



# MATTHEWS™



±0.86 AC PAD SITE ADJACENT TO HIGH TRAFFIC CIRCLE K

## PAD SITE

215 OLD PEACHTREE RD NW | SUWANEE (ATLANTA MSA), GA 30024



# EXCLUSIVELY LISTED BY



**JARED KAYE**  
SVP & SENIOR DIRECTOR  
Direct +1 (404) 897-0452  
jared.kaye@matthews.com  
License No. 348701 (GA)



**SONNY MOLLOY**  
EXECUTIVE VICE PRESIDENT  
Direct +1 (404) 868-4892  
sonny.molloy@matthews.com  
License No. 249161 (GA)

**MAXX BAUMAN**  
BROKER OF RECORD  
License No. 80041 (GA)



## TABLE OF CONTENTS

|                      |   |
|----------------------|---|
| PROPERTY INFORMATION | 3 |
| PARCEL OUTLINE       | 4 |
| MARKET OVERVIEW      | 8 |



# PROPERTY INFORMATION



±0.86-acre pad on high growth corridor in  
Gwinnett County



Excellent visibility to McGinnis Ferry Rd (±37,200  
VPD) and Old Peachtree Road (±16,200 VPD)



Robust and growing demographics with nearly  
70,000 people within a 3-mile radius and \$105,781  
Median Household Income



Ingress/Egress off McGinnis Ferry Rd and Old  
Peachtree Rd NW with shared access points  
through adjacent Circle K site



