

RETAIL FOR SUBLEASE

PUBLIX AT SHAKERAG SUITE 20

7758 MCGINNIS FERRY ROAD, SUWANEE, GA 30024



KW COMMERCIAL - CHATTAHOOCHEE

3930 E. Jones Bridge Road, #100
Norcross, GA 30092



Each Office Independently Owned and Operated

PRESENTED BY:

CRAVENS DOGGETT

Agent

O: (678) 852-3833

C: (678) 852-3833

cravens@kw.com

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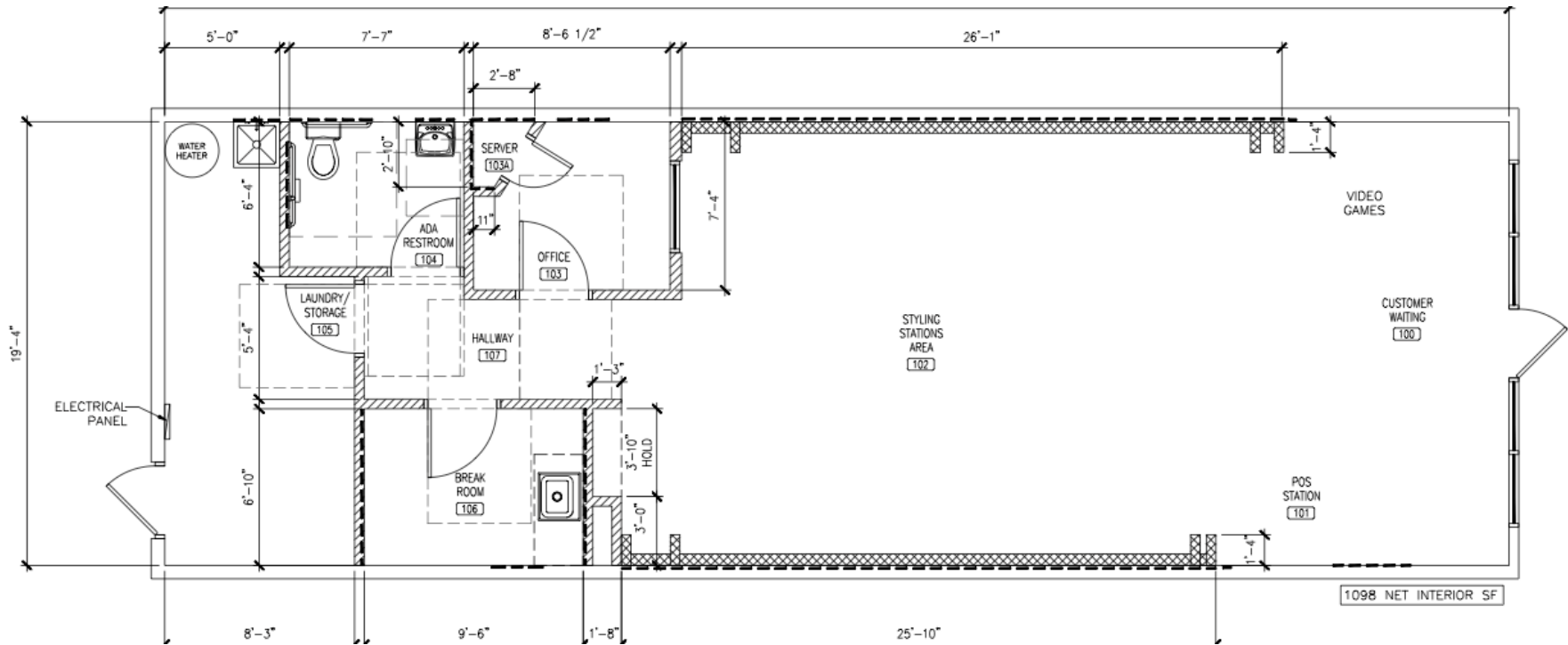
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

