

COMMERCIAL/RETAIL SPACE AVAILABLE

SHOPPES AT DOWNTOWN SUWANEE

Available 2018

Retail/Restaurant Space for lease: **12,000 sq. ft. available**

Size of available units: **980-3,340 sq. ft.**

Adjacent to the vibrant and active Suwanee Town Center
Fronts Buford Highway that conveys 12K+ cars daily

Contact
JWB Realty
for More Details

Ryan Denbow
(770) 622-3050
rdenbow@jwbrealty.com

JWB Realty Services
2771 Lawrenceville Highway,
Suite 210
Decatur, GA 30033

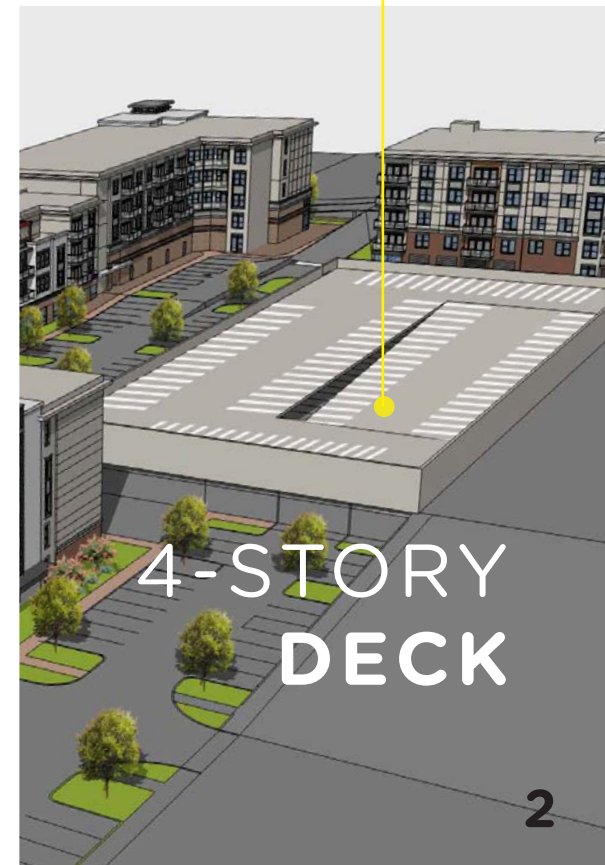
City of
Suwanee
georgia





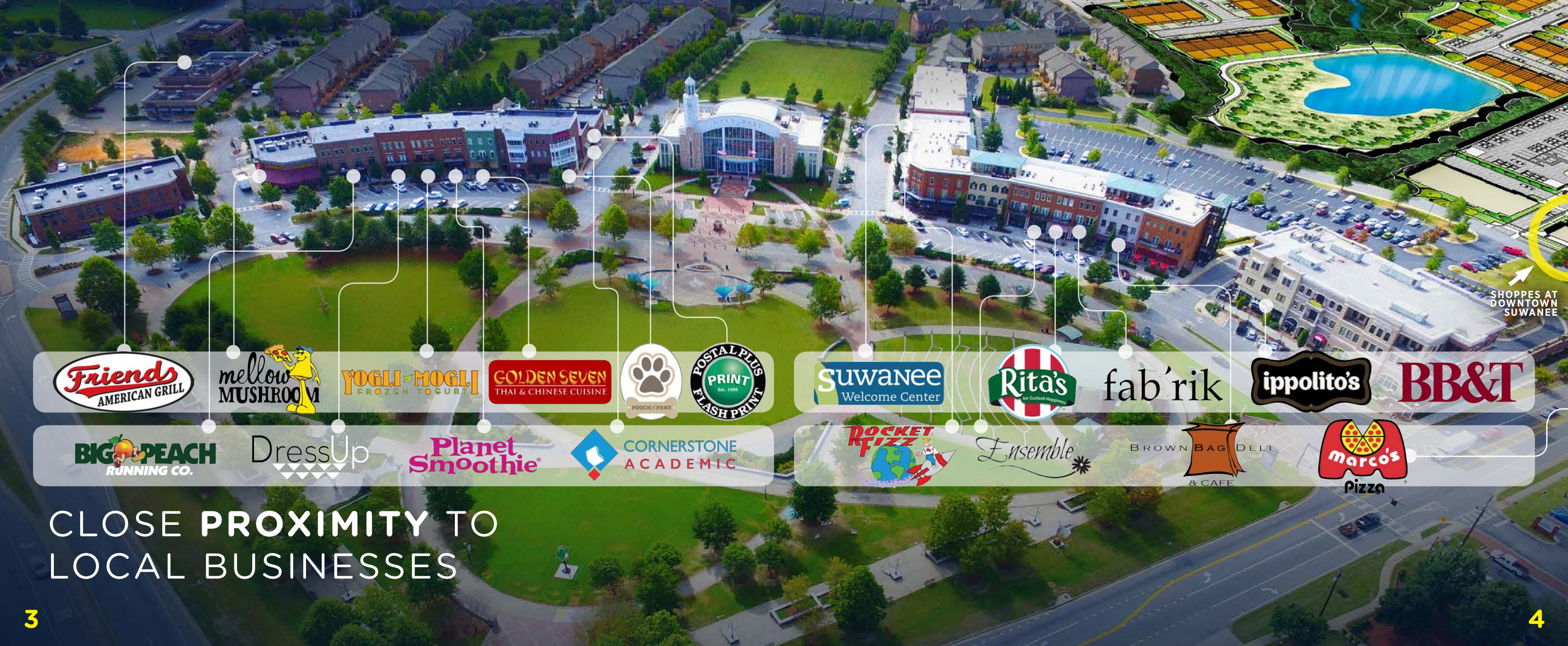
SITE
RENDERING

1

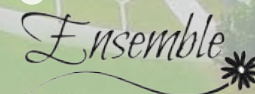


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SHOPPES AT
DOWNTOWN
SUWANEE



CLOSE PROXIMITY TO
LOCAL BUSINESSES



KEY FACTS

19,421

Population

2.5

Average Household Size

37.3

Median Age

\$81,646

Median Household Income

BUSINESS



1,155

Total Businesses



8,828

Total Employees

INCOME



\$81,646

Median Household Income



\$43,243

Per Capita Income



