



PROPERTY OVERVIEW

- Brand new Two-Story Mixed Use Development in the heart of Suwanee's High Growth Retail Corridor
 - Turnkey restaurant spaces with grease trap & vent hood infrastructure in place
 - Suites ranging from 1,200 SF-2,800 SF
 - Ground floor restaurant & retail opportunities with second floor ideal for retail, medical, and service users
 - High visibility corner location along Lawrenceville-Suwanee Rd (+/-40,000 VPD)
- Surrounded by national retailers including Chick-fil-A, Walmart, Starbucks, and Dunkin
- Immediate access to I-85 (less than 1 mile)

Population

	2 Mile	5 Mile	10 Mile
2020 Population	19,200	80,200	707,699
2024 Population	20,527	192,329	744,000
2029 Population Projection	22,000	201,768	779,252

Housing

	2 Mile	5 Mile	10 Mile
Median Home Value	\$439,000	\$444,498	\$447,813
Median Year Built	1995	1998	1987

Households

	2 Mile	5 Mile	10 Mile
2020 Households	6,361	61,078	235,057
2024 Households	6,464	65,467	246,467
2029 Households Projection	7,245	68,765	258,267

CONTACT

FOR LEASING DETAILS

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