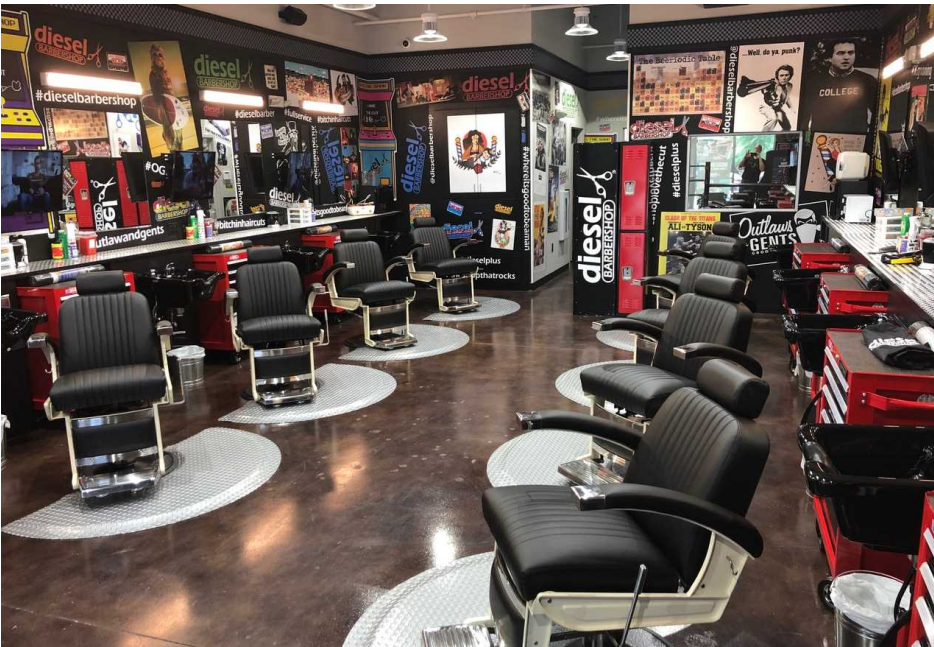
AVAILABLE SF:	1,200 sf
LEASE RATE:	Negotiable
PASS THROUGH EXPENSES	\$3.99/sf
LEASE TERM:	± 6 yrs
CENTER	±64,100 sf
YEAR BUILT:	2004
AC LOT:	± 11.59 AC
PARKING RATIO:	±9.36/1,000 sf

Property Overview

Publix Grocery-Anchored
GA DOT Traffic Counts: McGinnis Ferry Rd-34,800 AADT!!
Located on the corner of McGinnis Ferry Rd and Old Atlanta
Currently built out as a barber shop. Over \$250K worth! So a plug-n-play for a hair salon/barber.
New development across the street and no vacancy in the center or surrounding retail!

