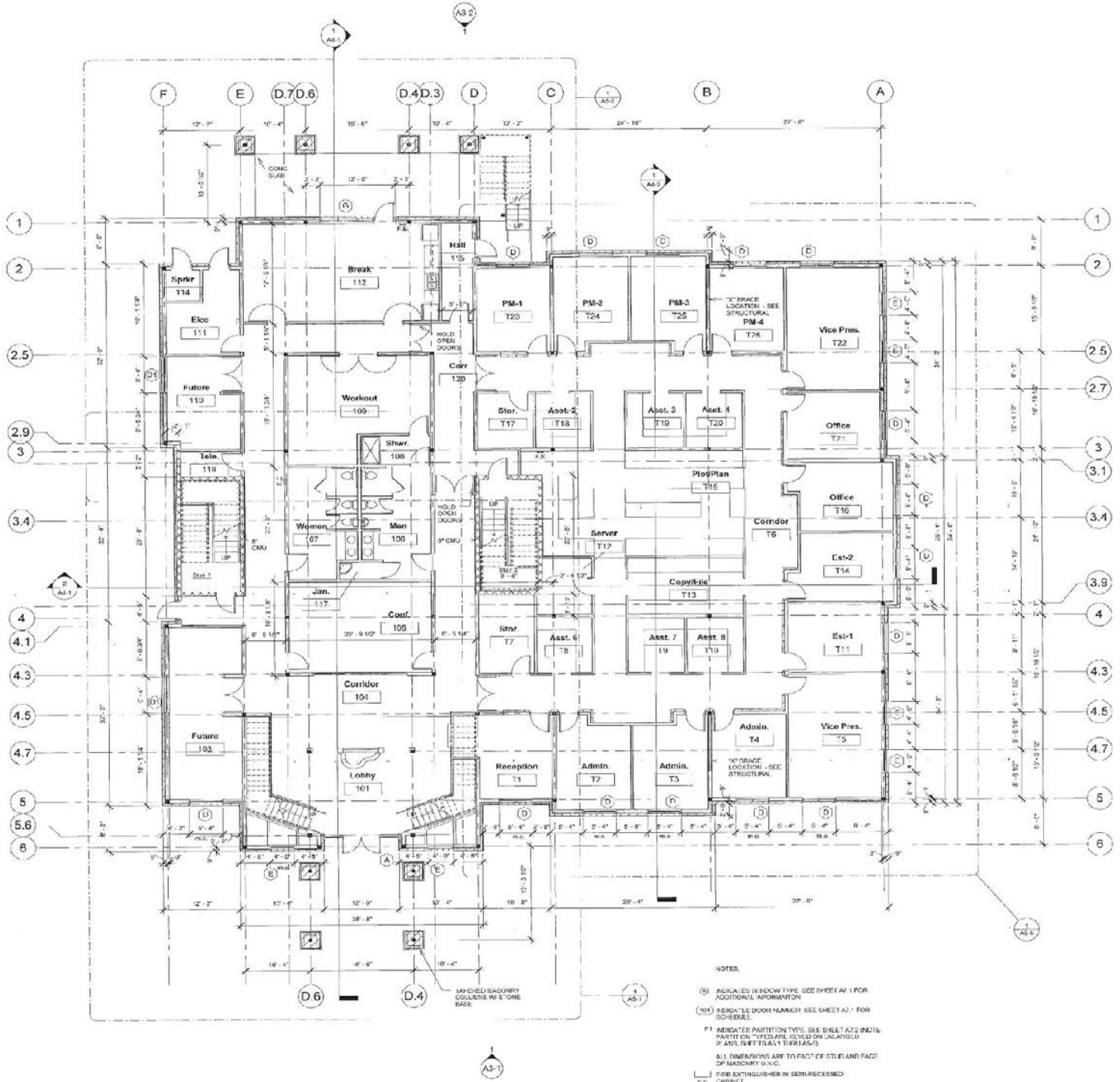
PROPERTY PHOTOS | EXTERIOR





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FLOOR PLAN - FIRST FLOOR



- NOTES:
- (S) INDICATES WINDOW TYPE. SEE SHEET A7.1 FOR ADDITIONAL INFORMATION.
 - (101) REINFORCING DOOR NUMBER. SEE SHEET A7.1 FOR SCHEDULE.
 - P1 INDICATES PARTITION TYPE. SEE SHEET A7.2 (WALL PARTITION TYPES ARE IDENTIFIED ON JACOBI/OLD PLAN, SHEET A7.1 THROUGH 3).
 - ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY U.A.C.
 - F.F. FIRE EXTINGUISHER IN SEMI-RECESSED CABINET.

