



THE MAVEN

AT SUWANE

10,500 SF RETAIL | FOR LEASE

4255 SUWANE DAM ROAD, NW, SUWANE, GA 30024

CBRE



The Maven is proud to provide thoughtful community facilities, such as a contemporary swimming pool with lounge chairs and a tanning shelf, an outdoor kitchen and a bar, a cutting-edge fitness facility, and more. You and your four-legged family members are welcome in our pet-friendly community.

One, two, and three bedroom floor plans are available in these brand-new apartment homes. Modern features seen in all homes include granite countertops, updated cabinets, and stainless steel appliances.

You will be able to effortlessly connect with both the tranquility of nature and the excitement of the Suwanee Town Center since you are nestled between them. For a speedy connectivity to important thoroughfares for Atlanta and other areas like Alpharetta and Lawrenceville, The Maven is also convenient to both Highway 23 and I-85.

Suwanee offers the best of both worlds with a bustling town core and extensive outdoor access via the Brushy Creek Trail network. You will undoubtedly find inspiration in the city around you because of the deliberate emphasis on public art and the expanding creative culture.





LOCAL DEMOGRAPHICS

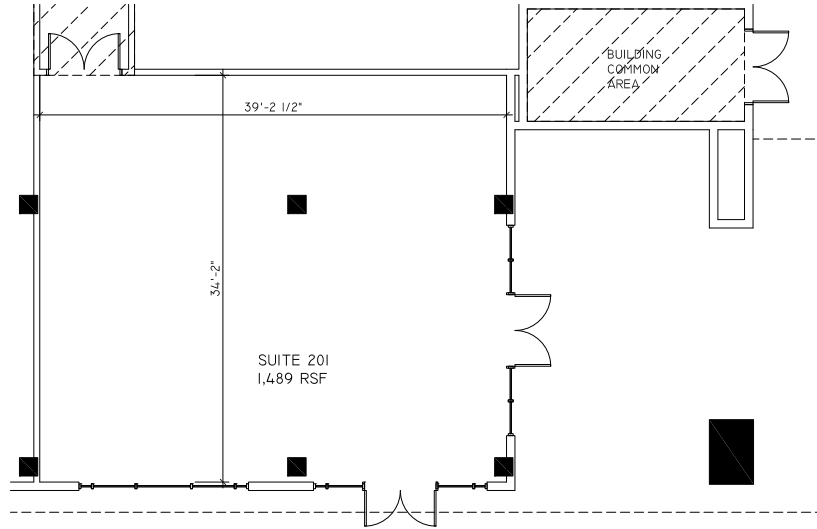
	1 Mile	3 Miles	5 Miles
2021 Employees	3,715	21,597	56,716
2022 Population - Current Year Estimate	7,498	58,882	167,652
2022-2027 Annual Population Growth Rate	1.03%	0.79%	0.92%
2022 Average Household Income	\$156,900	\$149,619	\$142,419
2027 Households - Five Year Projection	2,901	19,851	57,914
2022-2027 Annual Household Growth Rate	1.13%	0.80%	0.93%



THE MAVEN
AT SUWANEE

4255 SUWANEE DAM RD | SUWANEE GA

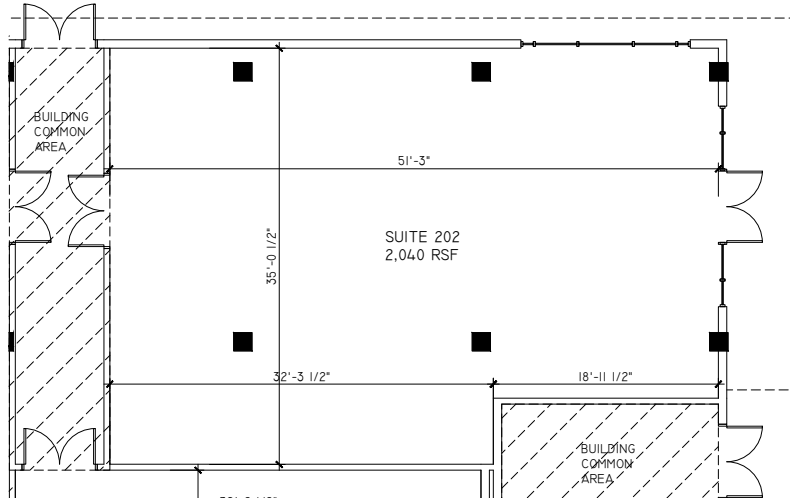
SUITE 201	FUTURE CAFE	1,489 SF
SUITE 202	AVAILABLE	2,040 SF
SUITE 203	AVAILABLE	3,062 SF
SUITE 301	AVAILABLE	2,816 SF
SUITE 302	AVAILABLE	922 SF
SUITE 303	FLORAL CAVE	922 SF
SUITE 304	ShowingJ Golf	922 SF
SUITE 305	CFA OFFICES	922 SF
SUITE 306	HJ PILATES STUDIO	922 SF
SUITE 307	AVAILABLE	922 SF
OUTPARCEL	AVAILABLE	4,800 SF
GLA: 17,370 SF		