PROPERTY PHOTOS

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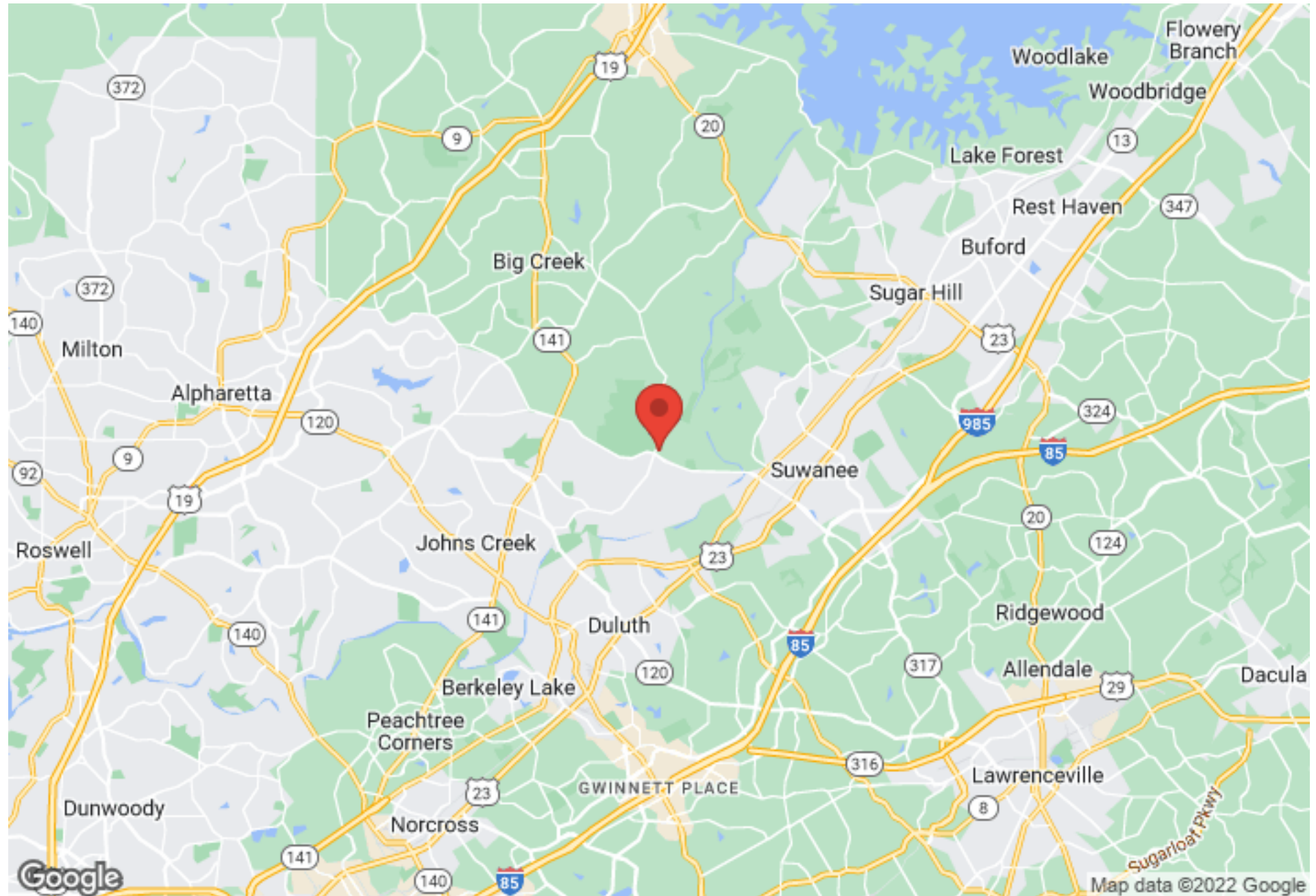