1 PLAN: First Floor - Suite 101
Scale: 1/8" = 1'-0"
NOTE: ENTIRE FIRST FLOOR IS OFFICEMATE IN SUITE 101.

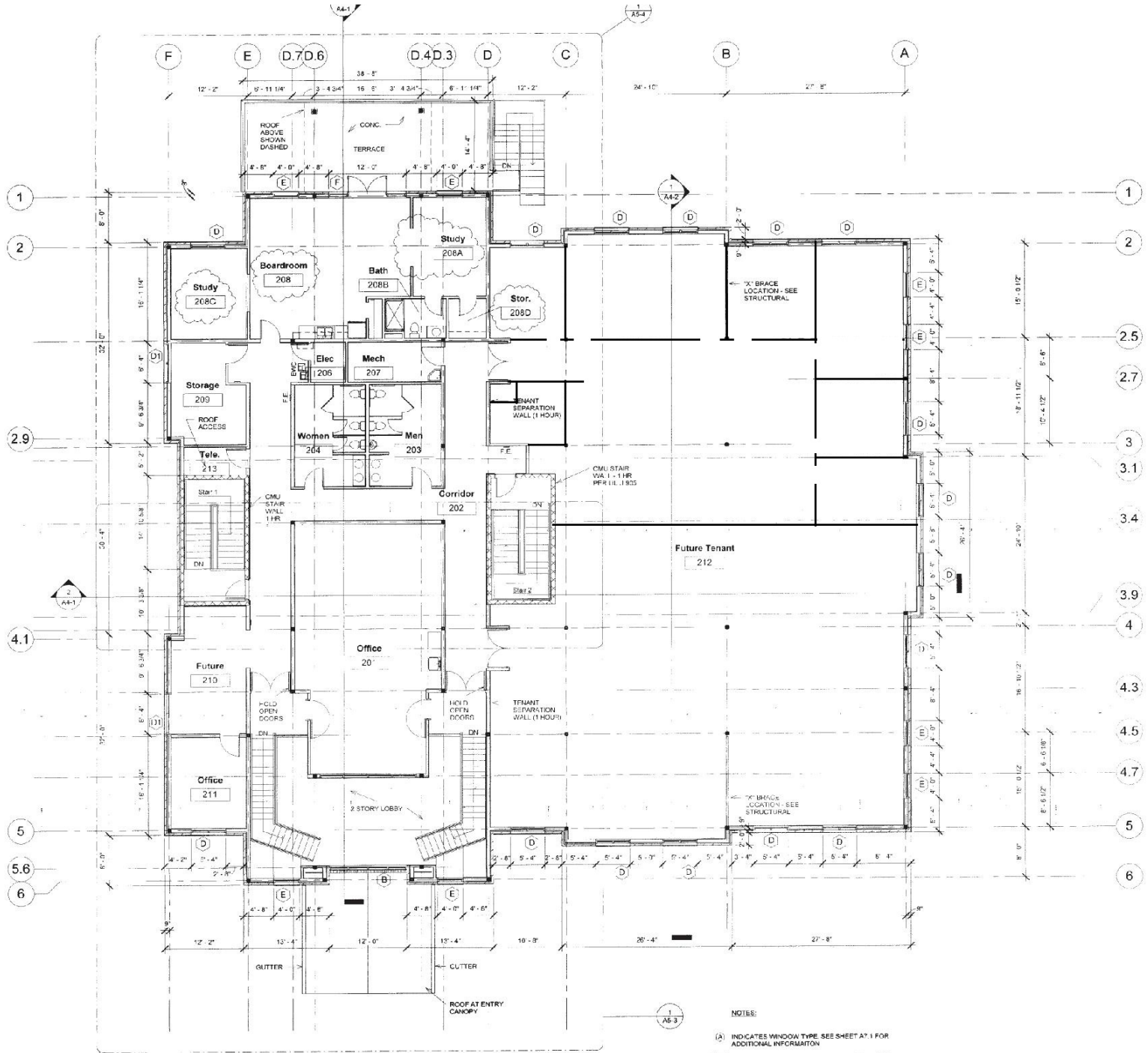
The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



