



Old Peachtree Marketplace

45 Old Peachtree Rd NW, Suwanee, GA 30024



CMC REAL ESTATE GROUP
COMMERCIAL MANAGEMENT



Daniel Min

CMC Real Estate Group

45 Old Peachtree Rd NW, Suite 700, Suwanee, GA 30024

info@cmcreg.com

(470) 210-0106



Old Peachtree Marketplace

\$20.00 /SF/YR

Located at the high-visibility intersection of Lawrenceville-Suwanee Road and Old Peachtree Road, this multi-tenant strip center offers a strategic opportunity for businesses looking to capitalize on Gwinnett County's robust growth. Built in 2003, the center features a diverse mix of established tenants, including retail, dining, and professional services.

This space is ideally suited for a boutique retail storefront, professional office, or service-based business. The interior features ample natural light and a flexible layout ready for custom build-out.

Property Specifications

Property Type: Retail / Shopping Center

Gross...

- Private Parking
- Close to Highway
- 24 Hour Surveillance
- Modern Infrastructure
- Diverse Mix of Tenants



Rental Rate:	\$20.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	10
Center Properties:	2
Frontage:	150' on old peachtree rd
Gross Leasable Area:	28,830 SF
Walk Score @:	40 (Fairly friendly)
Rental Rate Mo:	\$1.67 /SF/MO

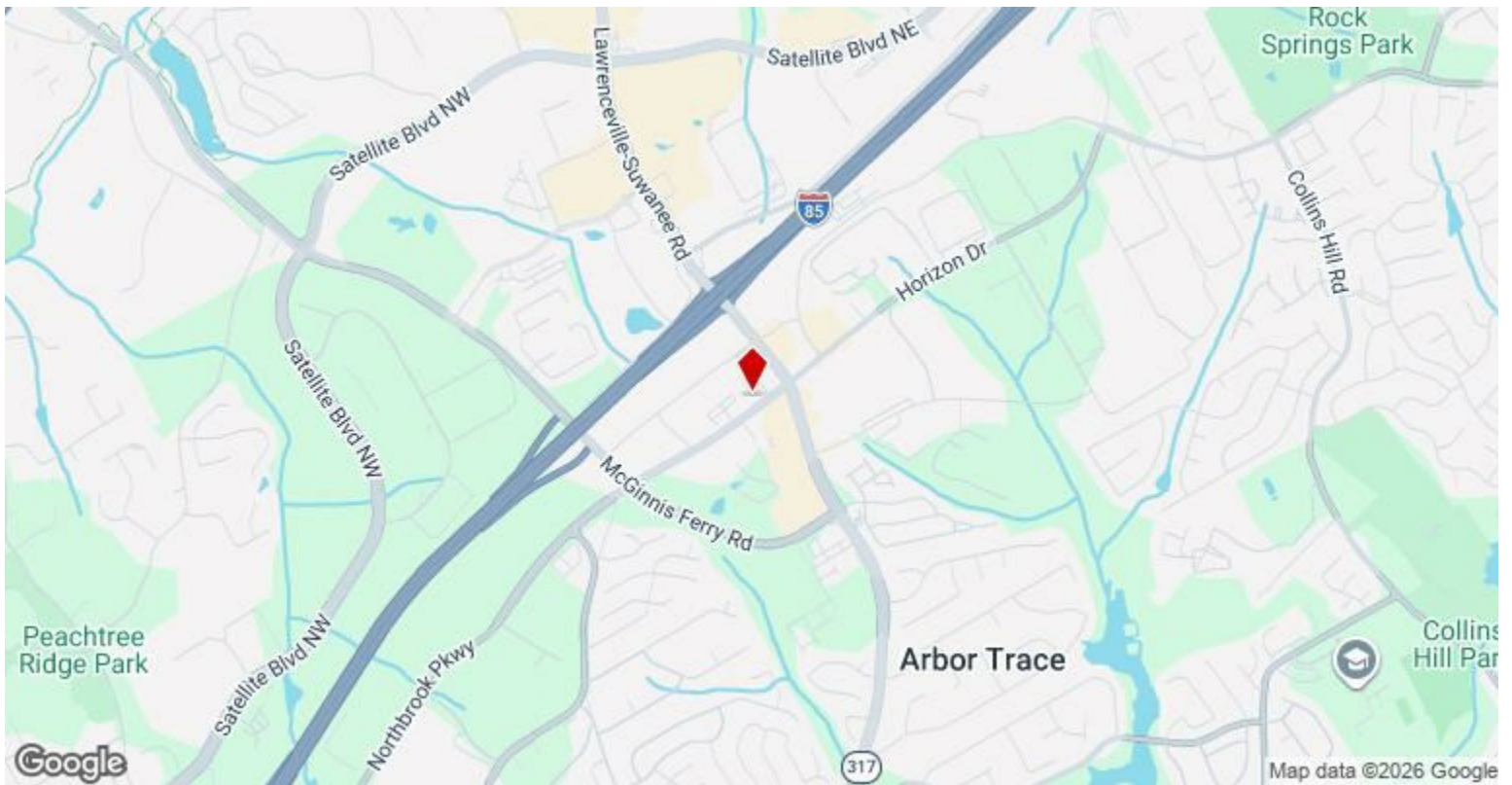
1st Floor Ste 1100

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Space Available	1,385 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN) \$6.47 per Sq. Ft.
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Abro Spa	-	May 2026
Manage It ATL	-	
Nail Gallery	-	
Poetree Cafe	-	October 2025
Zion International Mission Center	-	



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Property Specifications

Property Type: Retail / Shopping Center

Gross Leasable Area: ~28,830 SF

Land Area: 3.30 Acres

Zoning: Commercial

Year Built: 2003

Parking: ~50 surface spaces (Ratio of 2.22/1,000 SF)

Ceiling Height: 10' finished ceilings

Key Highlights

Unmatched Visibility: Prominent pylon signage available on Old Peachtree Road with heavy daily traffic counts.

Strategic Access: Minutes from I-85 (Exit 111) and Peachtree Industrial Blvd, providing seamless connectivity for customers and employees.

Property Photos



Property Photos



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Property Photos