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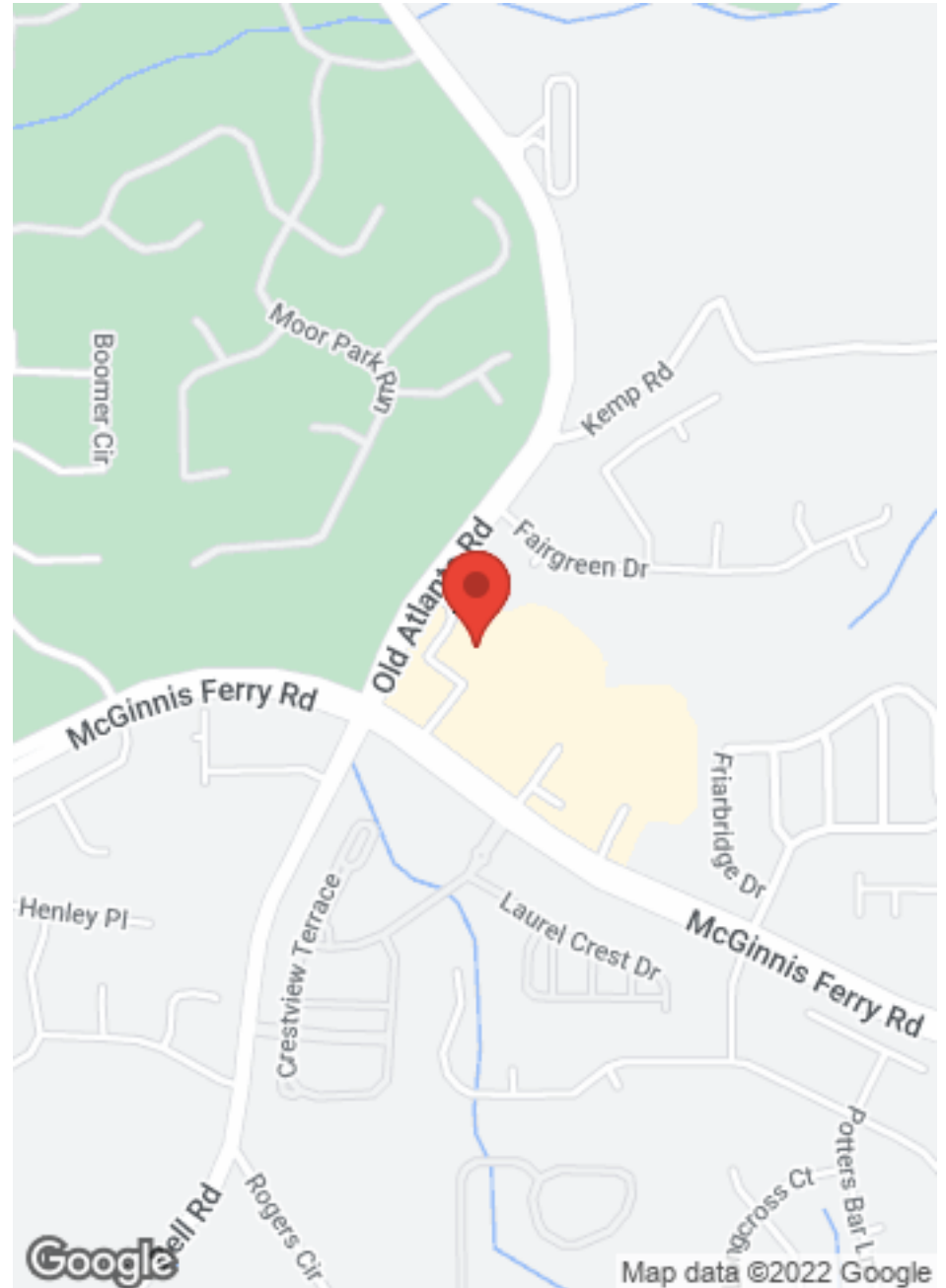
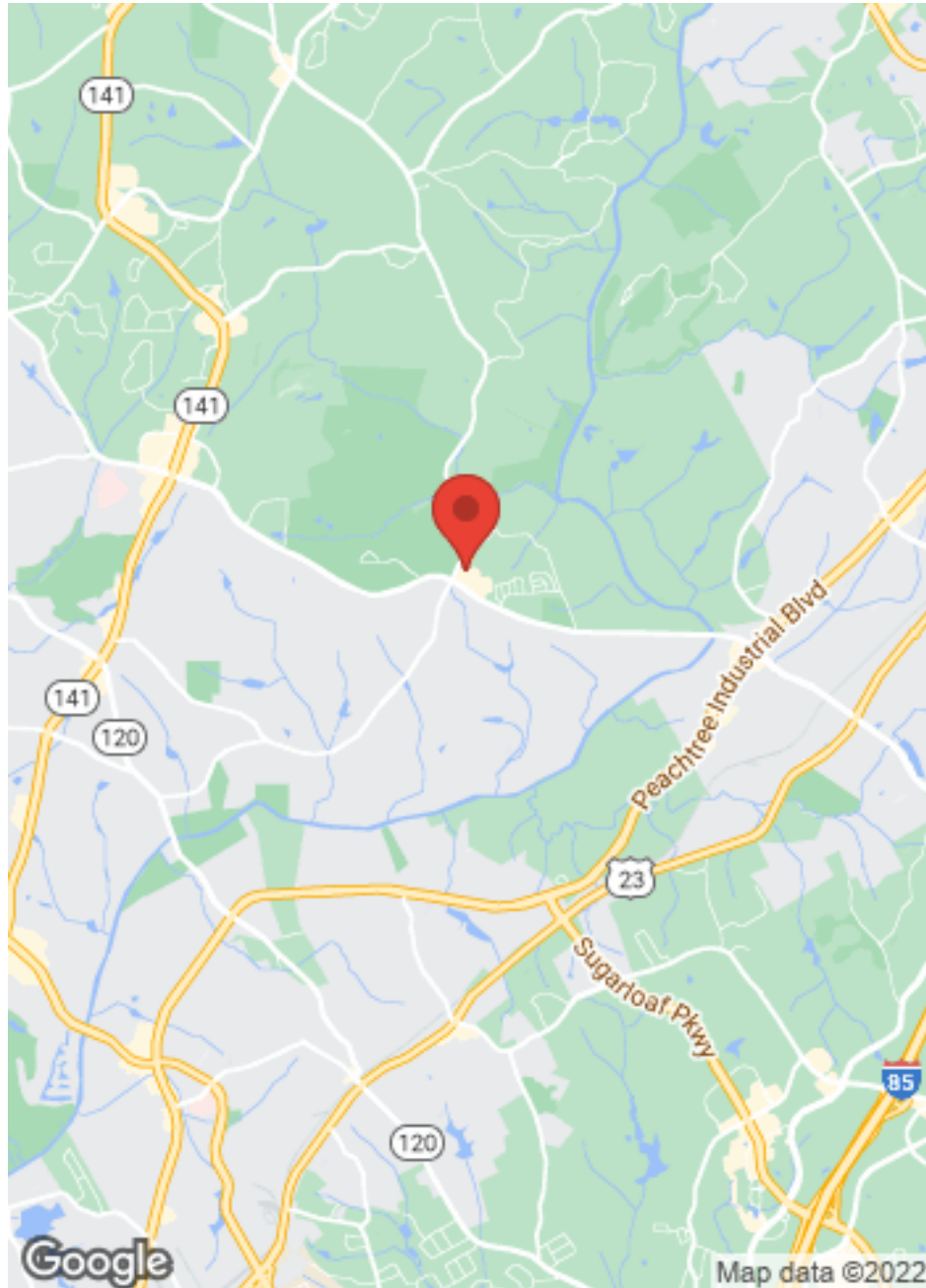
REGIONAL MAP

