

FOR SALE

Terraces at Suwanee Gateway



Hotel Pad For Sale

- +/- 3 Acres
- Fee Simple



- Excellent visibility from I-85
- Centrally located in a unique live, work, play environment
- Adjacent to planned restaurant park
- Contiguous to planned 580,000 SF "Class A" office

Location

Gwinett County
Lawrenceville-
Suwanee Road/ I-85
Suwanee, GA

Site Requirements

- Full Service Restaurant
- Minimum 10,000 SF Meeting/Conference Facility

Building Use

Full Service Hotel

Site Size

3 Acres

Traffic Counts

Lawrenceville-
Suwanee Road:
55,000 cars per day

I-85:
147,000 cars per day

Parking

Surface Parking

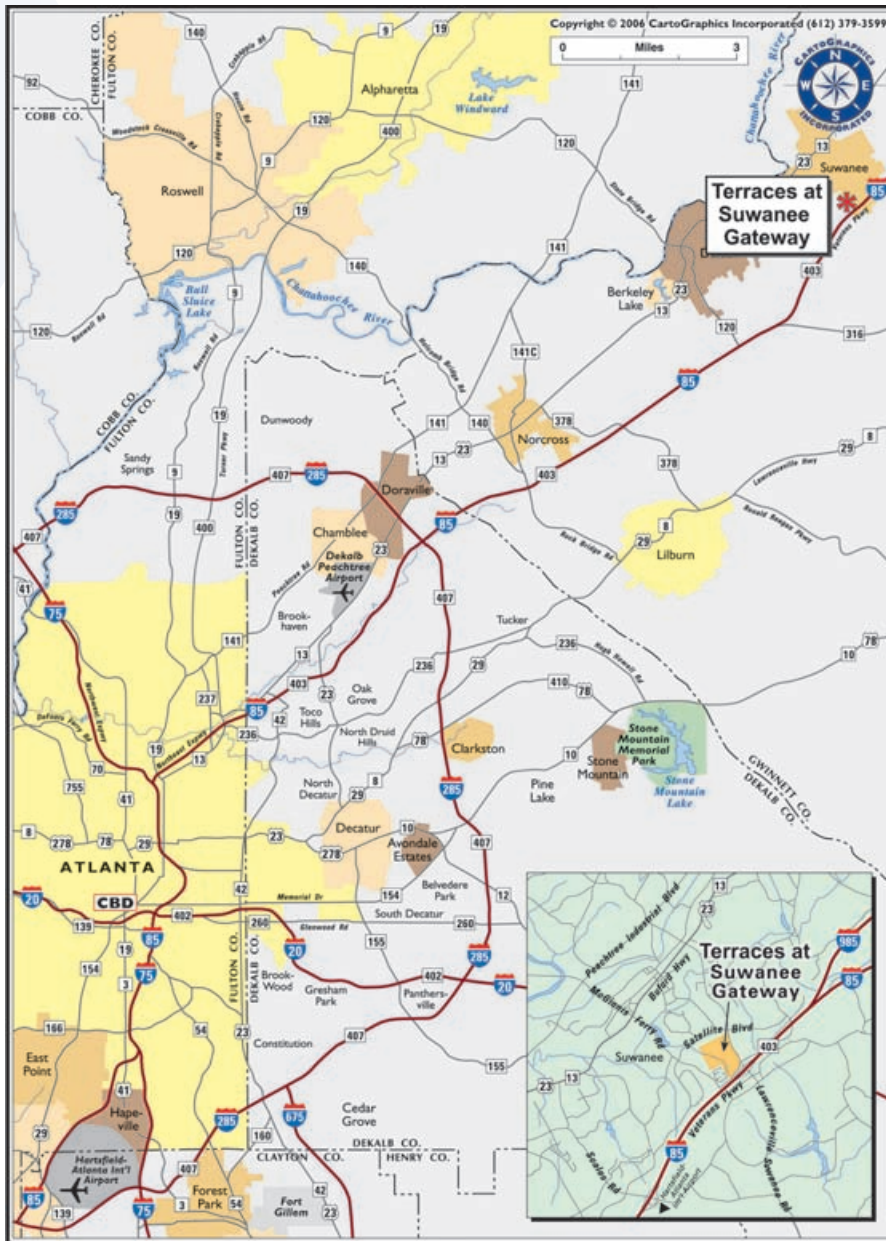
CONTACT

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Terraces at Suwanee Gateway



- The site has excellent visibility and access from Interstate 85 and Lawrenceville-Suwanee Road
- 20 minutes NE of Atlanta
- 2,000 feet of frontage on Lawrenceville-Suwanee Road
- 5 mile population 133,872 with median income of \$95,000
- Centrally located in a unique live, work, play environment
- Adjacent to planned restaurant park
- Contiguous to planned 580,000 SF "Class A" office

- The mixed-use office/residential/retail development will include approximately 580,000 square feet of office, 350,000 square feet of retail and a main street shopping experience with shops, several restaurant options and a full service hotel, which will augment and continue the City of Suwanee's strong regional allure. Additionally, there will be 140 townhomes, 320 "Class A" apartments and 220 senior living units to enhance the live/work/play environment.

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