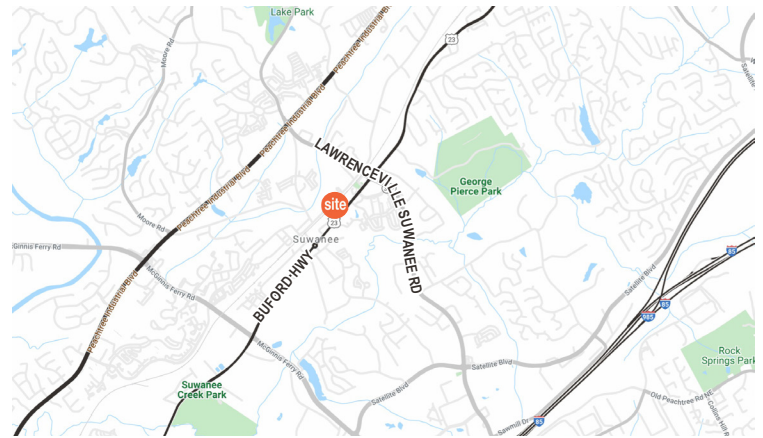
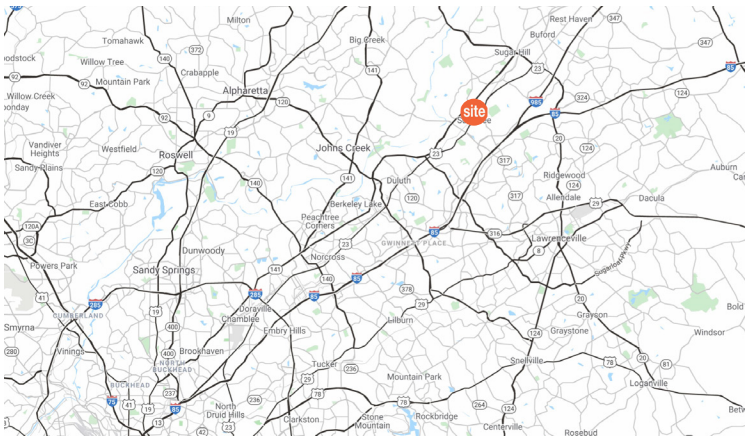


# FOR LEASE

## THE SHOPPES AT OLDE TOWNE

425 BUFORD HWY, SUWANEE, GA 30024



### HIGHLIGHTS

- First Floor Space at 1,300 sf
- Excellent street front visibility on Buford Hwy
- Parking behind building with access from both front and rear entrances
- Traffic Counts: Buford Hwy 12,600, L-ville Suw Rd 30,900 AADT
- Adjacent to Suwanee Town Center Park providing excellent foot traffic

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2023 Est. Population</b>	5,202	53,692	174,812
<b>2023 Est. Households</b>	2,076	18,071	58,502
<b>2023 Est. Avg. HH Income</b>	\$124,065	\$135,958	\$124,739



**COBBLESTONE**  
RETAIL GROUP

**MICHELE DEL MONACO**

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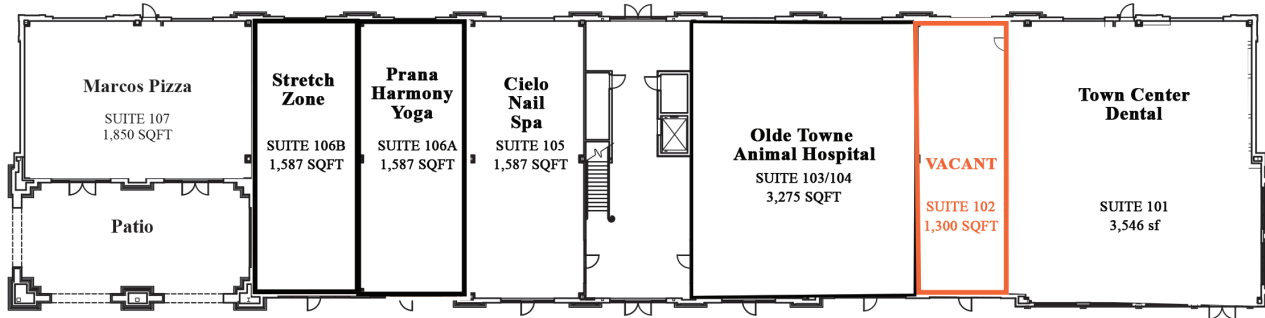
P. 770.977.1071 EXT. 3

[www.cobblestoneretail.com](http://www.cobblestoneretail.com)