Proximal to numerous industrial and  
retail developments



Zoned C-2- General Business District



±0.86 ACRES OF LAND





# PARCEL OUTLINE







**ECHOSTAR**

**THREDUP**  
DISTRIBUTION CENTER

**SK**

**ROOMS  
TO GO**  
DISTRIBUTION CENTER

**HUSSMANN**  
A Panasonic Company

**H MART**

**O'Reilly**  
AUTO PARTS

**MOVIE  
TAVERN**  
MOVIES NEVER TASTED SO GOOD!

**WAFFLE  
HOUSE**  
Schlotzsky's

**Quality**  
INN & SUITES

**Public  
Storage**

**Sumitomo**  
SHI DEMAG

**ESSENDANT**  
BEYOND ESSENTIAL

**Publix**  
FACILITY  
SERVICES

**Super  
8**

**EASTERN**  
CONTRACTORS CORPORATION

**Fairfield**  
BY MARRIOTT

**TACO  
BELL** **Checkers** **Wendy's** **Arby's**

**bb.q CHICKEN**

**SUBJECT PROPERTY**

**OUTBACK**  
STEAKHOUSE®

**COURTYARD**  
BY MARRIOTT

**CIRCLE K**

**NEW DEVELOPMENT**  
**WOODY AT MCGINNIS**  
350 UNITS

**INTERSTATE  
85**

**OLD PEACHTREE RD NW ±16,200 VPD**

**LAWRENCEVILLE-SUWANEE RD ±38,300 VPD**

**MCGINNIS FERRY RD ±37,200 VPD**

**±165,000 VPD**





PRIMROSE SCHOOL OF SUWANE WEST

ROBERTS ELEMENTARY

SHADOWBROOK WEEKDAY SCHOOL

**Costco** **ROSS**  
WHOLESALE DRESS FOR LESS<sup>®</sup>

**Marshall's** **WORLD MARKET**  
five BELOW<sup>®</sup> ALDI PET SMART<sup>®</sup> DOLLAR TREE

**TARGET** **BEST BUY**

**HomeGoods** **HOBBY LOBBY**  
**TJ-maxx** **NORDSTROM rack**



**AutoZone**

**Chick-fil-A** **Starbucks**



**Publix** **Pet** Super market

**Wendy's** **ups** **MAVIS DISCOUNT TIRE**

**Walmart** **Supercenter** **LOWE'S**

**DUNKIN'** **SONIC** **KFC** **McDonald's** **Chick-fil-A** **Office DEPOT**

THE RESIDENCES ON MCGINNIS FERRY APTS. 696 UNITS

TERRACES AT SUWANE GATEWAY 335 UNITS

AAIMS MONTESSORI

ARTISAN STATION APTS. 224 UNITS  
GRAND OASIS APTS. 434 UNITS

THE POINTE AT SUWANE STATION 336 UNITS



SUBJECT PROPERTY



**DENSE INDUSTRIAL AREA**

**TD SYNnex** **KGP Co** **QT** **MITSUBISHI ELECTRIC** **HEATING & AIR CONDITIONING** **McKESSON**

**habasit rocua** **PRICE** **avantor** **ScienceCentral** **SENQX** **MAXXIS**



MALL OF GEORGIA

**macy's** **JCPenney** **OLD NAVY**

**HOLLISTER** **HAVERTY'S** **VON MAUR** **Dillard's**

**The Cheesecake Factory** **DICK'S** **BARNES & NOBLE** **LOFT** **POTTERY BARN**

DENSE INDUSTRIAL AREA

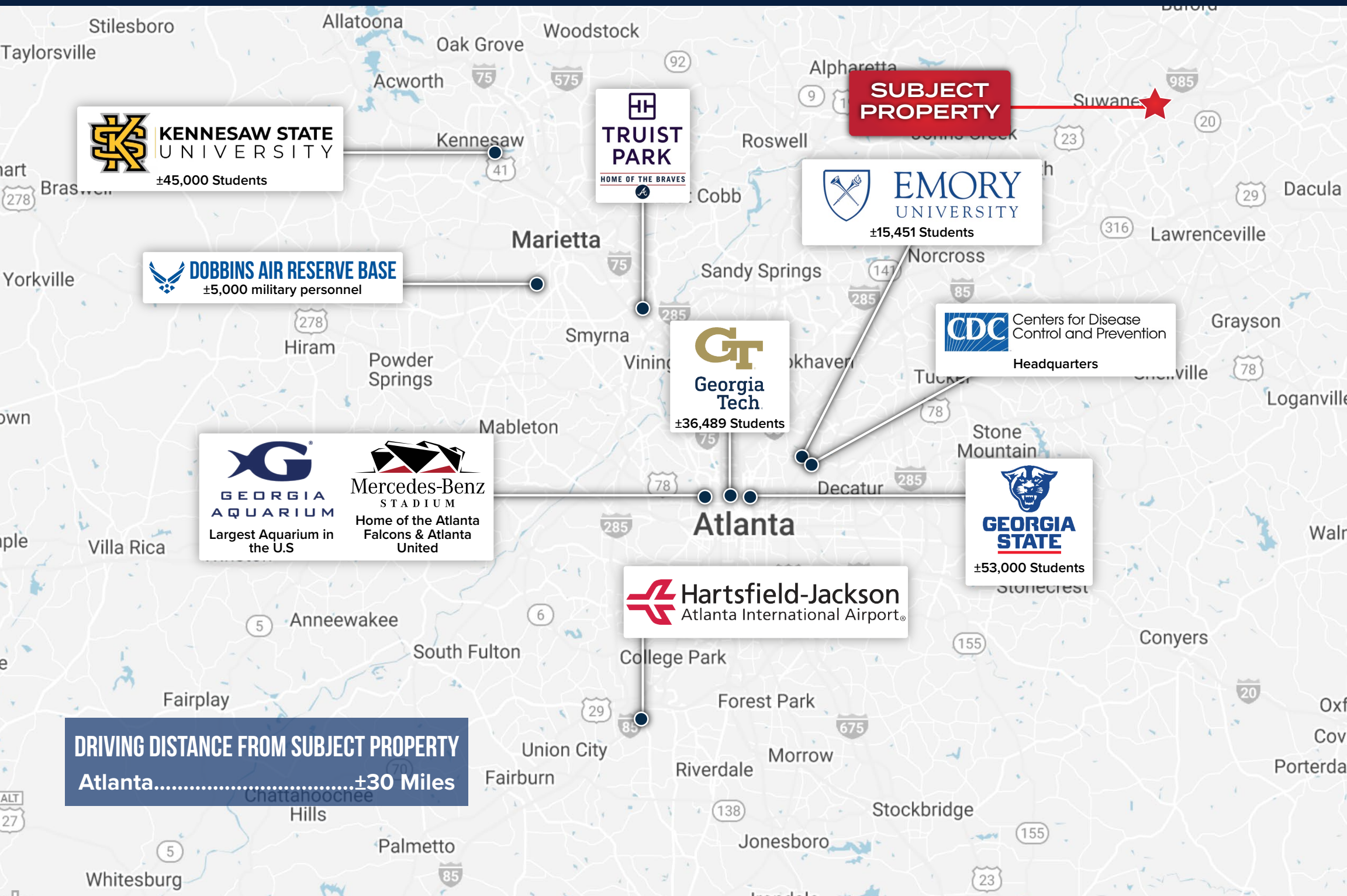
**ROOMS TO GO** **PSI** **RETAIL SERVICES** **SKO**

