

# SUWANEE TOWN CENTER

310-340 Town Center Avenue  
Suwanee, GA, 30024

## AVAILABLE FOR LEASE

Space available in a vibrant, mixed use property located in Suwanee.



mellow  
MUSHROOM

For Leasing Information Call

**404-381-2220**

[info@bridger-properties.com](mailto:info@bridger-properties.com)



- Landmark mixed-use property consisting of 56,634 SF of ground floor retail as well as 147 townhomes/condos and 85 single family homes.
- Located at the high traffic intersection of Lawrenceville- Suwanee Rd (29,900 VPD) and Buford Highway.
- The property houses the Suwanee City Hall and a park/ amphitheater which are central to the Suwanee Community.
- Total population of 151,272 people in a five mile radius with an average household income of \$100,000.
- Strong tenant lineup of high performing national and regional credit tenants including Mellow Mushroom, Five Guys, Big Peach Running Co. and more.



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## SITE PLAN



UNIT	TENANT	SF
A01	Pulse Nail Bar	3,097
A02	Brown Bag Deli	2,054
A03	The Baby Nook	1,352
A04	Rita's	1,202
A05	Ensemble Boutique	1,230
A06	Hairllucinations	1,331
A08	Tequila Mama Taqueria	5,419
A09	Lindora	1,770
A10	Hammer and Nails	2,438

UNIT	TENANT	SF
B03	Deka Lash	1,203
B04	Great Tea USA	1,234
B05	Millie and Graham Doghouse	1,215
B06	North Gwinnett Art	2,297
S01	Mellow Mushroom	3,441
S02	Big Peach Running Co.	2,983
S04	Dress Up Boutique	1,497
S06	AVAILABLE	1,451
S07	Planet Smoothie	1,298

UNIT	TENANT	SF
S08	Golden Seven	1,724
S09	Café Amico	1,071
S09A	AVAILABLE	4,295
S10	Cornerstone Academy	1,497
S11	The Flash Print	1,497
T01	AVAILABLE	7,500
T02	9Round Fitness	1,076
T03	Vitality Medical Spa	3,462
GLA: 58,634		Percent Leased: 85%



# SUWANEE TOWN CENTER

## Trade Area Overview



### Population 2024

1 Mile	5,723
3 Mile	56,998
5 Mile	170,188



### Population Growth 2024-2029

1 Mile	1.3%
3 Mile	1.0%
5 Mile	1.1%



### Households 2024

1 Mile	1,985
3 Mile	18,880
5 Mile	56,977



### Household Income 2024

1 Mile	\$143,595
3 Mile	\$140,703
5 Mile	\$128,648



# SUWANEE TOWN CENTER

## PROPERTY PHOTOS

