



OmniCommercial
Real Estate Services

**BUILD-TO-SUIT RESTAURANT &
RETAIL SUITES AVAILABLE**

**458 NORTHOLT PARKWAY
SUWANEE, GA 30024**

NOW LEASING



LOCATION HIGHLIGHTS

Population

2010 Population	2 Mile 15,670	5 Mile 150,361	10 Mile 591,085
2023 Population	2 Mile 21,505	5 Mile 186,922	10 Mile 727,271
2028 Population	2 Mile 22,616	5 Mile 194,304	10 Mile 743,908

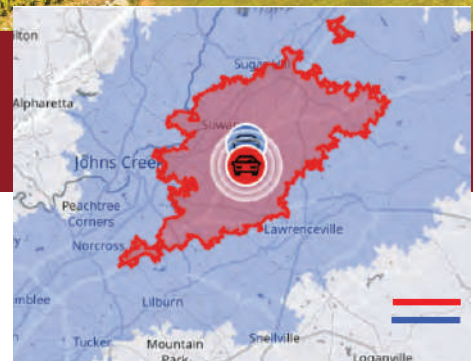
Projection

Housing

Median Home Value	2 Mile \$295,984	5 Mile \$295,944	10 Mile \$295,428
Median Year Built	2 Mile 1999	5 Mile 1998	10 Mile 1997

Households

2010 Households	2 Mile 5,224	5 Mile 50,560	10 Mile 197,275
2023 Households	2 Mile 7,170	5 Mile 63,095	10 Mile 240,026
2023 Households Projection	2 Mile 7,539	5 Mile 65,611	10 Mile 248,951





PROPERTY HIGHLIGHTS

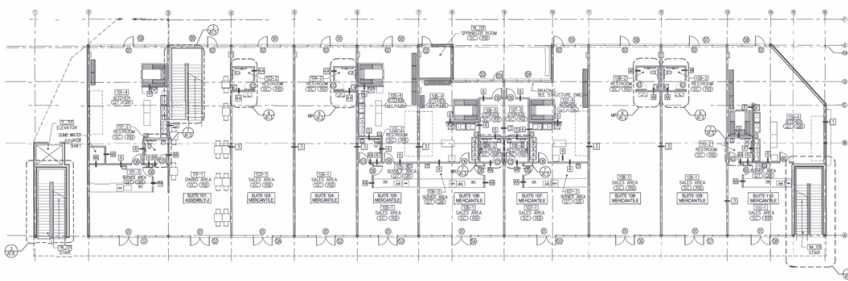
- Brand new two-story mixed-use development
- Ground floor restaurant & retail opportunities, second floor ideal for retail, medical & service users
- Suites from 1,200 SF – 2,800 SF
- Now delivering suites
- White box or turnkey delivery available
- Fully built-out restaurant spaces available, including grease trap and vent hood infrastructure
- Immediate access to I-85 (less than 1 mile)



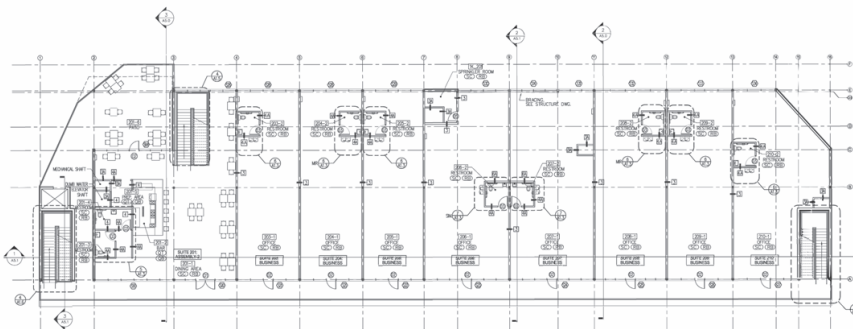


PROPOSED FLOOR PLANS

GROUND FLOOR PLAN



SECOND FLOOR PLAN



RESTAURANTS

Suite 101	2,793 SF
Suite 201	2,305 SF
— ATTACHED OUTDOOR PATIO —	
Suite 104	1,220 SF
Suite 105	1,190 SF
Suite 106	1,354 SF
Suite 109	1,281 SF
Suite 110	1,534 SF

RETAIL

Suite 102	1,220 SF
Suite 103	1,220 SF
Suite 107	1,482 SF
Suite 108	1,403 SF
Suite 202	1,220 SF
Suite 203	1,220 SF
Suite 204	1,220 SF
Suite 205	1,190 SF
Suite 206	1,535 SF
Suite 207	1,647 SF
Suite 208	1,403 SF
Suite 209	1,281 SF
Suite 210	1,534 SF



BUILT ON **VISION** DRIVEN BY **EXECUTION**

Guided by purpose, driven by accuracy, and grounded in strong relationships. We provide commercial real estate services that go beyond transactions, building trust and value every step of the way.

CONTACT FOR LEASING DETAILS

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 **mnicommercial**
Real Estate Services


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