**ESSENDANT** **TOYOTA** **MATERIAL HANDLING SYSTEMS** **Boelter** **ThermoFisher SCIENTIFIC**



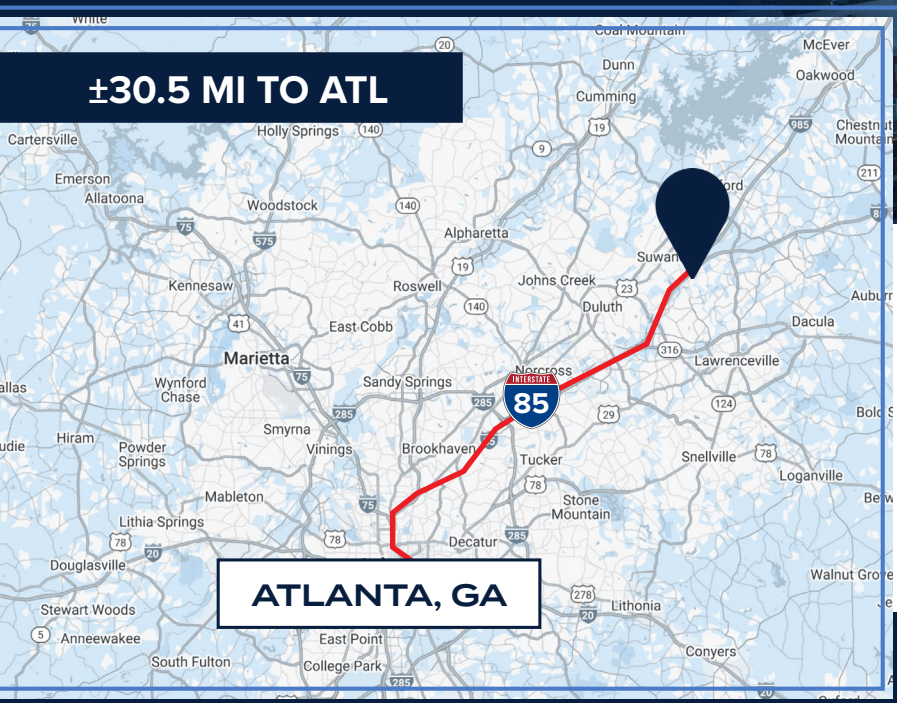


REGIONAL MAP





# MARKET OVERVIEW



## ECONOMY

Suwanee's economy is supported by a balanced mix of professional services, technology, healthcare, retail, and light industrial sectors, strengthened by its proximity to the I-85 corridor and access to the greater Atlanta metro area. The city benefits from a well-educated workforce, with a majority employed in private sector and white-collar professions, complemented by steady growth in healthcare and service industries. Suwanee also fosters a strong entrepreneurial spirit, reflected in its thriving base of small businesses and independent enterprises. Ongoing investment in infrastructure, town center development, and commercial corridors continues to attract new businesses and residents alike. With a highly skilled workforce, excellent connectivity, and a reputation for smart growth, Suwanee offers a resilient and dynamic environment for long-term investment and economic development.

## OVERVIEW

Suwanee, Georgia is a thriving suburban city located about 30 miles northeast of downtown Atlanta, with convenient access to major transportation routes including I-85 and Peachtree Industrial Boulevard. Recognized for its strong sense of community and high quality of life, Suwanee is home to a blend of residential neighborhoods, vibrant local businesses, and award-winning public spaces. The city has earned national recognition for its parks, greenways, and town center, which serve as focal points for community gatherings and cultural events. Suwanee continues to attract investment in retail, dining, and housing, supported by a growing and diverse population as well as a strong local economy. With ongoing infrastructure improvements and a focus on smart development, Suwanee is positioning itself as a desirable and well-connected destination for families, professionals, and businesses alike.

66,762  
2025 POPULATION WITHIN 3 MILES

\$121,854  
AVG HH INCOME WITHIN 3 MILES

\$868M  
TOTAL CONSUMER SPENDING  
WITHIN 3 MILES



# TRADE AREA RADIUS DEMOGRAPHICS

| POPULATION          | 1-MILE | 3-MILE | 5-MILE  |
|---------------------|--------|--------|---------|
| 2020 Census         | 5,346  | 64,098 | 179,526 |
| 2025 Estimate       | 5,652  | 67,360 | 189,197 |
| 2030 Projection     | 5,943  | 69,841 | 196,685 |
| Growth 2010 to 2020 | 33.55% | 13.55% | 19.18%  |

