

**FOR LEASE**  
1,400 - 1,540 SF

# Horizon Village

2855 Lawrenceville Suwanee Rd  
Suwanee, GA 30024



**Juan P. Restrepo** Director of Leasing



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ASSET MANAGEMENT



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## AVAILABILITIES

- » 64,000 SF available in anchor and junior anchospace
- » 36,000 SF available in anchor and junior anchospace
- » 2,800 SF available
- » 2,000 SF available

## PROPERTY HIGHLIGHTS

- » Horizon Village is the 97,001 SF center at Lawrenceville Suwanee Road and Horizon Drive in Suwanee, Georgia.
- » Fantastic exposure and visibility with combined traffic counts of 54,300 VPD at the intersection.
- » Strong daytime business with 105,563 employees within 5 miles and Collins Hill High School (3,215 students) just down the street.
- » Existing Tenants include: Movie Tavern (undergoing a 3.5 million dollar renovation), Youfit Health Club, Dunkin Donuts, Firestone, WNB Factory, Philly Connection, SmallCakes, GNC, Coast Dental, and many more!

## TRAFFIC COUNTS

- » 36,200 VPD on Lawrenceville Suwanee Rd.
- » 18,100 VPD on Horizon Drive

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	17,592	129,235	264,410
Households	5,994	42,400	85,989
Average HH Income	\$77,893	\$111,236	\$112,018
Daytime Population	17,916	123,447	245,279

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## HORIZON VILLAGE Suwanee, GA

Suite	Tenant	SF
330	Crossroads Treatment Center	3,700
A100	Performance Tire an Auto, Inc.	6,587
340	Available	1,400
350	Available	1,540
360	Coastal Dental	1,260
370	Soun's Korean Bakery	2,800
ANCHOR	Movie Tavern	47,955
500	You Fit Health Club	11,100
710	King Stream Of Life	1,375
720	Kutz Remix	1,184
730	Sunrise Massage	1,300
740	Green Basil	2,600
760	Grandma's NY Style Pizza	1,400
770	Gel Nails & Spa	1,300
780	In My Filings	1,300
800	Anatolia Cafe & Hookah Lounge	6,300
910	Philly Connection	1,300
920	Wings and Burgers	1,300
C-104	Dunkin Donuts	1,300
	Not a Part Available	



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