

Main Street Commons

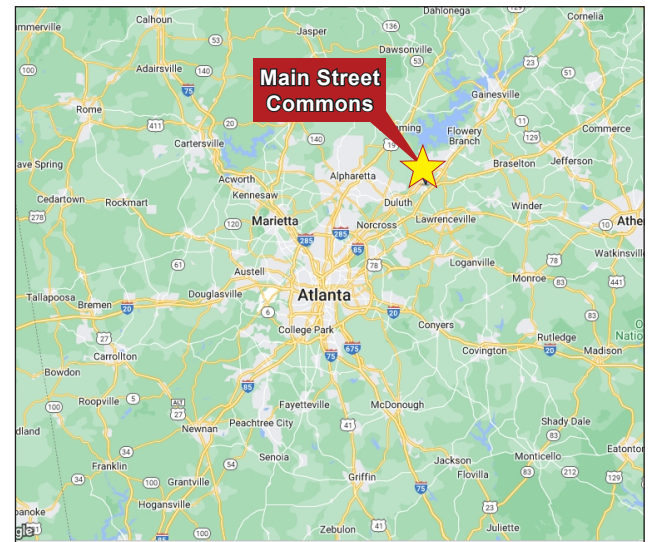
One (1) Space Available -1,300 SF

Great Demographics and Below Market Rates



3463 Lawrenceville Suwanee Road, Suwanee, Georgia 30024

- Excellent location along heavily trafficked Lawrenceville-Suwanee Road (253,668 vehicles per day)
- Diverse tenant mix
- Affluent area with an average household income of about \$125,940 in a 2-mile radius
- Convenient access to I-85 and less than one mile from Walmart and Lowe's shopping centers
- Sits in one of Suwanee's main commercial corridors



Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	63,820	189,940	742,880
Projected Population 2030	68,240	202,880	789,540
Annual Pop Growth 2025-2030	1.7%	1.6%	1.5%
Total Households 2026	21,480	63,940	252,880
Average Household Income	\$125,940	\$127,880	\$121,640
Median Age	38.1	38.4	37.9

Traffic Count

253,668 Lawrenceville-Suwanee Road

FOR MORE INFORMATION, CONTACT:

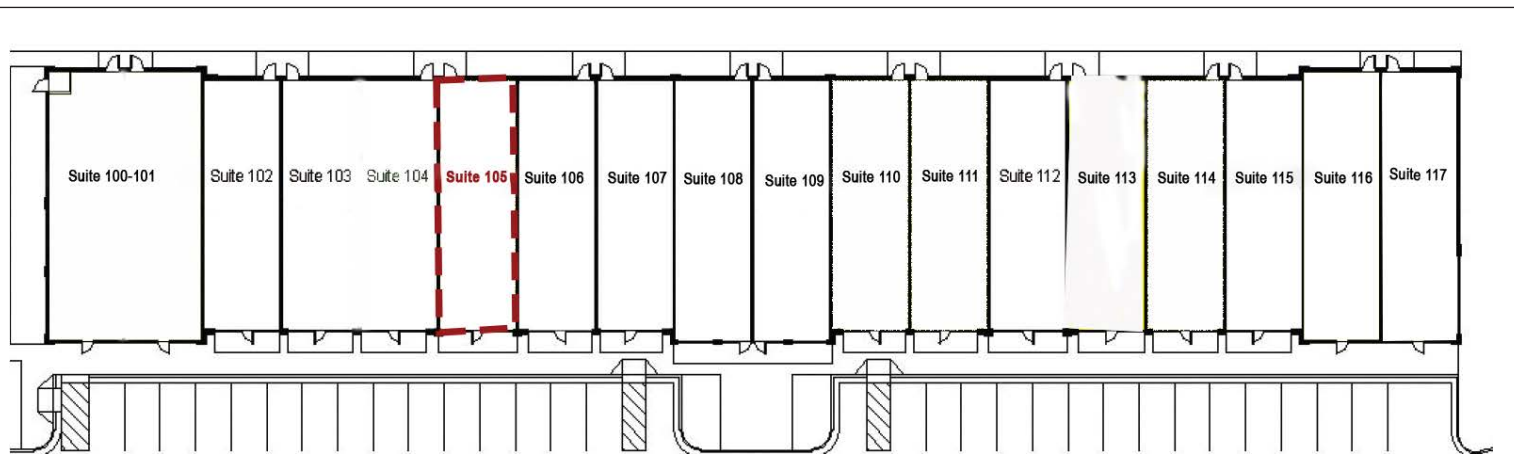
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770.594.1309 Office

LEASE AT

Main Street Commons

3463 Lawrenceville Suwanee Road
Suwanee, Georgia 30024



Cafe Hot Wings - 100 & 101
Boutique - 102
C 2 Educational - 103 & 104
Available- 105 (1300 Sq Ft)
Karate - 106-108

Massage - 109
Jersey Mikes - 110
ProLogistix - 111
Asian Fusion Restaurant - 112
The Suite Xchange - 113

Aquarium Store - 114
Occupied - 115
Beauty Salon - 116
Coffee Shop - 117



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