

# MEDICAL / RETAIL SPACE AVAILABLE FOR LEASE

Turnkey 2,800 SF medical office space available at 302 Satellite Blvd NE Suites 109 & 110 in Suwanee, GA. Fully built out with a modern layout, ample parking, and convenient access to I-85. Located in a high-growth area with strong demographics, ideal for medical, wellness, or professional office users seeking a move-in ready opportunity.

302 Satellite Blvd NE Suite 109 & 110, Suwanee, GA 30024



2,800 SF  
SUWANEE, GA





## PROPERTY FACTS

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- **2,800 SF** medical office space
- **Fully Built-Out** as a modern medical office
- **Ample parking**
- Located off **Satellite Blvd** with easy access to I-85
- Excellent **high-growth area demographics**

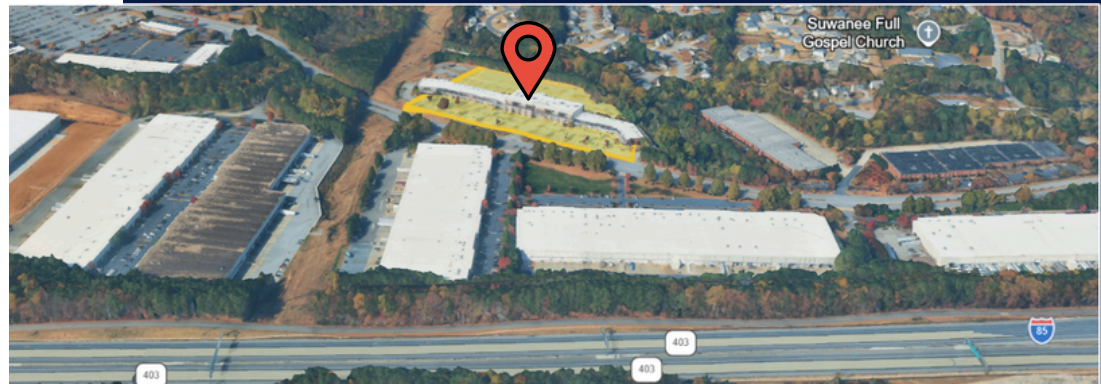
## LOCATION OVERVIEW

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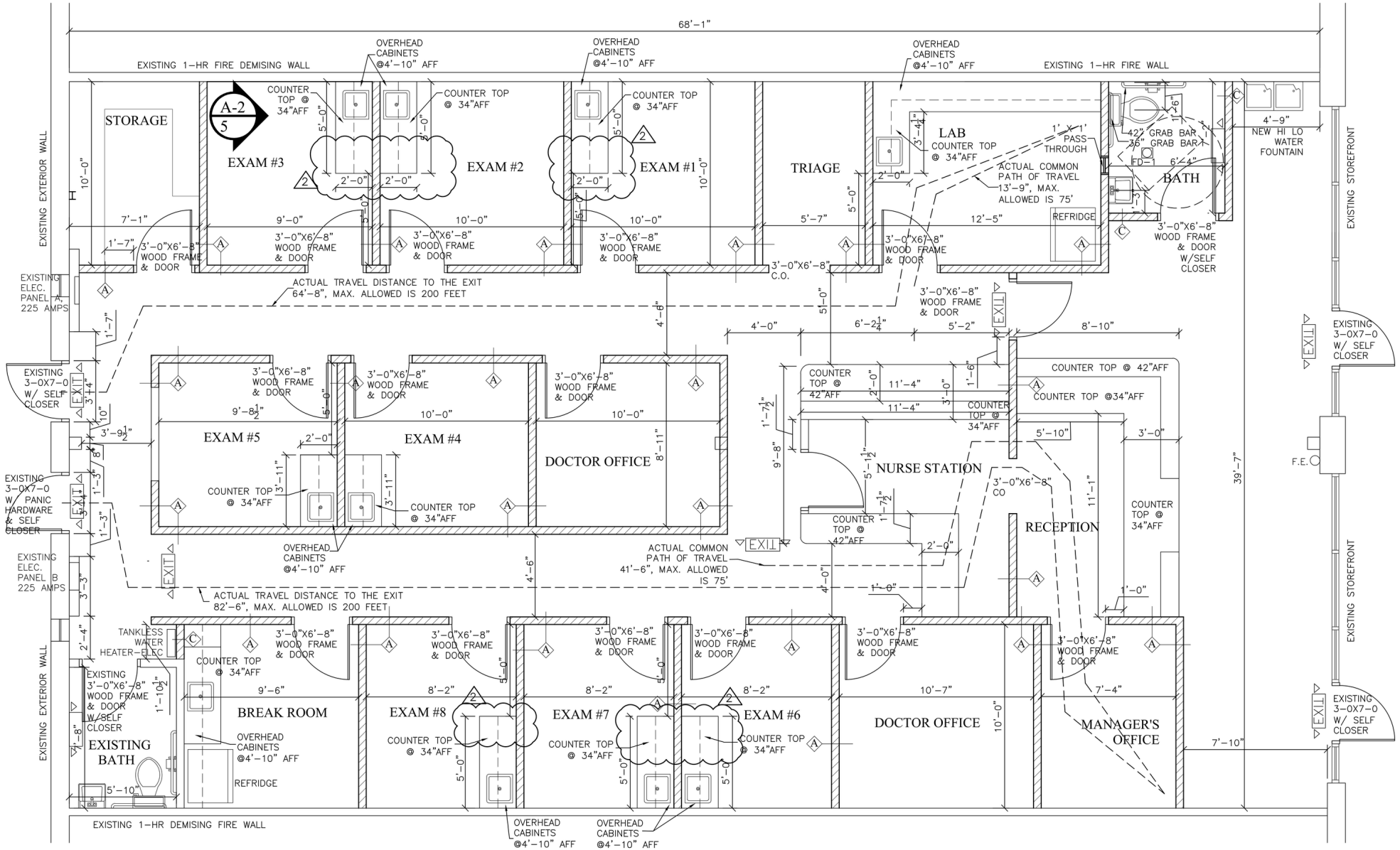
Located in Suwanee's growing commercial corridor, 302 Satellite Blvd NE offers convenient access to I-85 and major business hubs in Suwanee, GA.