PLANNING INTERIORS UN

THE MAVEN AT SUWANEE • SUITE 201 • 1,489 RSF

07.20.2022

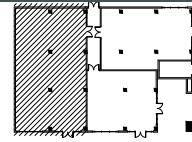
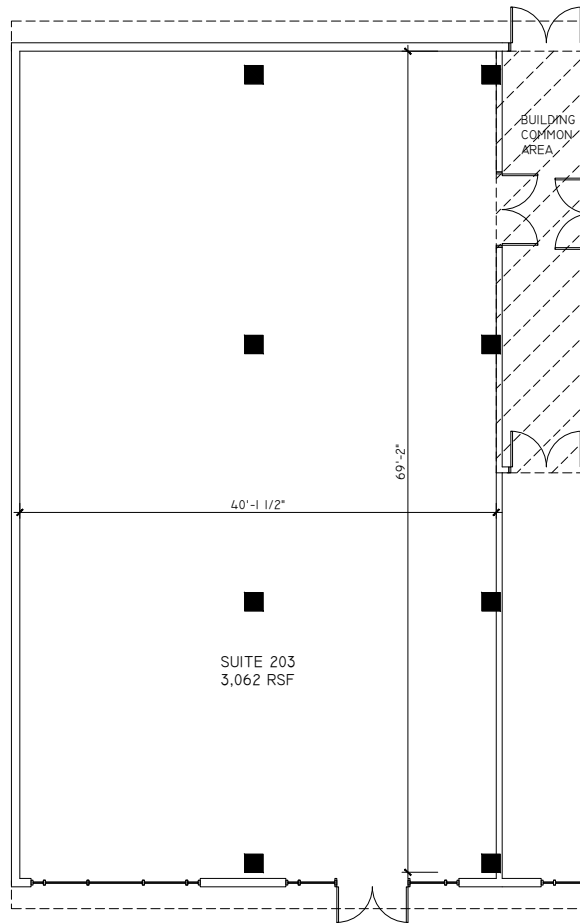