| HOUSEHOLDS          | 1-MILE | 3-MILE | 5-MILE |
|---------------------|--------|--------|--------|
| 2020 Census         | 1,846  | 21,837 | 60,696 |
| 2025 Estimate       | 1,907  | 22,988 | 64,012 |
| 2030 Projection     | 1,999  | 23,896 | 66,641 |
| Growth 2010 to 2020 | 37.86% | 16.74% | 20.48% |

| HOUSEHOLDS BY INCOME         | 1-MILE | 3-MILE | 5-MILE |
|------------------------------|--------|--------|--------|
| Income < \$15,000            | 80     | 1,316  | 3,649  |
| Income \$15,000 - \$24,999   | 80     | 896    | 2,665  |
| Income \$25,000 - \$34,999   | 47     | 732    | 3,080  |
| Income \$35,000 - \$49,999   | 197    | 1,739  | 4,935  |
| Income \$50,000 - \$74,999   | 292    | 2,947  | 9,269  |
| Income \$75,000 - \$99,999   | 302    | 3,176  | 8,718  |
| Income \$100,000 - \$124,999 | 211    | 2,783  | 6,953  |
| Income \$125,000 - \$149,999 | 212    | 2,510  | 5,899  |
| Income \$150,000 - \$199,999 | 232    | 2,597  | 7,382  |
| Income \$200,000 - \$249,999 | 102    | 1,324  | 3,665  |
| Income \$250,000 - \$499,999 | 117    | 1,948  | 4,995  |
| Income \$500,000+            | 35     | 1,019  | 2,803  |

| POPULATION BY RACE                          | 1-MILE | 3-MILE | 5-MILE |
|---------------------------------------------|--------|--------|--------|
| % White Population                          | 31.83% | 32.86% | 31.91% |
| % Black Population                          | 21.87% | 20.07% | 22.25% |
| % Asian Population                          | 25.11% | 29.23% | 26.30% |
| % American Indian, Eskimo, Aleut Population | 0.58%  | 0.52%  | 0.62%  |
| % Hawaiian or Pacific Islander Population   | 0.04%  | 0.06%  | 0.04%  |
| % Multi-Race Population                     | 8.21%  | 6.62%  | 8.12%  |
| % Other Population                          | 12.37% | 10.63% | 10.75% |

| 2025 POPULATION 25+ BY EDUCATION LEVEL | 1-MILE | 3-MILE | 5-MILE |
|----------------------------------------|--------|--------|--------|
| High School Graduate (or GED)          | 513    | 7,744  | 22,781 |
| Some College, No Degree                | 692    | 6,320  | 19,596 |
| Associate's Degree                     | 468    | 4,819  | 11,612 |
| Bachelor's Degree                      | 1,067  | 15,869 | 41,700 |
| Master's Degree                        | 607    | 7,007  | 16,735 |
| Professional Degree                    | 41     | 1,101  | 3,346  |
| Doctorate Degree                       | 52     | 811    | 2,316  |



