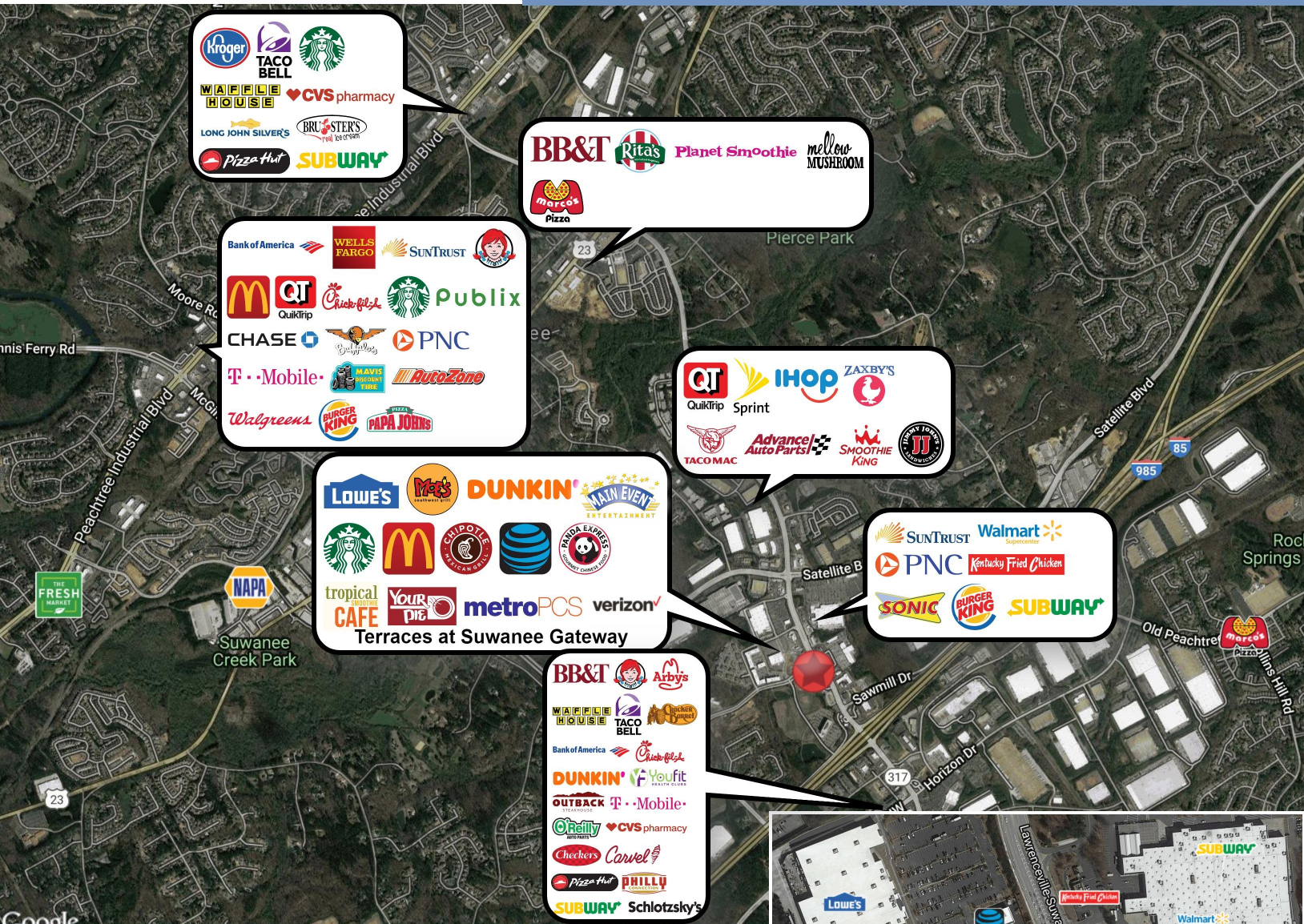




Two (2) 7,000 SF Multi-Tenant Retail Buildings & 2 AC Pad Site for Lease/ BTS

Northolt Pkwy & Lawrenceville Suwanee Rd
Suwanee, GA



Two (2) 7k SF Multi-Tenant Retail Buildings & 2 Acre Pad for GL/BTS

Demographics:	1 Miles	3 Miles	5 Miles
Total Population	4,233	63,574	179,443
Average HH Income	\$127,422	\$122,885	\$112,560
Median Age	35.6	36.7	36.6
Daytime Employment	8,179	28,883	80,330

Traffic Counts: +/- 44,000 Lawrenceville Suwanee Rd
+/- 20,000 Satellite Blvd



Rocky Moore, CCIM
rocky@romogroupllc.com
(678) 986-2988

Parke Day Properties
&
Romo Group, LLC

Brad Westbrook, CCIM
brad@westbrookre.com
(678) 384-7672

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission Licensed Real Estate Broker
Westbrook Real Estate, LLC 6400 Powers Ferry Rd Suite 350 Atlanta, GA 30339 770-303-8200 Brad Westbrook, CCIM, Managing Broker



Two (2) 7,000 SF Multi-Tenant Retail Buildings & 2 AC Pad Site for Lease/BTS

Northolt Pkwy & Lawrenceville Suwanee Rd
Suwanee, GA



- Located less than one mile west of the Lawrenceville Suwanee Road exit on I-85
- Project at pin corner of heavily trafficked cut through artery of Northolt Pkwy & Lawrenceville Suwanee Rd
 - 49,000 CPD on Lawrenceville Suwanee Rd
 - Average HH Income within 3 miles of site is \$107,000
- 13.9 million SF of industrial space, 642,000 SF of office, 800,000 SF of retail space, 9 hotels with a total of 761 rooms
- Lennar currently building 300+ luxury townhomes adjacent/behind the site

RockyMoore, CCIM
rocky@romogroupllc.com
(678) 986-2988

**Parke Day Properties
&
Romo Group, LLC**

Brad Westbrook, CCIM
brad@westbrookre.com
(678) 986-2988