PLANNING INTERIORS UN

THE MAVEN AT SUWANEE • SUITE 202 • 2,040 RSF

07.20.2022



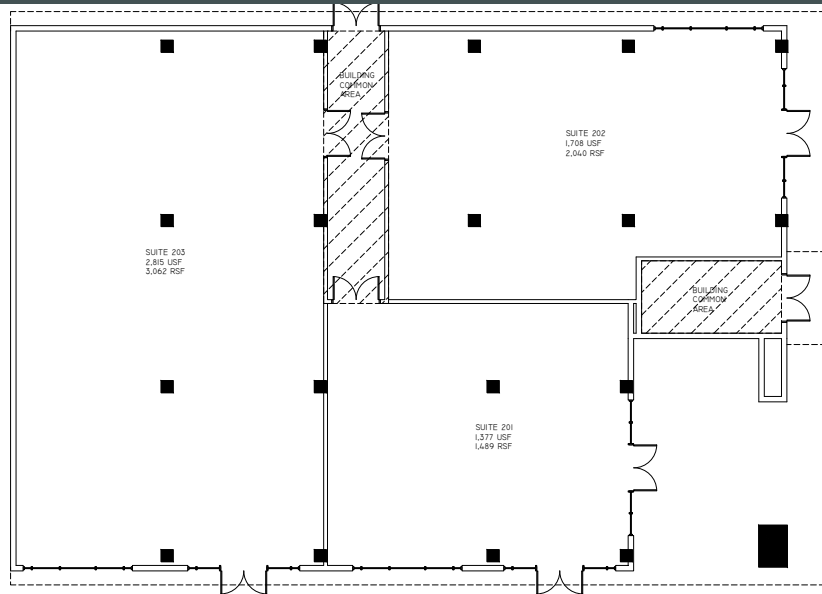


KEYPLAN

PLANNING INTERIORS **UNZ**

THE MAVEN AT SUWANEЕ • SUITE 203 • 3,062 RSF

07.20.2022



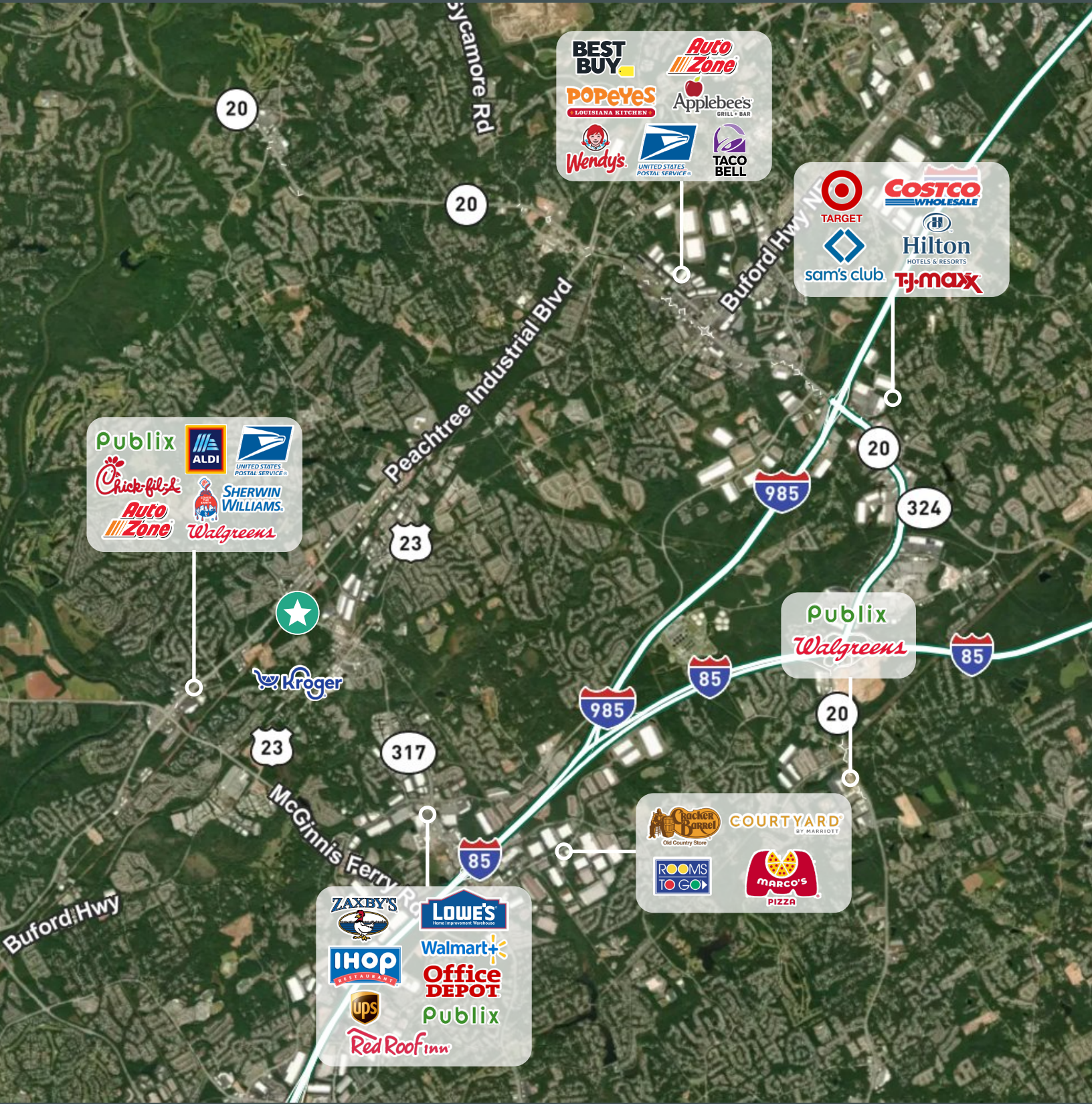
PLANNING INTERIORS **UNZ**

THE MAVEN • 4255 SUWANEЕ DAM DR. • SUITES 201-203 • 6,591 RSF

07.20.2022



AREA MAP





THE
MAVEN
AT SUWANEЕ



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CBRE