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FLOOR PLAN - SECOND FLOOR



1 PLAN: Second Floor
Scale: 1/8" = 1'-0"

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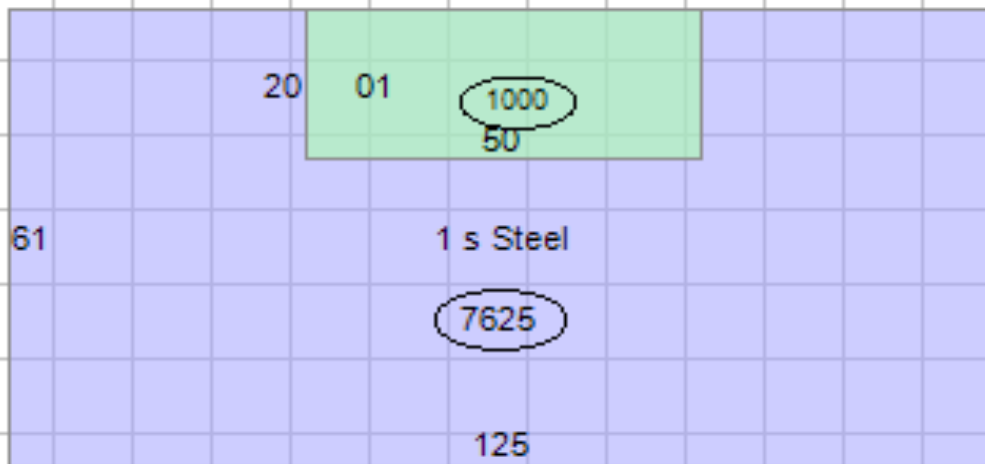


