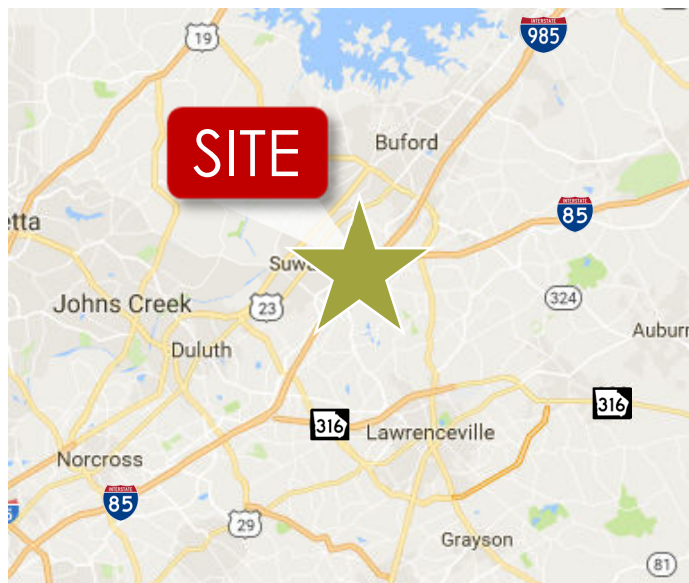
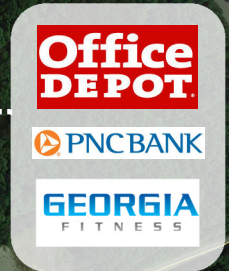


SULLIVAN WICKLEY

TERRACES AT SUWANEЕ GATEWAY

3186 Lawrenceville Suwanee Rd
Suwanee, Georgia 30024

GWINNETT COUNTY



TRAFFIC COUNTS

47,107 VPD - Lawrenceville Suwanee Rd
20,387 VPD - Satellite Boulevard
197,386 VPD - Interstate 85

Property Highlights

New Construction! 10,020 SF Chipotle/Verizon center on main outparcel of Suwanee Gateway (642,000 SF office, 800+ apts)

Property has cross-access to new Starbucks, McDonald's, and recently opened Main Event Entertainment

Tremendous exposure and visibility with Traffic Counts of 47,107 VPD directly in front of the center

Strong daytime traffic with 8,337 employees within a 1-mile radius and 30,785 within a 3-mile radius

Center shares traffic signal with Suwanee Depot - 69,000 SF center w/ Office Depot, PNC Bank, and Georgia Fitness

Total Population

Total Households

Daytime Employees

Avg. HH Income

	1-mile	3-mile	5-mile
Total Population	4,149	61,396	168,536
Total Households	1,308	20,417	56,469
Daytime Employees	8,337	30,875	87,004
Avg. HH Income	\$101,662	\$103,324	\$96,821

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



