

Main Street Commons

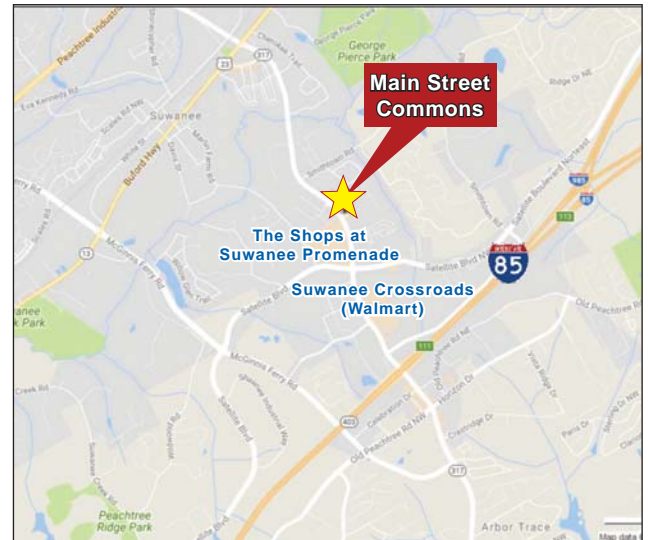
Highly Visible Shopping Center

Great Demographics and Below Market Rates



3463 Lawrenceville Suwanee Road, Suwanee, Georgia 30024

- Built in 2002, this 24,388 SF shopping center is situated on 2.33 acres
- Excellent location along the heavy traffic of Lawrenceville-Suwanee Road (30,200 Vehicles Per Day)
- Main Street Commons features a diverse tenant mix
- Across the street from a large business center making for great lunch time traffic
- Convenient access to I-85 and less than one mile from Walmart and Lowe's Shopping Centers



Demographics

Total Population - 2017
Total Population - 2022
Projected Growth 2017-2022
Total Households
Average Household Income
Average Age

1-Mile Radius

4,912
5,471
11.38%
1,537
\$88,381
35.90

3-Mile Radius

54,347
59,857
10.14%
18,164
\$85,567
35.90%

5-Mile Radius

162,900
179,406
10.13%
54,029
\$82,459
35.90%

Traffic Count

30,200

Lawrenceville-Suwanee Road

FOR MORE INFORMATION, CONTACT:

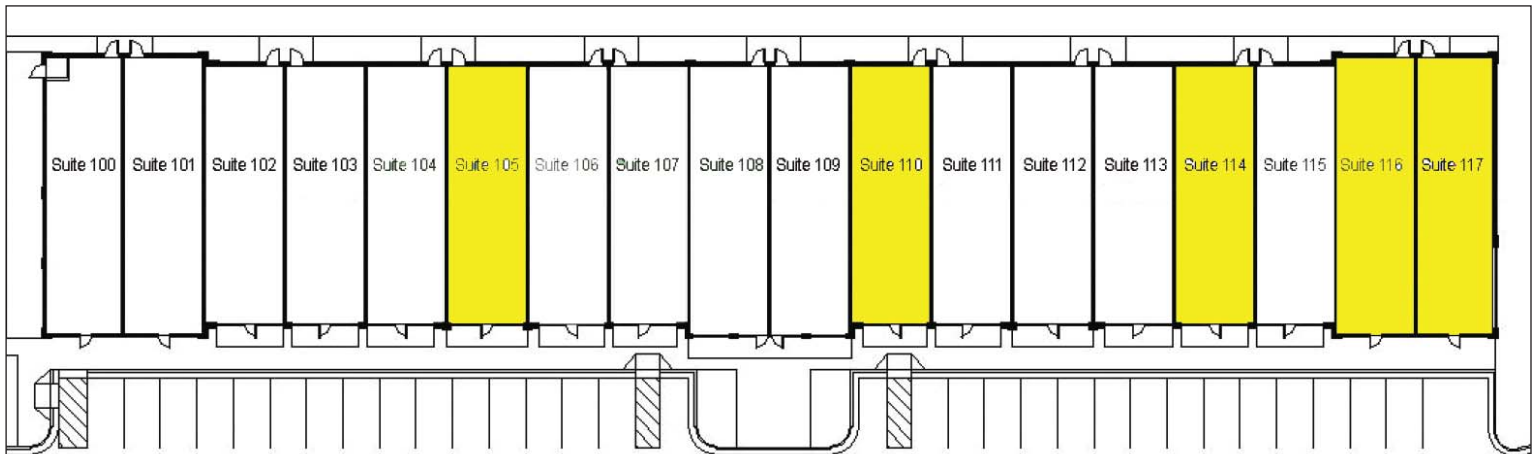
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770.594.1309 Office

LEASE AT

Main Street Commons

3463 Lawrenceville Suwanee Road
Suwanee, Georgia 30024



5 - 1,300 SF Spaces Available

Mexican Restaurant — 100 & 101
Hair Salon — 102
C 2 Educational — 103 & 104

Karate — 106-108
Massage — 109
Pro Logic — 111

Restaurant — 112
Consignment Shop — 113
Nail Salon — 115



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