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FLOOR PLAN - WAREHOUSE

Scale: 10 ft

02 03

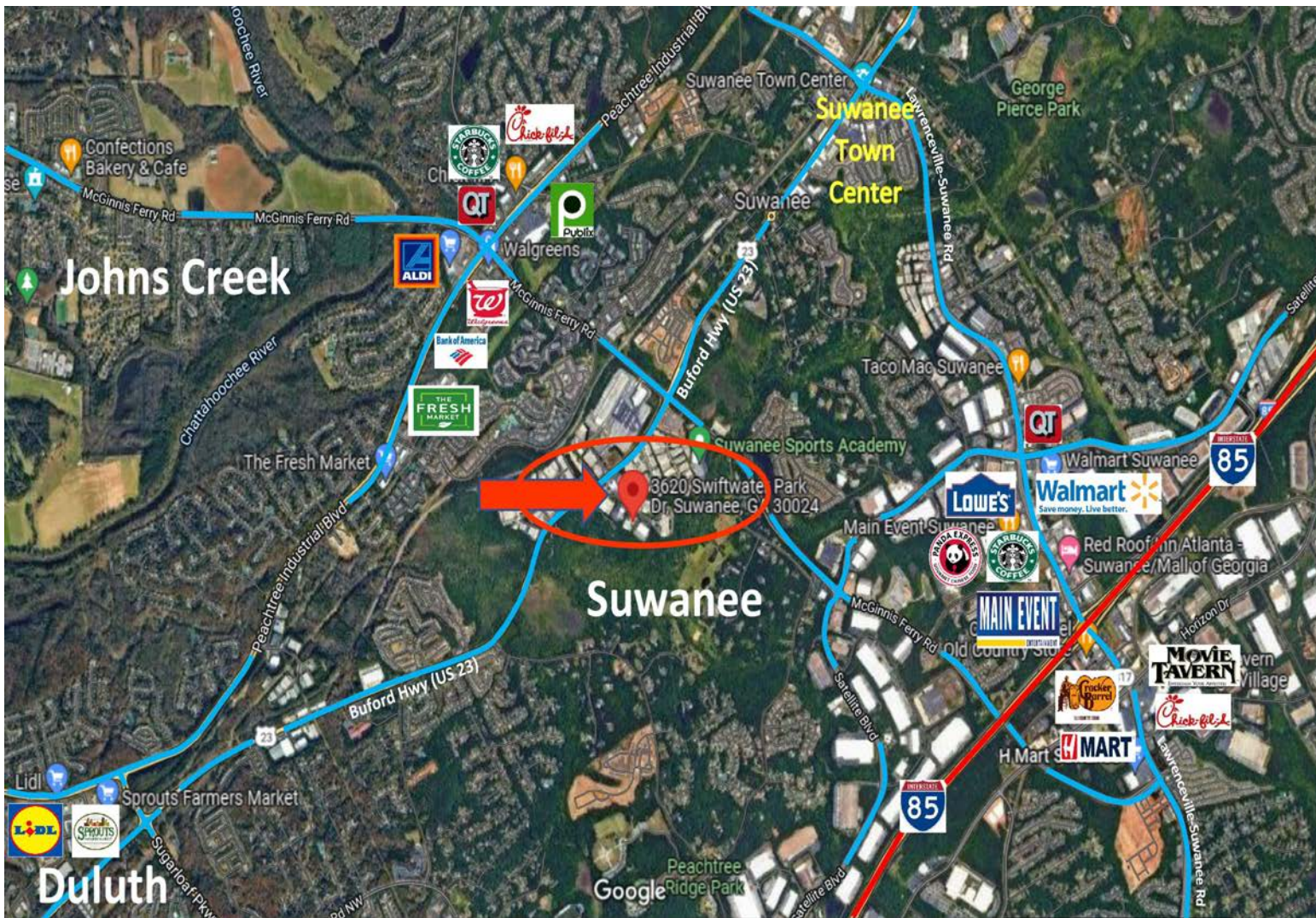


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MAPS & AERIALS



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AERIALS & TAX MAPS



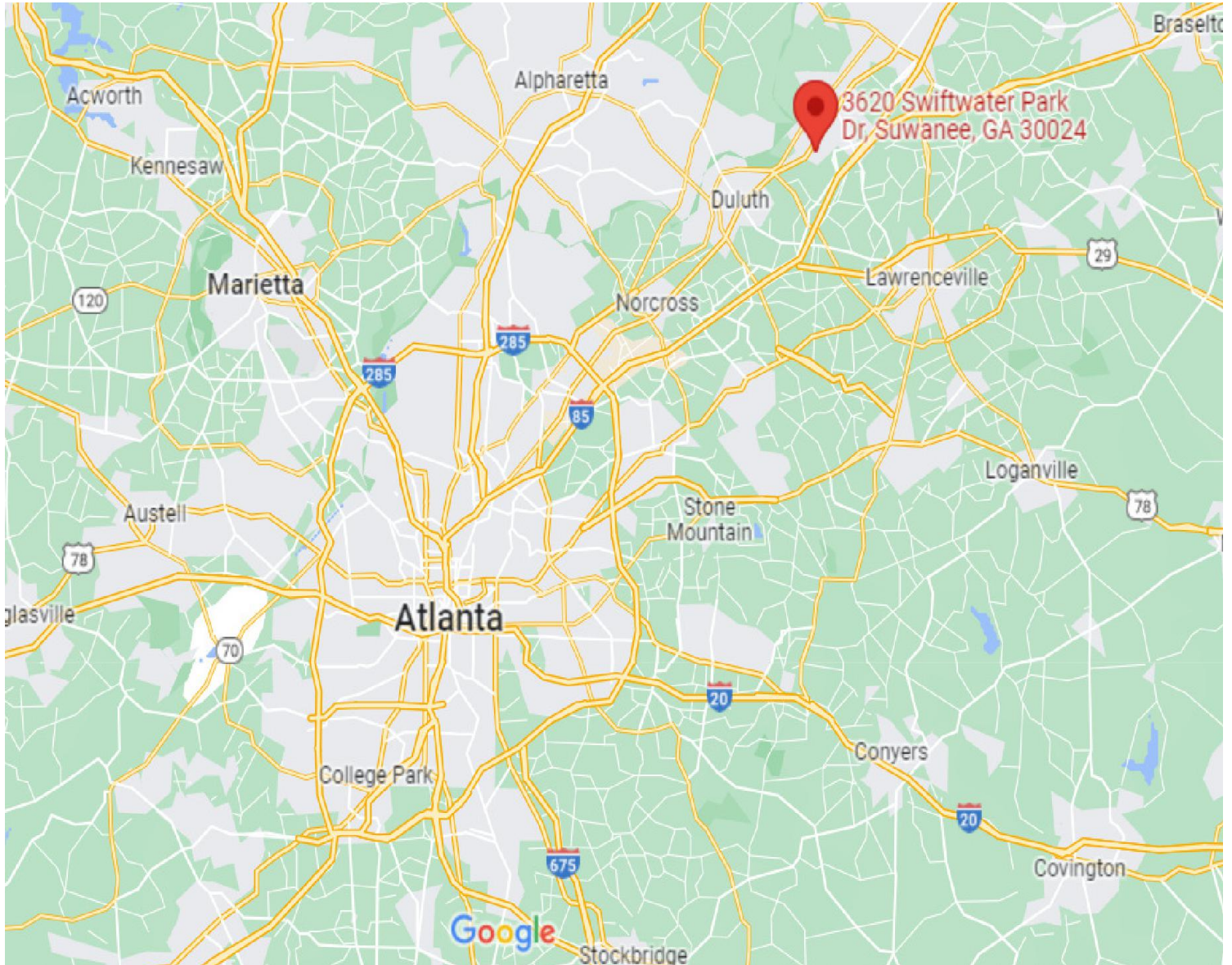
The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.