Access to major surrounding retail and national brands including Walmart, Starbucks, McDonald's, AT&T, PNC, Lowe's, Whataburger, etc.

302 Satellite Blvd NE Suite 109 &110,  
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# FLOOR PLAN



8 exam rooms | 2 doctor offices | 1 lab | 2 bathrooms | 1 breakroom

# AERIAL MAP



Satellite Blvd NE

ANYTIME FITNESS



TRUIST



Office DEPOT

PNC



verizon



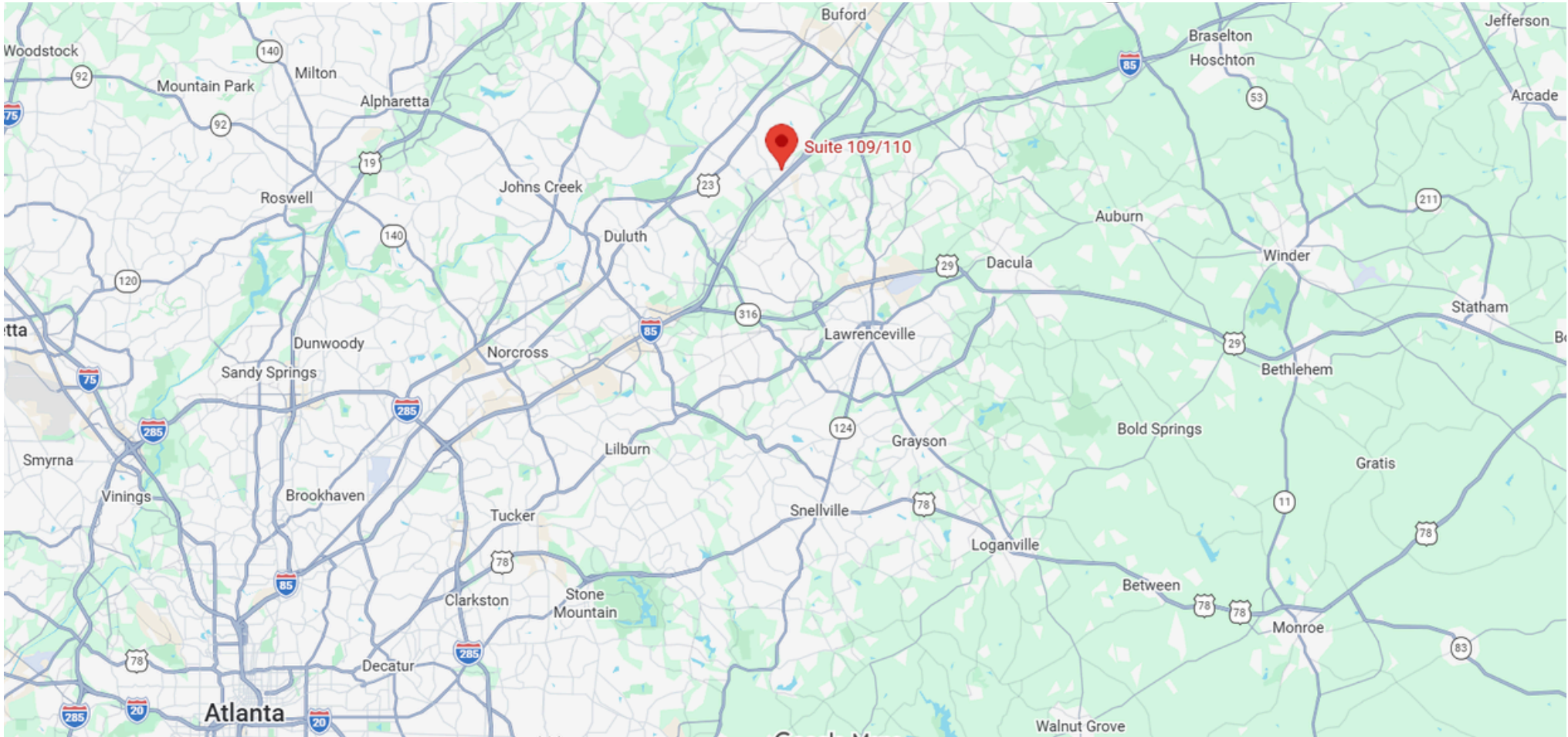
I-85

403