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LOCATION MAPS

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BUSINESS MAP

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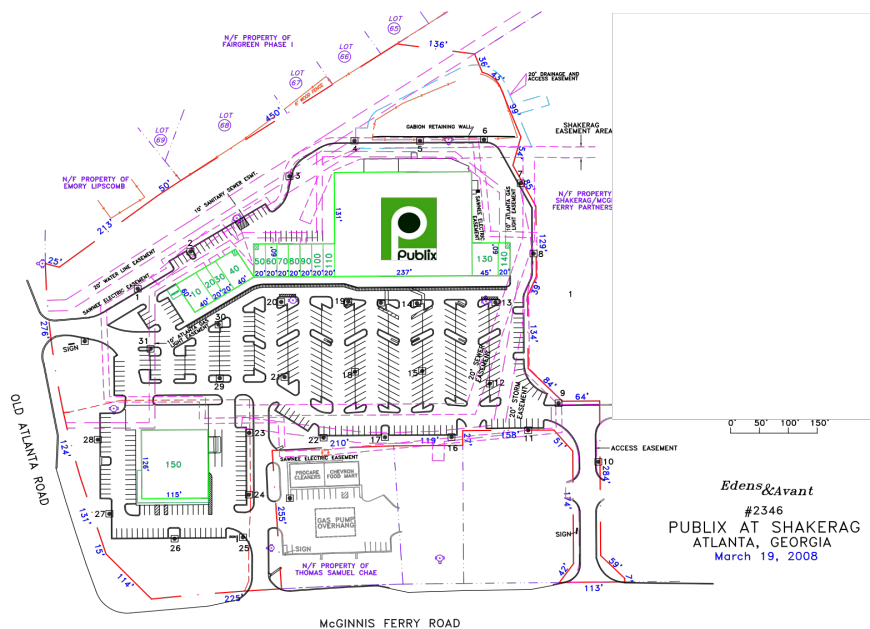
TENANT LIST

