

FOR
LEASE

FORMER BANK BUILDING

2885 Lawrenceville Suwanee Rd, Suwanee, GA 30024






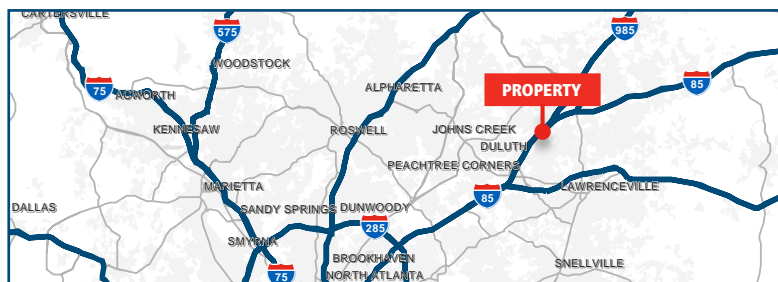
AVAILABLE | 6,508 SF

PROPERTY HIGHLIGHTS

- ◆ Former bank building with multiple drive-thru lanes, and corner monument signage
- ◆ Located at the signalized intersection of Lawrenceville Suwanee Rd (38,400 VPD) & Old Peachtree Rd (22,100 VPD)
- ◆ Convenient to I-85
- ◆ Ample parking on site
- ◆ Daytime population of over 50,000 people within 3 miles, and strong average household incomes of over \$100,000
- ◆ High growth area with over 450 residential units planned within 2 miles

AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
 POPULATION	5,991	71,962	189,694
 HOUSEHOLDS	2,016	24,104	63,855
 AVG HH INCOME	\$119,061	\$130,765	\$126,073



Ackerman Retail

Courtney Brumbelow

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