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MAPS & AERIALS





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DEMOGRAPHICS

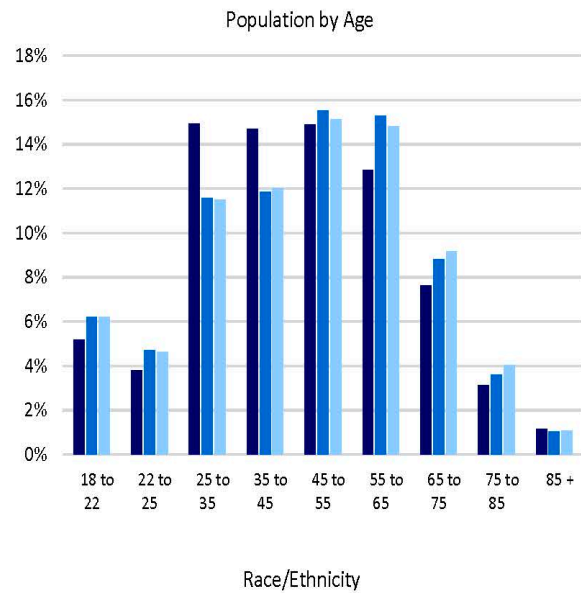
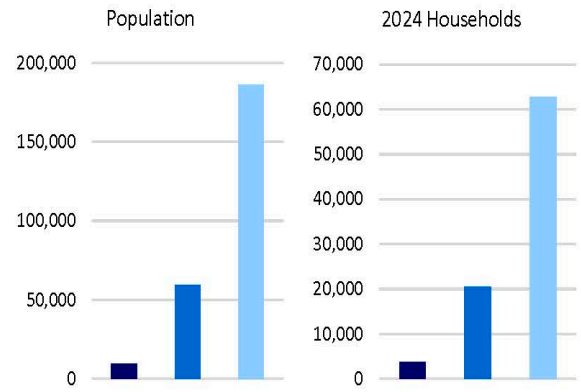
Demographics around 3620 Swiftwater Park Dr, Suwanee, Georgia 30024, United States



Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	9,464	---	59,644	---	186,029	---
2029 Projected Population	10,880	---	66,814	---	205,698	---
Pop Growth (%)	15.0%	---	12.0%	---	10.6%	---
2024 Households	3,782	---	20,503	---	62,805	---
2029 Projected Households	4,357	---	23,026	---	69,509	---
HH Growth (%)	15.2%	---	12.3%	---	10.7%	---
Census Year						
2000 Population	2,794	---	28,451	---	96,937	---
2010 Population	8,520	---	55,808	---	176,591	---
Pop Growth (%)	204.9%	---	96.2%	---	82.2%	---
2000 Households	1,083	---	9,302	---	31,797	---
2010 Households	3,396	---	19,122	---	59,497	---
HH Growth (%)	213.4%	---	105.6%	---	87.1%	---
Total Population by Age						
Average Age (2024)	38.2		39.5		39.6	
Children (2024)						
0 - 4 Years	576		3,051		9,507	
5 - 9 Years	551		3,226		9,894	
10-13 Years	431		2,890		9,295	
14-17 Years	499		3,531		11,135	
Adults (2024)						
18 to 22	491	5.2%	3,708	6.2%	11,551	6.2%
22 to 25	360	3.8%	2,819	4.7%	8,645	4.6%
25 to 35	1,415	15.0%	6,902	11.6%	21,385	11.5%
35 to 45	1,390	14.7%	7,083	11.9%	22,352	12.0%
45 to 55	1,410	14.9%	9,274	15.5%	28,171	15.1%
55 to 65	1,215	12.8%	9,131	15.3%	27,542	14.8%
65 to 75	721	7.6%	5,265	8.8%	17,058	9.2%
75 to 85	296	3.1%	2,144	3.6%	7,478	4.0%
85 +	108	1.1%	620	1.0%	2,016	1.1%
Population by Race/Ethnicity (2024)						