\$170,000

Median Net Worth

EDUCATION

5%

No High School Diploma



16%

High School Graduate



27%

Some College



52%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

78%



Blue Collar

11%



Services

10%

3.1%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (21.9%)

The smallest group: <\$15,000 (4.0%)

Indicator	Value	Difference	
<\$15,000	4.0%	-3.3%	<div style="width: 4.0%;"></div>
\$15,000 - \$24,999	5.0%	-3.4%	<div style="width: 5.0%;"></div>
\$25,000 - \$34,999	6.8%	-2.0%	<div style="width: 6.8%;"></div>
\$35,000 - \$49,999	7.0%	-5.5%	<div style="width: 7.0%;"></div>
\$50,000 - \$74,999	19.0%	-0.4%	<div style="width: 19.0%;"></div>
\$75,000 - \$99,999	16.3%	+2.5%	<div style="width: 16.3%;"></div>
\$100,000 - \$149,999	21.9%	+4.2%	<div style="width: 21.9%;"></div>
\$150,000 - \$199,999	9.4%	+2.7%	<div style="width: 9.4%;"></div>
\$200,000+	10.6%	+5.3%	<div style="width: 10.6%;"></div>

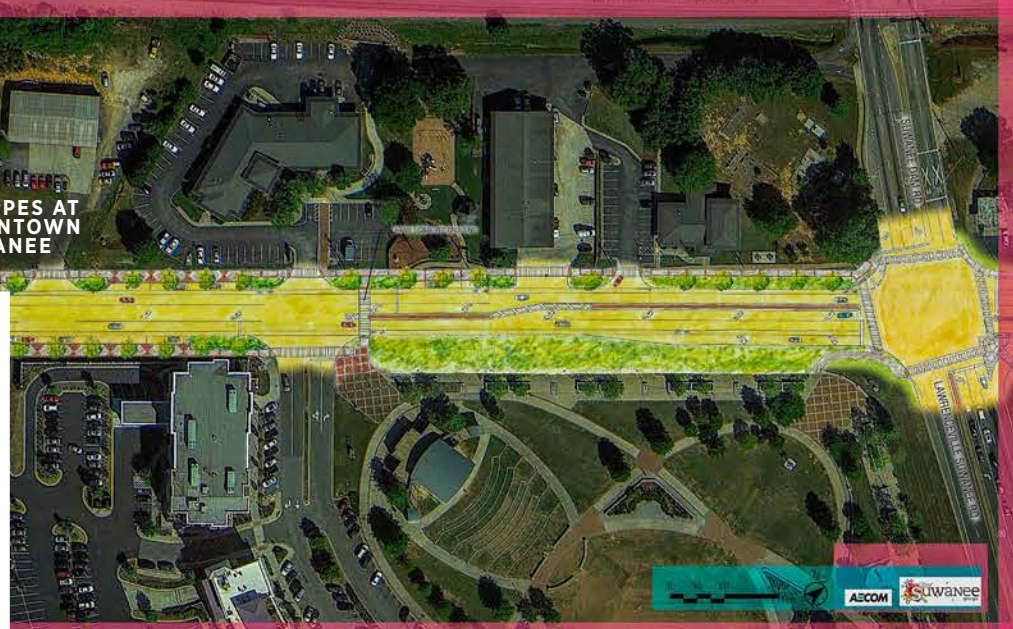
Bars show deviation from Gwinnett County

