




## SUWANEE MEDICAL BUILDING


3265 Peachtree Pkwy, Suwanee GA 30024





## DEMOGRAPHICS

### 1 MILE


 6,361  
Estimated population


 4,480  
Estimated daytime population


 \$190,930  
Average household income

 2,053  
Households

### 3 MILE


 69,308  
Estimated population


 26,625  
Estimated daytime population


 \$201,483  
Average household income


 22,001  
Households

### 5 MILE

 187,621  
Estimated population

 73,846  
Estimated daytime population

 \$186,628  
Average household income

 61,656  
Households

## DRIVE TIME POPULATION

**5**  
Min  11,701

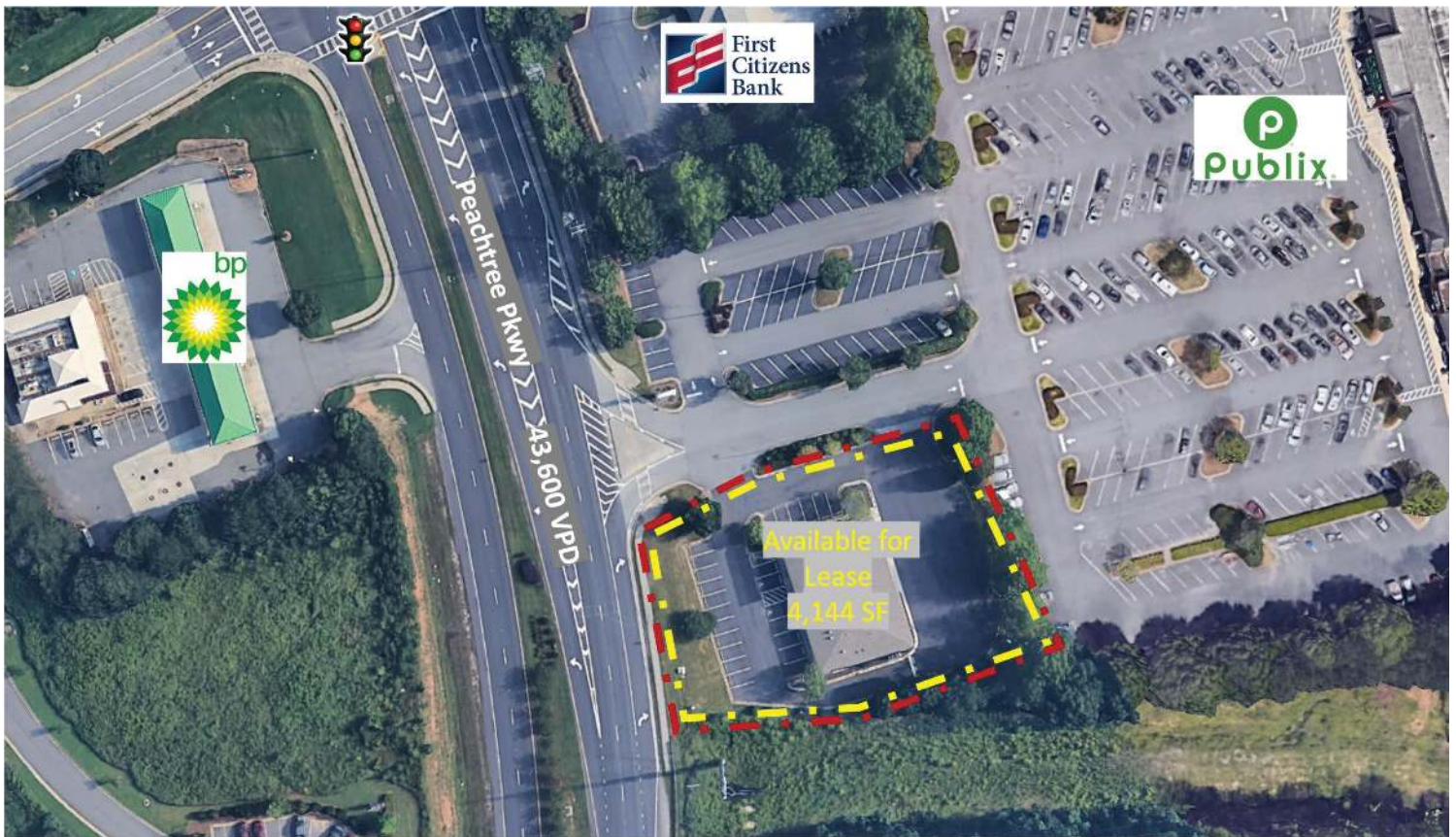
**10**  
Min  115,188

**15**  
Min  285,346

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

## SITE PLAN

SUITE	TENANT	SIZE
1	Available	4,144 SF



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## HIGHLIGHTS

- 4,144 SF former retail medical/bank building located in the Publix-anchored shopping center The Shops at Laurel Springs.
- Located close to the intersection of heavily trafficked Peachtree Pkwy (43,600 VPD) and Laurel Springs Pkwy (13,000 VPD).
- Cross access with Publix center.
- Excellent street front visibility and signage.
- Surrounded by a healthy mix of residential, retail, and office development.



43,600 VPD on Peachtree Pkwy  
13,000 VPD on Laurel Springs Pkwy



Right In/Right Out from Peachtree Pkwy.  
Cross access from Publix shopping center.



Signage options are available.