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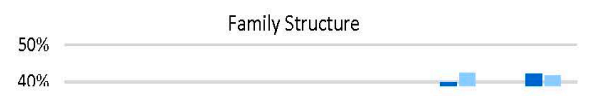
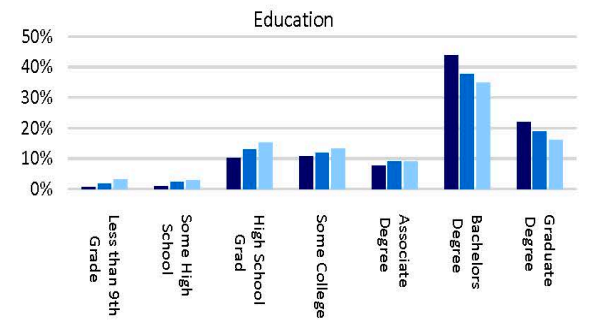
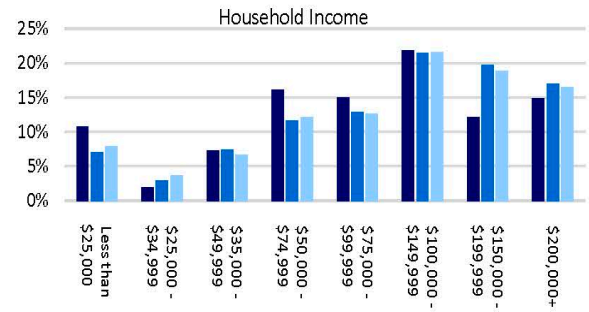
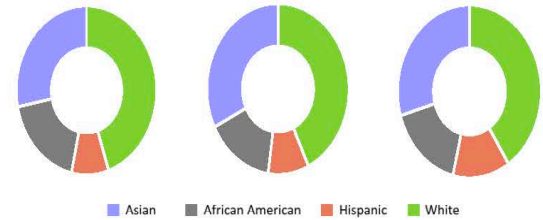
Demographics around 3620 Swiftwater Park Dr, Suwanee, Georgia 30024, United States



Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	4,046	42.8%	24,303	40.7%	72,682	39.1%
Hispanic	771	8.1%	5,249	8.8%	22,878	12.3%
Black	1,658	17.5%	8,723	14.6%	29,845	16.0%
Asian	2,536	26.8%	18,302	30.7%	52,507	28.2%
Language at Home (2024)	8,888		56,593		176,523	
Spanish	450	5.1%	3,927	6.9%	19,284	10.9%
Asian Language	1,514	17.0%	10,761	19.0%	30,019	17.0%
Ancestry (2024)						
American Indian (ancestry)	19	0.2%	99	0.2%	243	0.1%
Hawaiian (ancestry)	2	0.0%	38	0.1%	89	0.0%
Household Income (2024)						
Per Capita Income	\$48,174	---	\$51,358	---	\$48,212	---
Average HH Income	\$120,557	---	\$149,403	---	\$142,804	---
Median HH Income	\$97,377	---	\$118,011	---	\$115,275	---
Less than \$25,000	408	10.8%	1,455	7.1%	4,936	7.9%
\$25,000 - \$34,999	76	2.0%	602	2.9%	2,340	3.7%
\$35,000 - \$49,999	274	7.3%	1,515	7.4%	4,169	6.6%
\$50,000 - \$74,999	609	16.1%	2,393	11.7%	7,659	12.2%
\$75,000 - \$99,999	567	15.0%	2,632	12.8%	7,959	12.7%
\$100,000 - \$149,999	828	21.9%	4,397	21.4%	13,594	21.6%
\$150,000 - \$199,999	459	12.1%	4,035	19.7%	11,812	18.8%
\$200,000+	561	14.8%	3,473	16.9%	10,336	16.5%
Education (2024)	6,555		40,419		126,003	
Less than 9th Grade	34	0.5%	666	1.6%	3,954	3.1%
Some High School	57	0.9%	902	2.2%	3,757	3.0%
High School Grad	658	10.0%	5,230	12.9%	19,272	15.3%
Some College	694	10.6%	4,740	11.7%	16,618	13.2%
Associate Degree	503	7.7%	3,621	9.0%	11,233	8.9%
Bachelors Degree	2,868	43.8%	15,235	37.7%	43,864	34.8%
Graduate Degree	1,433	21.9%	7,596	18.8%	20,393	16.2%
Family Structure (2024)	2,420		15,838		49,391	
Single - Male	110	4.6%	475	3.0%	1,048	2.1%
Single - Female	242	10.0%	967	6.1%	2,737	5.5%



