

SUWANEE TOWN CENTER

310-340 Town Center Avenue
Suwanee, GA, 30024

AVAILABLE FOR LEASE

Small shop space available in a vibrant, mixed use property located in Suwanee.



mellow
MUSHROOM

fab'rik

For Leasing Information Call

404-632-9074

info@bridger-properties.com

ESTD 2020

BRIDGER
PROPERTIES



- Landmark mixed-use property consisting of 56,634 SF of ground floor retail as well as 147 townhomes/condos and 85 single family homes.
- Located at the high traffic intersection of Lawrenceville- Suwanee Rd (29,900 VPD) and Buford Highway.
- The property houses the Suwanee City Hall and a park/ amphitheater which are central to the Suwanee Community.
- Total population of 151,272 people in a five mile radius with an average household income of \$100,000.
- Strong tenant lineup of high performing national and regional credit tenants including Mellow Mushroom, fab'rik, Five Guys, Big Peach Running Co. and more.

SUWANEETOWN CENTER

SITE PLAN



UNIT	TENANT	SF
A01	Pulse Nail Bar	3,097
A02	Brown Bag Deli	2,054
A03	fab'rik	1,352
A04	Rita's	1,202
A05	Ensemble Boutique	1,230
A06	AVAILABLE	1,331
A08	Tequila Mama Taqueria	5,419
A09	JP & Associates Realtors	1,770
A10	Panache Consignments	2,438

UNIT	TENANT	SF
B03	Deka Lash	1,203
B04	Great Tea USA	1,234
B05	Table Top Dans	1,215
B06	North Gwinnett Art	2,297
S01	Mellow Mushroom	3,441
S02	Big Peach Running Co.	2,983
S04	Dress Up Boutique	1,497
S06	Yogli Mogli	1,451
S07	Planet Smoothie	1,298

UNIT	TENANT	SF
S08	Golden Seven	1,724
S09	Nuvita Cafe	1,071
S09A	Pooches n Paws	4,295
S10	Cornerstone Academy	1,497
S11	The Flash Print	1,497
TO1	AVAILABLE	7,500
TO2	9Round Fitness	1,076
TO3	Vitality Medical Spa	3,462
GLA: 58,634		Percent Leased: 85%

SUWANEETOWN CENTER

Trade Area Overview



Population 2020

1 Mile	4,409
3 Mile	53,711
5 Mile	162,913



Population Growth 2020-2025

1 Mile	1.60%
3 Mile	1.40%
5 Mile	1.50%



Households 2020

1 Mile	1,471
3 Mile	17,715
5 Mile	53,662



Household Income 2020

1 Mile	\$110,522
3 Mile	\$119,379
5 Mile	\$118,639

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PROPERTY PHOTOS