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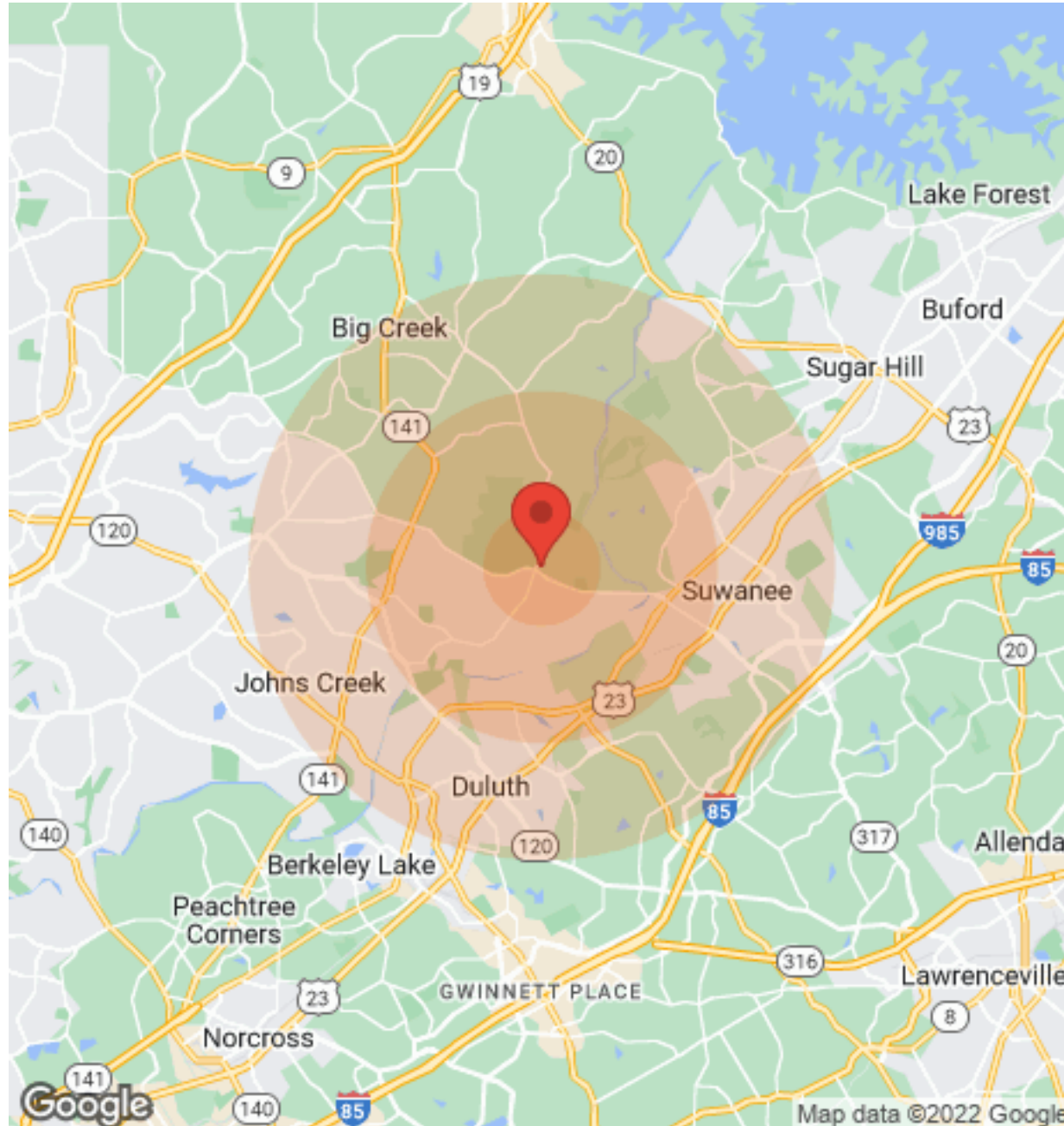
Current Tenant List

Suite	Tenant Name	Type	Size
10	DowOn	Korean Resturant	± 2,400 sf
20	Available		± 1,200 sf
40	Johns Creek Beverage Store	Package Store	± 3,520 sf
50	Main Moon	Chinese Resturant	± 1,120 sf
60	Domino's	Pizza	± 1,200 sf
70	Vacant		± 1,200 sf
80	N'Style Studio	Hair Salon	± 1,200 sf
90	Eye Dream	Optomitrist	± 1,200 sf
100	Nail Time	Nail Salon	± 1,200 sf
110	UPS	Shipping	± 1,200 sf
120	Publix	Grocery Store	± 44,840 sf
130	Furtastic	Pet Grooming	± 1,500 sf
135	State Farm	Insurance	± 1,200 sf
140	Kokee Tea	Tea	± 1,120 sf
150	Vacant		± 13,813 sf



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,721	25,625	84,800
Female	1,662	26,987	87,852
Total Population	3,383	52,612	172,652

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	829	12,230	40,139
Ages 15-24	526	9,245	28,680
Ages 55-64	426	6,349	21,144
Ages 65+	598	5,207	17,600

Race	1 Mile	3 Miles	5 Miles
White	2,109	32,785	106,430
Black	145	4,267	17,006
Am In/AK Nat	N/A	8	58
Hawaiian	N/A	N/A	2
Hispanic	108	2,815	13,894
Multi-Racial	136	3,444	15,958

Income	1 Mile	3 Miles	5 Miles
Median	\$159,929	\$120,523	\$108,262
< \$15,000	4	595	2,439
\$15,000-\$24,999	10	623	2,167
\$25,000-\$34,999	39	734	2,563
\$35,000-\$49,999	35	939	4,312
\$50,000-\$74,999	103	2,389	9,102
\$75,000-\$99,999	198	2,722	8,775
\$10,000-\$149,999	145	4,311	13,335
\$150,000-\$199,999	319	2,891	7,663
> \$200,000	232	2,184	7,280

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,112	18,375	60,128
Occupied	1,049	17,267	56,865
Owner Occupied	950	14,296	45,209
Renter Occupied	99	2,971	11,656
Vacant	63	1,108	3,263