DEMOGRAPHICS

The City of Suwanee and the Downtown Development Authority are proud to present 12,000 square feet of new retail/restaurant space directly adjacent to the award winning Town Center Park development. Town Center is the physical and symbolic heart of our community which has a direct connection to our Greenway and plays host to over 40 events a year. Surrounded by over 200 upscale apartments, and both the Town Center and Shadowbrook Communities, this site is complete with an abundance of parking and is being built to front a \$16 million dollar City led effort to transform our portion of Buford Highway from a commuter road to a pedestrian friendly community road. The Shoppes at Downtown Suwanee are a prime opportunity for you to add to our stand-out-in-the-crowd, energetic, and aesthetically appealing downtown and community gathering place.

BUFORD HIGHWAY PROJECT

Located along a \$16 million Dollar city led Buford Highway Redevelopment Project
-transforms Buford Highway from a commuter road to a community road.
-creates further pedestrian and vehicle connectivity between Town Center and Old Town Suwanee.



2018 EVENTS

CITY of SUWANEE

january

- 6 NGHS Soccer Sprint, 9 am

february

- 10 Suwanee Sweetheart Sprint, 10 am
- 11 Suwanee Half Marathon, 7 am

march

- 17 Kiwanis Shamrock 5K, 8 am
- 17 Suwanee American Craft Beer Fest, 12 pm
- 24 Georgia SPCA Run for the Rescues 5K, 8 am
- 24 Young Musicians in the Park, 5 pm

april

- 1 Community Sunrise Service, 7 am
- 14 Race to Cure Sarcoma, 8 am
- 14 Glow in the Park, 5 pm
- 21 Race for the Rescues 5K & Fun Run, 8 am
- 28 Gwinnett March for Babies, 9 am

may — art on a limb all month

- 4 Food Truck Friday, 5:30 pm
- 5/6 Star 94's Woolstock, 11 am
- 12 Arts in the Park, 10 am
- 19 Great Strides Atlanta, 9 am
- 19 Movies Under the Stars, 7 pm
- 25 Red, White, Bluegrass & Bach, 7 pm

june

- 1 Food Truck Friday, 5:30 pm
- 2 Movies Under the Stars, 7 pm
- 21 Suwanee Summer Porch Jam, 6 pm

july

- 21 Broadway in the Park 5K, 7 am
- 21 Movies Under the Stars, 7 pm
- 27/28 Broadway in the Park, 7 pm

august

- 3 Food Truck Friday, 5:30 pm
- 4 Love Rolls, 8 am
- 11 August Concert and Wing Fest, 5 pm
- 18 Gwinnett Bicentennial Multicultural Fest, 10 am
- 25 Hoofin' for Habitat, 7:30 am

september

- 7 Food Truck Friday, 5:30 pm
- 8 Extra Mile Walk/Run, 8 am
- 15 Suwanee Fest, 9 am
- 16 Suwanee Fest, 12 pm
- 29 HappyFeat.org Happy Carnival, 5 pm

october

- 6 Suwanee Jazz Fest, 12 pm
- 13 Taste of Suwanee, 7:30 am
- 20 FUN Club 5K and Alive! Festival, 6 pm
- 27 Jonny & Xena Run, 9 am
- 28 Trek or Treat, 9 pm

november

- 3 Suwanee Wine Fest, 12 pm
- 10 Kiwanis All-American 5K, 8 am
- 10 Peach State Chili Cook-off, 12 pm
- 11 Suwanee Classic Car Show, 10 am
- 30 Jolly Holly Day, 6:30 pm

december

- 1 Happy Feat's Jingle in the Park, 8 am



ALL EVENTS ARE RAIN OR SHINE AND AT TOWN CENTER PARK UNLESS OTHERWISE NOTED. CHANGES HAPPEN—CHECK SUWANEE.COM.





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330 TOWN CENTER AVENUE, SUWANEE GA 30024

SUWANEE.COM