

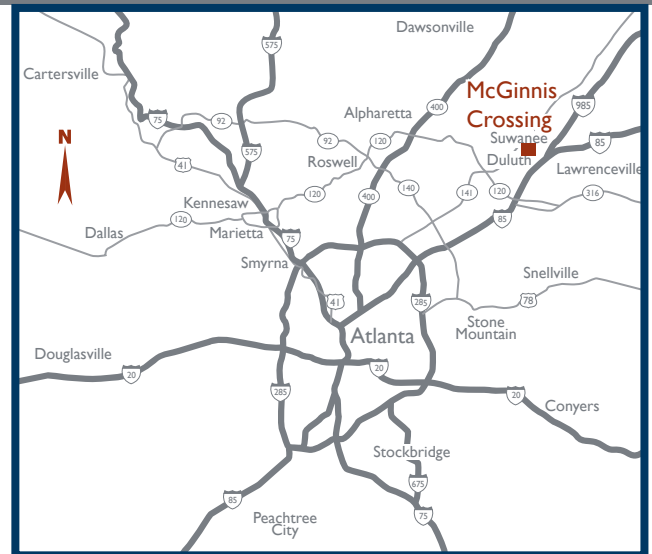
McGINNIS CROSSING

1000 & 1052 PEACHTREE INDUSTRIAL BOULEVARD, SUWANEE, GA 30024



PROPERTY DETAILS

- 88,421 SF Publix-anchored shopping center with 7,542 SF out building in Gwinnett County
- Excellent visibility, multiple points of ingress and egress including a traffic signal
- Strong traffic counts with 34,900 VPD on PIB and 34,300 VPD on McGinnis Ferry Rd.
- Suwanee is a dynamic, densely-populated, affluent, and growing community; multiple new housing developments nearby
- Over 53,000 residents within 3 miles with Average HH Income of \$138,000; daytime employment population almost 23,000
- Within 2 miles of luxurious and established subdivisions along the Chattahoochee River such as The River Club, Rivermoore Park and more
- 100% Leased



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TRAFFIC COUNTS

Peachtree Industrial Blvd	34,900 VPD
McGinnis Ferry Rd	34,300 VPD

DEMOGRAPHICS 2021 CoStar

	1 mile	3 miles	5 miles
Population	8,644	53,387	164,581
Income	\$121,733	\$138,180	\$134,087
Daytime Employment	3,923	22,791	65,353

GPS COORDINATES

Lat. 34.049968 Long. -84.088329

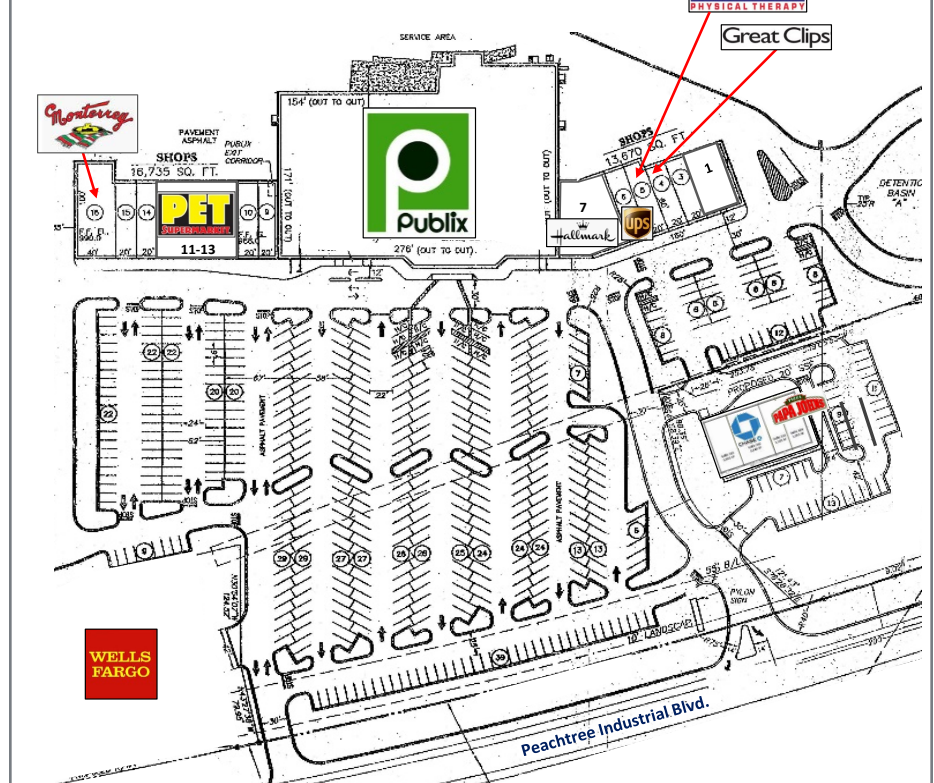
SUITE	1000 PIB	SF
1	Cleaners/Alterations	2,770
3	Eastern China Taste	1,400
4	Great Clips	1,400
5	Benchmark Physical Therapy	1,600
6	The UPS Store	1,600
7	Amy's Hallmark Store	4,894
Anchor	PUBLIX	51,420
9	Flaming Iron Coming Soon!	1,550
10	Dentist	1,600
11	Pet Supermarket	6,400
14	MyEyeDr	1,600
15	Your Serve Tennis	1,600
16	Monterrey Mexican Restaurant	4,000

SUITE	4075 MCGINNIS FERRY	SF
OB	Mavis Discount Tire	6,587

SUITE	1052 PIB	SF
OB 101	Capri Nails	1,922
OB 102	Chase Bank	2,640
OB 103	Food 2 Go	1,325
OB 104	2nd Generation Restaurant	1,655

McGinnis Crossing

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