

# COMMERCIAL CORNER LOT- PRIME DEVELOPMENT LAND

@ OLD PEACHTREE RD. & NORTHBROOK PKWY

341 Old Peachtree Rd. Suwanee, GA 30024

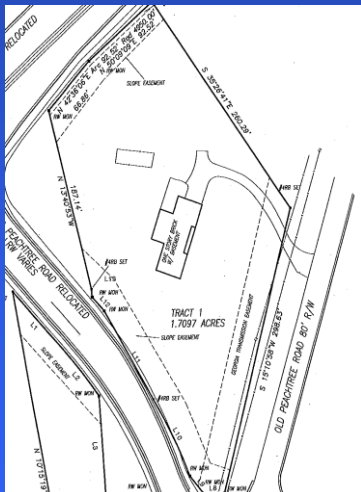
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Located in Northbrook  
Office Park, Approx. 1+  
mile to 1-85 & 3.6 miles  
from Suwanee's Town  
Center.



PHP GA Lic. H-62466 assumes property information to be correct, but makes no guarantees or warranties to the accuracy of the information.



- 1.7 acres – Corner Lot, Double Road frontage & .10 miles to McGinnis Ferry Rd.
- Zoned C-2, Unincorporated Gwinnett County
- All utilities –older brick home with tenants- month to month
- 3 Floor Building permitted, 5 Floors w/Special use permit
- Ideal for Office, Multi-Tenant Building, Retail, etc.
- ~~\$595,000 (\$350K/acre)~~ Reduced to **\$545,000** (\$320,588/acre)
- **19,500 Cars Per Day**- Road Frontage on Old Peachtree and Northbrook Pkwy. Cut-thru st. to McGinnis Ferry Rd. (35K VPD) with high morning/afternoon traffic. McGinnis Ferry is the Newest, East West 4 lane Rd in North Metro Atl, connecting Gwinnett County to Johns Creek, Alpharetta & Cumming.
- [PROPOSED I-85 EXIT/INTERCHANGE at McGinnis Ferry-Gwinnett DOT SPLOST #FOS81. Status is "IN-CONCEPT."](#)
- Assemblage possible with 1.3 acres next door on Old Peachtree Rd & the old, closed Old Peachtree road beside this parcel-owned by GDOT. Easy access to McGinnis Ferry Rd., Lawrenceville Suwanee Rd. & I-85
- Suwanee- Wealthiest city in Gwinnett Cty, voted Top 10 Place to Raise a Family by Kiplingers in 2012 & 10<sup>th</sup> Best Place to live by Money Magazine in 2007. Home to high tech firms, manufacturers, distribution centers, small biz's & Great schools.
- **Area growth- New "Northbrook Middle School" (1.4 miles south) 345 Apartments, Nursing home, Bowling Alley & new "Main Event" and "Children's Learning Adventure" at Terraces at Suwanee Gateway. Google, Hewlett Packard, Mitsubishi Plant, and new subdivisions, all nearby.**
- Demographics- 3 miles – Daytime Population: 70,973, Households: 21,700, & Avg **HH** Income: \$97,700.