MH COMMERCIAL

# DEMOGRAPHICS



## TOTAL POPULATION

1 MILE	3 MILES	5 MILES
11,783	100,793	275,056

## MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$110,661	\$107,240	\$100,144

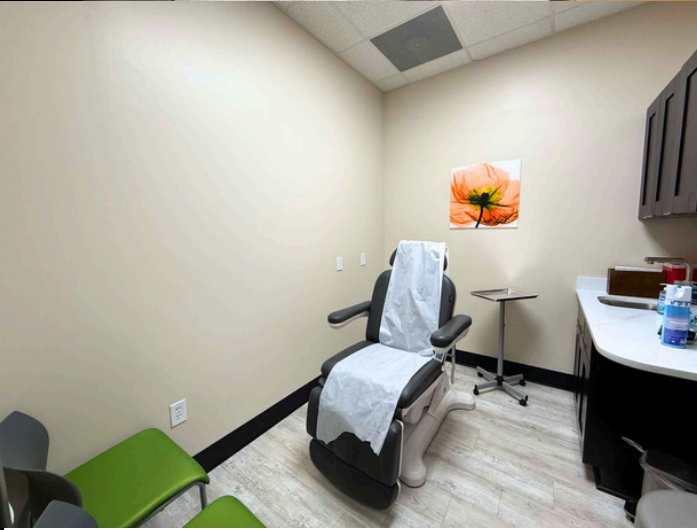
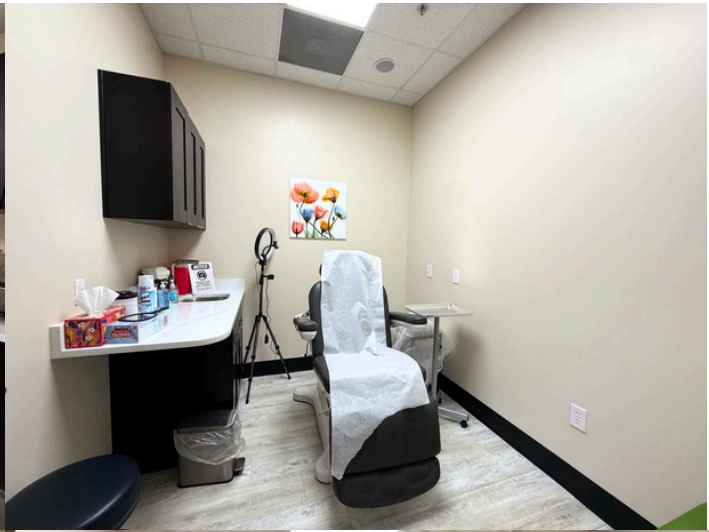
## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,375	23,889	65,462

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# INTERIOR PHOTO





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