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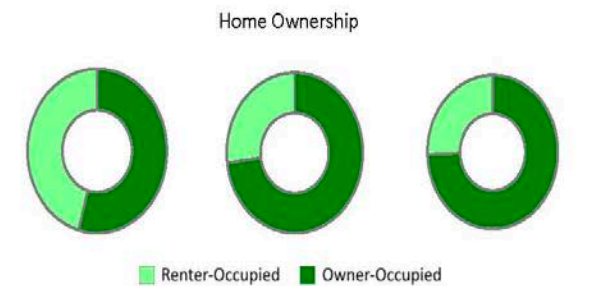
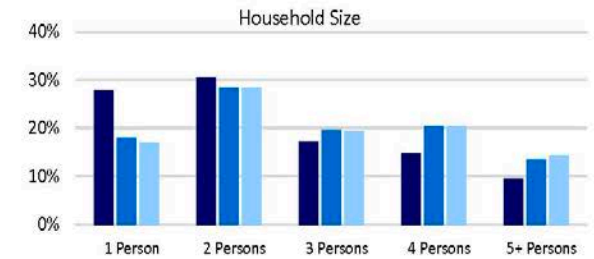
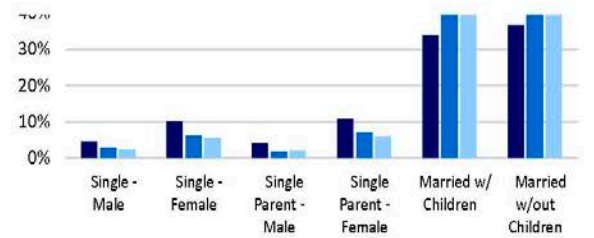
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Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
Single Parent - Male	99	4.1%	265	1.7%	983	2.0%
Single Parent - Female	260	10.8%	1,112	7.0%	2,923	5.9%
Married w/ Children	822	34.0%	6,339	40.0%	21,016	42.6%
Married w/out Children	887	36.6%	6,680	42.2%	20,683	41.9%
Household Size (2024)						
1 Person	1,061	28.0%	3,692	18.0%	10,722	17.1%
2 Persons	1,154	30.5%	5,823	28.4%	17,934	28.6%
3 Persons	652	17.2%	4,021	19.6%	12,187	19.4%
4 Persons	558	14.7%	4,185	20.4%	12,897	20.5%
5+ Persons	358	9.5%	2,783	13.6%	9,066	14.4%
Home Ownership (2024)						
Owners	2,053	54.3%	14,976	73.0%	46,784	74.5%
Renters	1,729	45.7%	5,527	27.0%	16,021	25.5%
Components of Change (2024)						
Births	116	1.2%	671	1.1%	2,084	1.1%
Deaths	55	0.6%	401	0.7%	1,309	0.7%
Migration	-123	-1.3%	378	0.6%	1,871	1.0%
Unemployment Rate (2024)	4.5%		3.1%		2.9%	
Employment, Pop 16+ (2024)	7,643		48,760		151,874	
Armed Services	0	0.0%	0	0.0%	201	0.1%
Civilian	6,131	80.2%	35,788	73.4%	106,514	70.1%
Employed	5,848	76.5%	34,651	71.1%	103,340	68.0%
Unemployed	282	3.7%	1,136	2.3%	3,174	2.1%
Not in Labor Force	1,512	19.8%	12,972	26.6%	45,360	29.9%
Businesses						
Establishments	387	---	2,245	---	5,693	---
Employees (FTEs)	3,556	---	21,655	---	59,263	---



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