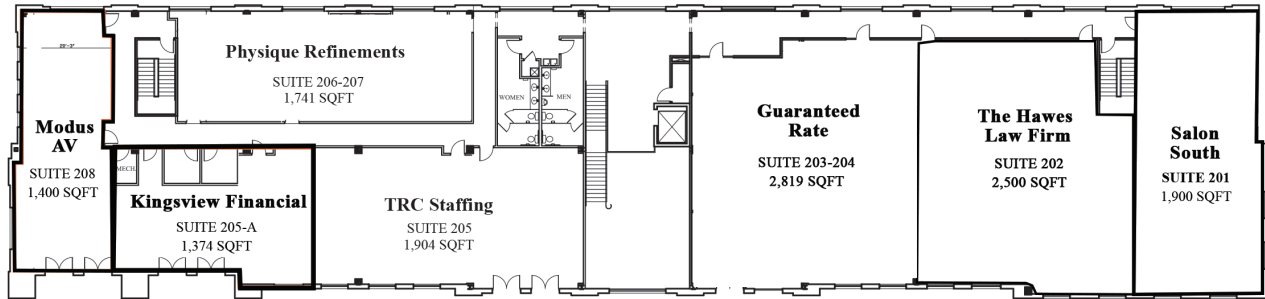


# THE SHOPPES AT OLDE TOWNE

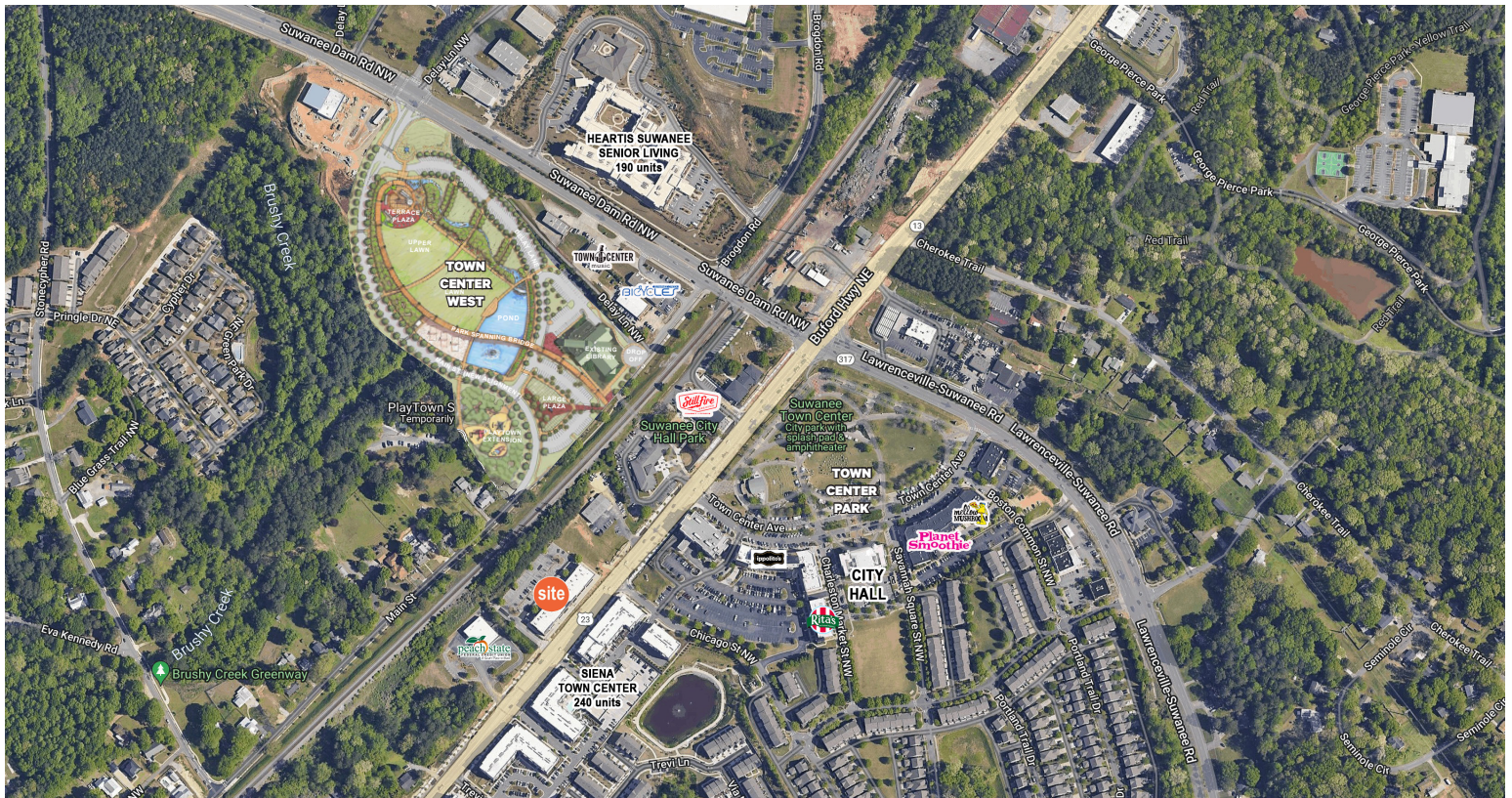
425 BUFORD HWY, SUWANEE, GA 30024



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



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