



3255 Lawrenceville Suwanee Road  
Suwanee, Georgia 30024

## PROFILE

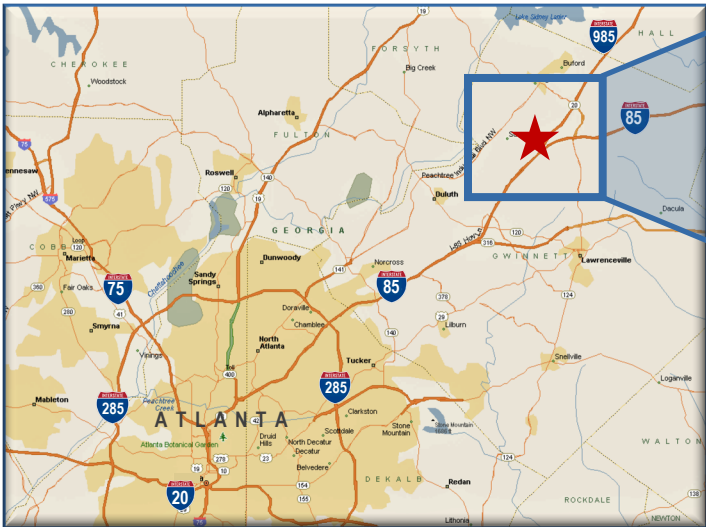
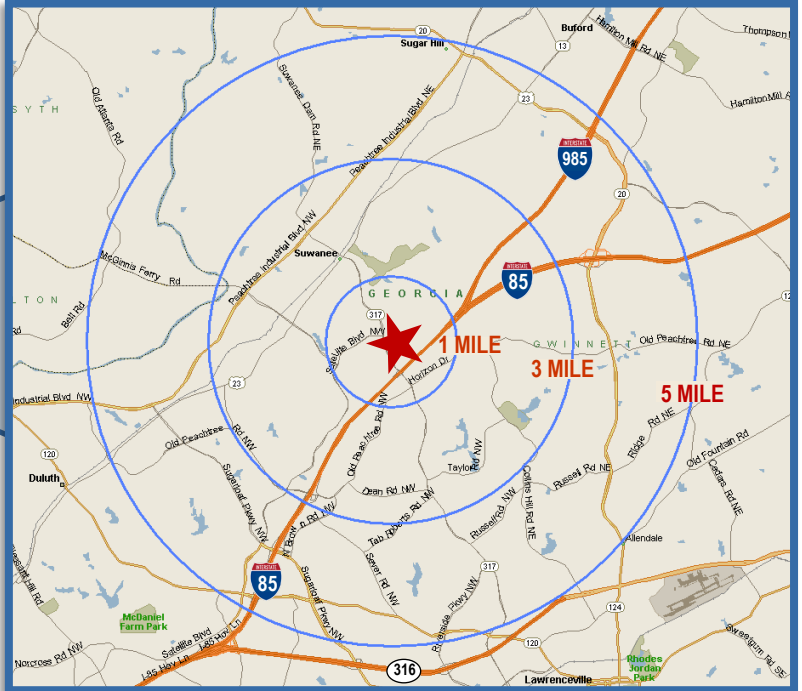
- Walmart Supercenter shadow-anchored center
- 1 suite currently available  
Suite 22 - 1,500 SF
- Tenants include Dollar Tree, ASO Rock Market, Señor Taco, Burn Boot Camp, Beauty Depot and Metro PCS
- Strong demographics with average household income at or above \$129,000 in 1, 3 and 5 mile rings

## LOCATION

- Less than one half mile to I-85 exit 111, State Route 317, Lawrenceville Suwanee Road
- At the corner of a heavily traveled, signalized intersection with Satellite Boulevard
- 4 access points into the shopping center
- Combined traffic counts on Lawrenceville Suwanee Road and Satellite Blvd. over 45,000 Vehicles Per Day
- Strategically positioned adjacent to a Walmart Supercenter allowing excellent exposure from consistently high traffic volume generated by Walmart's powerful drawing power
- Other nearby retailers include Lowes, Office Depot, Truist, Atlanta Bread, KFC, Sonic and McDonalds



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2023)	4,565	70,151	188,908
Households	1,407	23,842	64,288
Average HH Income	\$135,246	\$133,290	\$129,550





## AERIAL PERSPECTIVE



## SUWANEЕ CROSSROADS





## SITE PLAN AND TENANT ROSTER

SPACE	TENANT	AREA	LAYOUT
1	Señor Taco	7,850 SF	79' x 100'
3	Peach State Nutrition	1,350 SF	19' x 70'
4	Cartridge World	1,215 SF	17' x 70'
5	Saigon Fresh Noodle	1,485 SF	21' x 70'
6 / 7	Beauty Depot	2,700 SF	38' x 70'
8	Beauty Depot	3,500 SF	35' x 100'
9	Top Crawfish	3,500 SF	35' x 100'
10 / 11	Burn Boot Camp	5,500 SF	55' x 100'
12	Vitality Family Chiropractic	1,500 SF	15' x 100'
13	Mail Depot	1,500 SF	15' x 100'
14	99K Chicken and Pizza	2,000 SF	15' x 100'
15 / 16	ASO Rock Market	6,000 SF	60' x 100'
17	The Gifts	2,500 SF	25' x 100'
18	Blessings Massage & Spa	3,000 SF	30' x 100'
19	Ninety5 Jiu Jitsu	1,976 SF	30' x 100'
20	Moo Bong Ri Korean Rest.	2,500SF	25' x 100'
21	ClearLab US, Inc	1,800 SF	18' x 100'
22	Available	1,500 SF	15' x 100'
23	Star Nails and Tan	1,500 SF	15' x 100'
24	Dollar Tree	9,200 SF	92' x 100'
26	Wagner Staffing	2,000 SF	20' x 100'
27	Floor Center	1,500 SF	15' x 100'
28	Metro PCS	2,500 SF	25' x 100'
29	Beauty Depot	1,500 SF	15' x 100'



■ LEASED      ■ AVAILABLE

