



*10,500 SF RETAIL SPACE AVAILABLE*

**4255 SUWANEE DAM ROAD  
SUWANEE | GA 30024**

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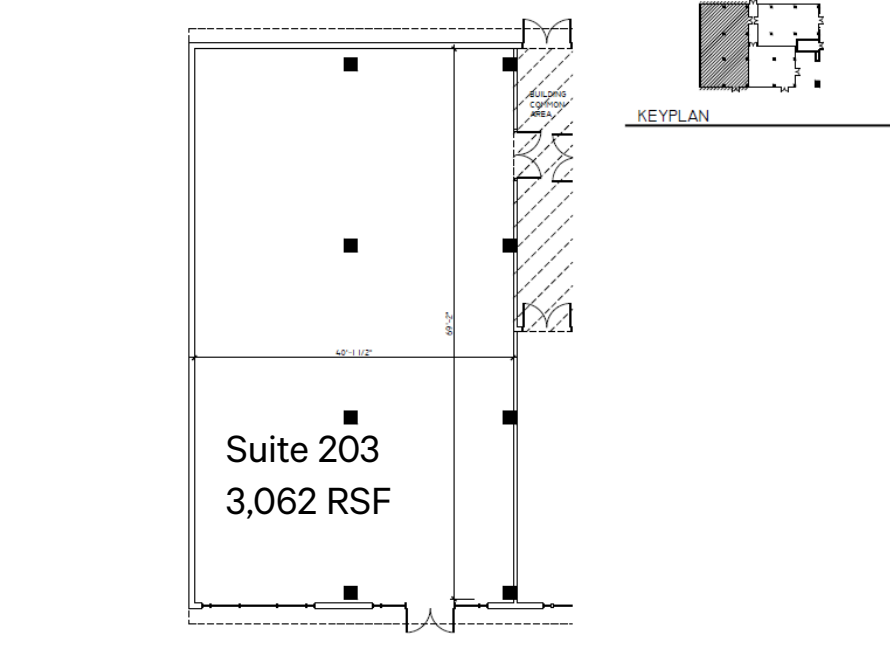
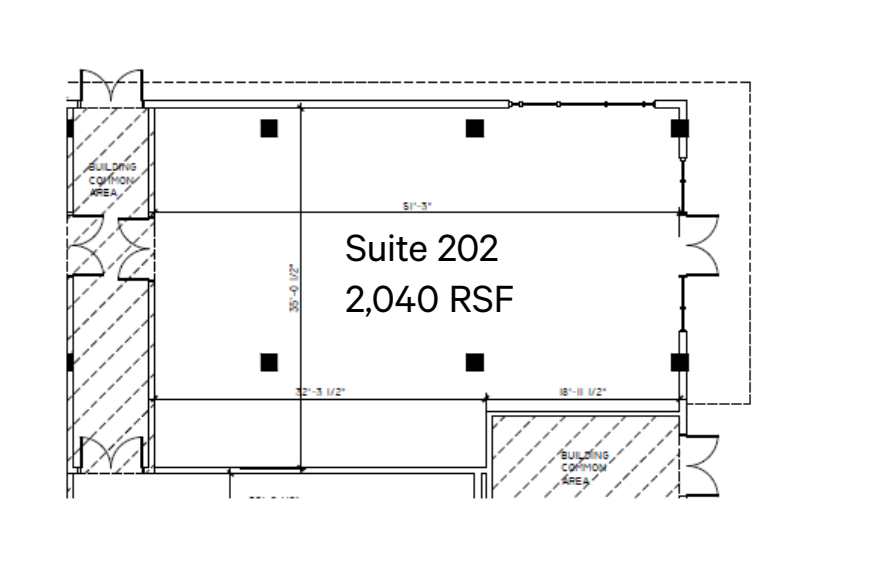
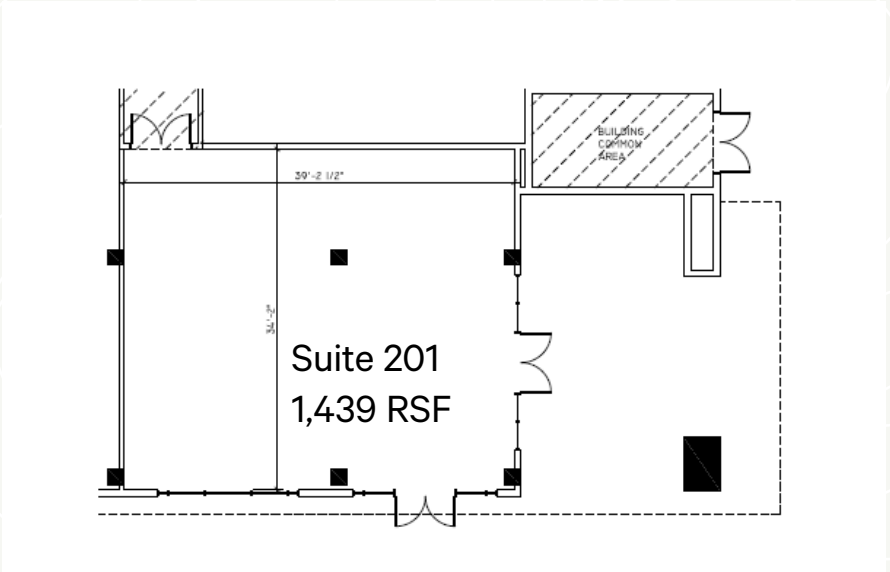
**CBRE**



## PROPERTY HIGHLIGHTS

- 276 Apartment Units Above Retail With Parking Validation Available For Patrons
- Within Walking Distance To Suwanee Town Center: A Central Hub For The Community, Featuring A Large Green Space, Splash Pad, and Amphitheater For Events Like Concerts, Movies & Festivals!
- Located Within Walking Distance To The Suwanee Creek Greenway: A Multipurpose Trail Winding Through Four Miles Of Woods, Wetlands & Wildlife Habitats.
- Diverse Population With Significant Growth & Strong Incomes
- Close To I-85, Connecting To Key Arteries For Atlanta, and McGinnis Ferry Road, Which Connects To Surrounding Neighborhoods Such As Johns Creek & Alpharetta.
- One Of The Best Places To Live and Raise Families, With Excellent Schools Within The Gwinnett County Public School System.
- Gwinnett County School System Is The Largest In Georgia and One Of The Largest In The U.S., Serving Over 180,000 Students Across More Than 140 School Buildings. It Is Nationally Recognized & Highly Rated!

## AVAILABLE SPACES



# SITE PLAN



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	8,123	59,363	177,781
2024-2029 ANNUAL POPULATION GROWTH RATE	1.33%	1.20%	1.42%
2025 HOUSEHOLDS	3,028	19,539	59,962
2025 AVERAGE HOUSEHOLD INCOME	\$153,687	\$158,355	\$148,626
2025 AVERAGE HOUSEHOLD SIZE	2.65	3.03	2.96
WHITE COLLAR WORKERS	76.6%	81.2%	76.4%
2025 DAYTIME POPULATION	11,028	59,022	171,746



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