# DRIVE TIME AREA DEMOGRAPHICS

## DRIVE TIME TRADE AREA

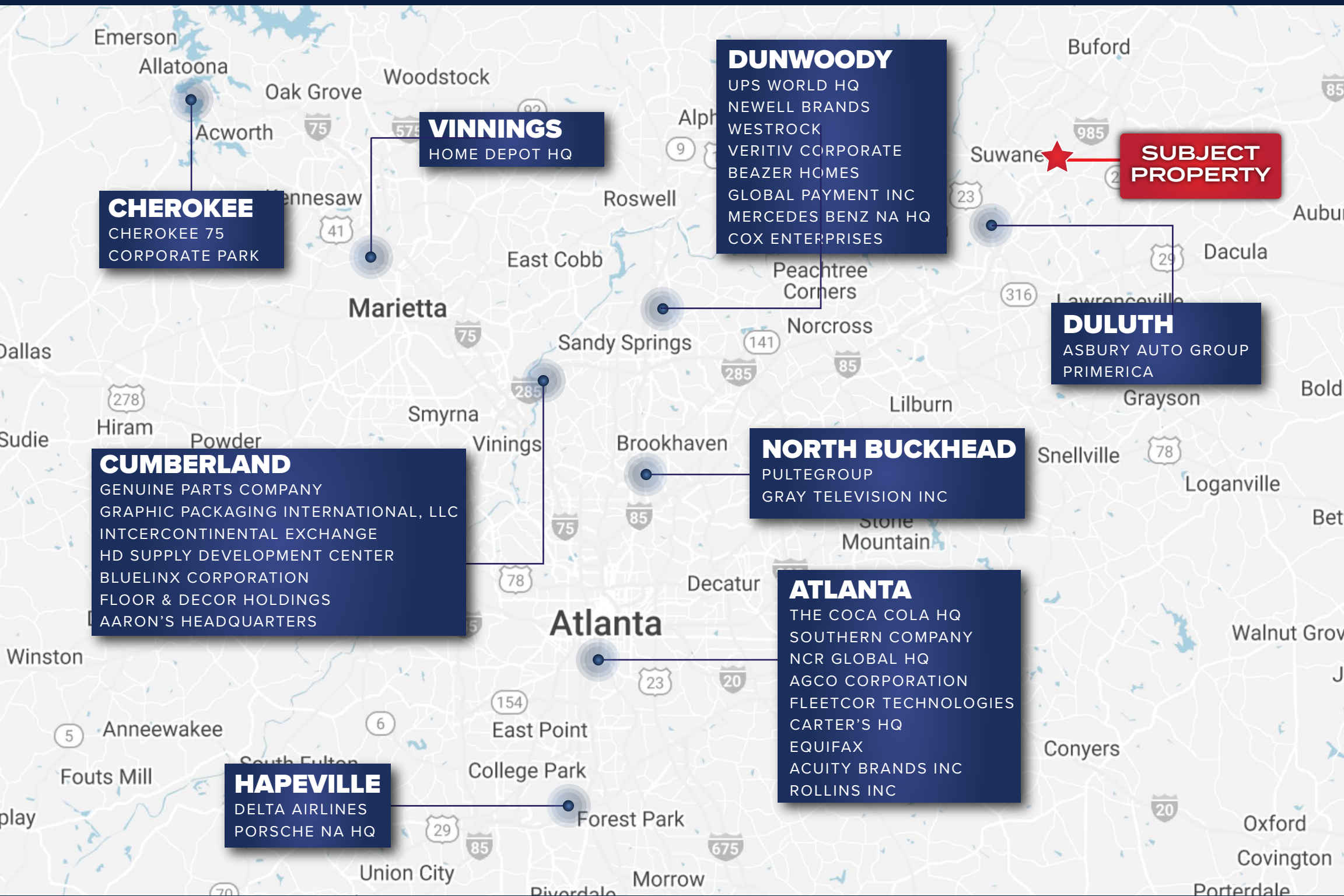
|                      | 5 MIN DRIVE  |                 | 10 MIN DRIVE |                 | 15 MIN DRIVE |                 |
|----------------------|--------------|-----------------|--------------|-----------------|--------------|-----------------|
|                      | CURRENT YEAR | 5 YEAR FORECAST | CURRENT YEAR | 5 YEAR FORECAST | CURRENT YEAR | 5 YEAR FORECAST |
| Total Population     | 11,759       | 12,296          | 98,490       | 104,113         | 307,798      | 323,458         |
| Workday Population   | 16,846       | --              | 112,410      | --              | 333,177      | --              |
| Total Households     | 3,962        | 4,160           | 34,168       | 36,263          | 104,289      | 109,729         |
| Avg Household Income | \$128K       | \$137.9K        | \$123.5K     | \$130.6K        | \$121.1K     | \$128.7K        |
| Total Consumer Spend | \$133M       | \$144.8M        | \$657M       | \$715M          | \$1.8B       | \$1.9B          |



SUBJECT PROPERTY



# EMPLOYERS MAP





# 6.1M

ATLANTA MSA  
POPULATION

# 6TH

LARGEST MSA IN  
THE U.S.

# #3

FASTEST  
GROWING MSA

# #1

MOVING  
DESTINATION IN  
AMERICA

# 800K

NET MIGRATION  
FROM 2001 TO  
2023



## Top Industry Sectors



**RETAIL**  
**HEALTHCARE**  
**MANUFACTURING**  
**EDUCATION**  
**PROFESSIONAL**  
**TRANSPORTATION**



# WORLD'S BUSIEST AIRPORT

Hartsfield-Jackson Atlanta  
International Airport

**\$11.5B EXPANSION**  
(20-YR PLAN)

**15 NEW GATES**

**UPGRADED DOMESTIC  
TERMINALS**

**PARKING GARAGE  
EXPANSION**

Top Passenger Airline Operators



DELTA AIRLINES  
GLOBAL HQ

100M  
PASSENGERS  
ANNUALLY

2-HOUR FLIGHT  
TO 80% OF THE  
U.S. POPULATION

SUPPORTS  
380,000 JOBS

\$66B STATEWIDE  
ECONOMIC IMPACT





# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **215 Old Peachtree Rd NW, Suwanee, GA 30024** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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