

Great Free-Standing Opportunity in Suwanee

3893 Lawrenceville Suwanee Road, Suwanee, GA

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- ✓ **3,388 SF**
Free-Standing Bank Branch
- ✓ **\$2 Million**
\$590.32 price per SF
- ✓ **2 Private Offices**
with open space for cubicles
- ✓ **2 Drive-thru lanes**
1 ATM lane
- ✓ **Good Location**
Across the street from
Suwanee Town Center
- ✓ **1.7 Acre Lot**
One-story bank branch
- ✓ **Great Parking**
48 surface parking spaces
- ✓ **Built 2008**
One-story bank branch
- ✓ **Excellent Building
Condition**
Also features skylight in the
lobby



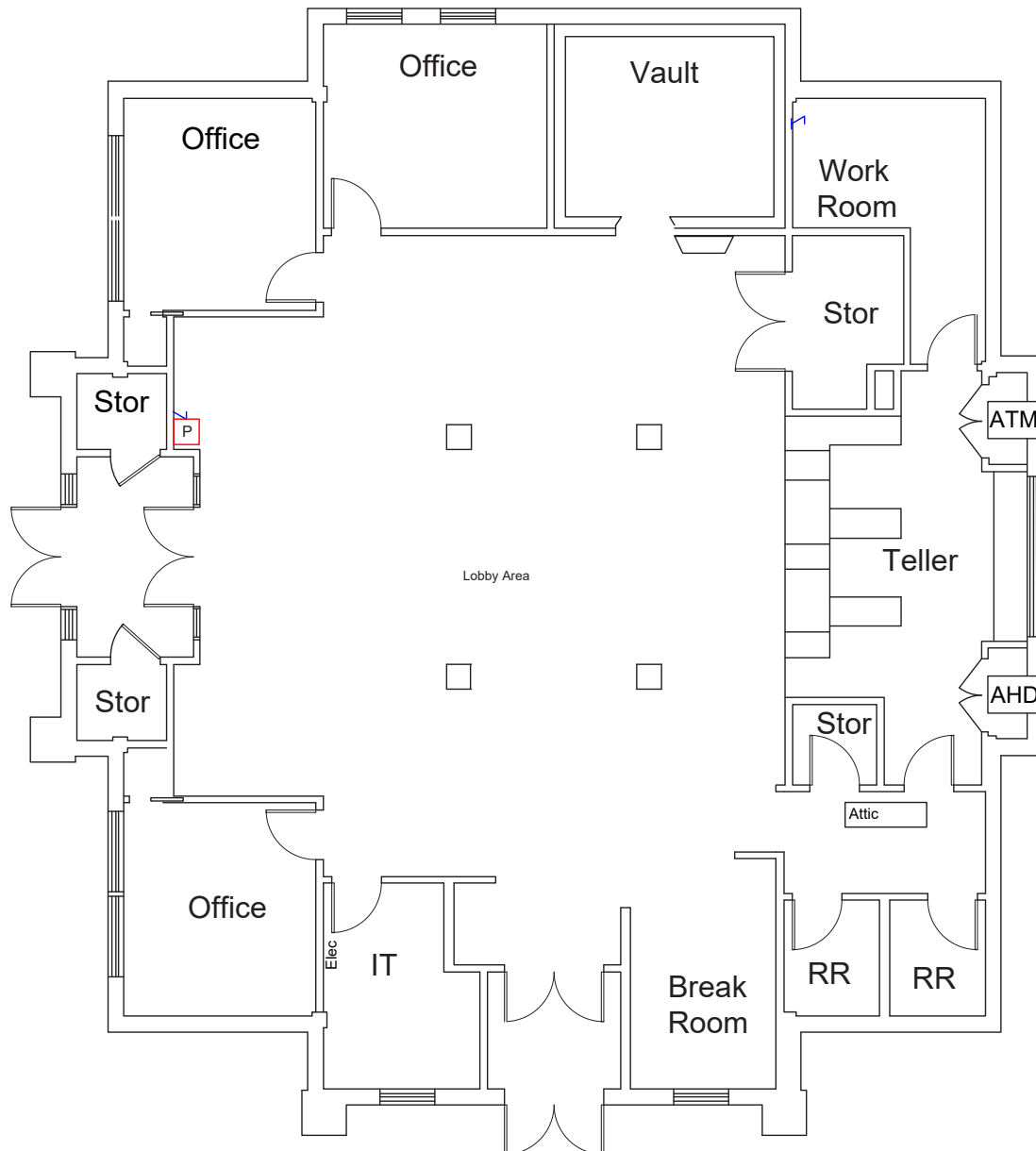
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FLOOR PLAN



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AREA INFORMATION

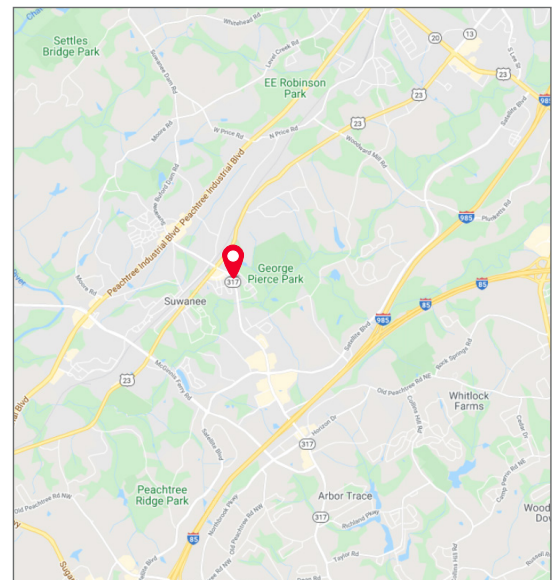


Demographics

	2 Mile	5 Mile	10 Mile
Population	26,029	165,954	660,410
AVG. HH Income	\$126,875	\$122,561	\$115,500

Traffic Counts

Collection Street	Cross Street	Count	Distance
Lawrenceville-Suwanee Road	Mohawk Trail	31,038	0.21 miles
Lawrenceville-Suwanee Road	Suwanee Creek Trail	31,368	0.22 miles
Lawrenceville-Suwanee Road/ Suwanee Dam Road	Buford Highway	19,606	0.30 miles



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