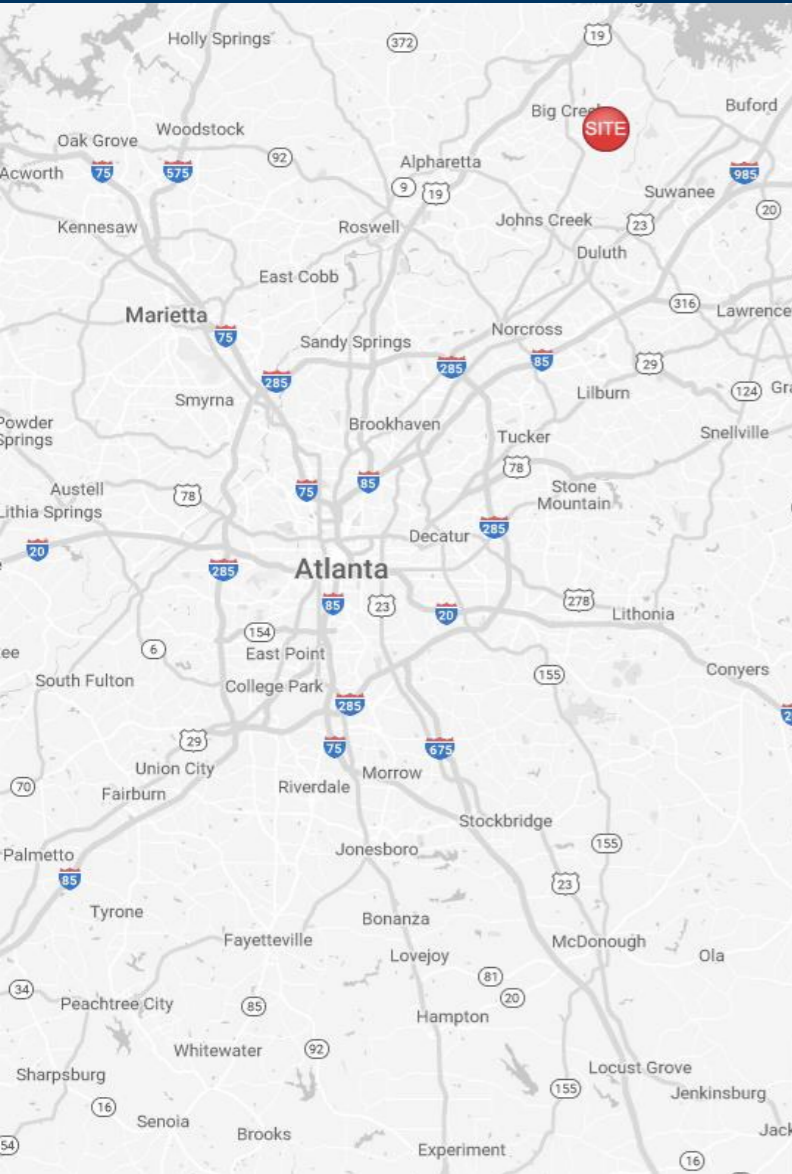


Laurel Springs Village

3592 Old Atlanta Road
Suwanee, GA 30024

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Allie Hodge
678-501-5342
ahodge@riverwoodproperties.com

riverwoodproperties.com

Property Highlights

- Located off Old Atlanta Road between I-85 and GA-400 near Buford, Sugar Hill, and Johns Creek.
- Offers a great mix of tenants including service, food, and retail businesses
- Over 18,000 VPD , makes this is an ideal location for any retailer.
- Retail Space Available | 1,400 SF

Site Access: Property is accessible via two curb cuts on Old Atlanta Road.

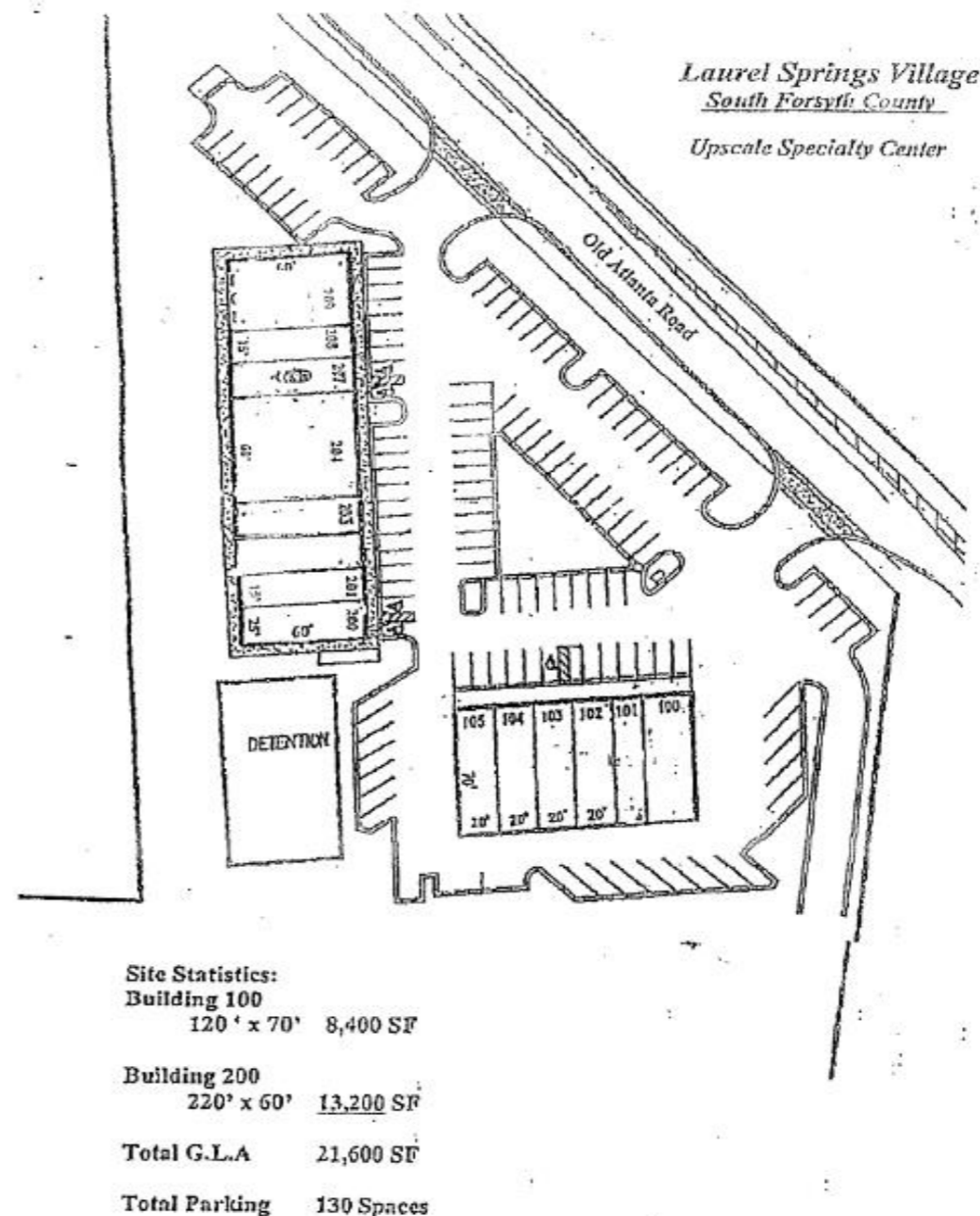
Laurel Springs Village

TENANTS

100	Smile Haven	1,750
101	Core Pilates	1,050
102	Retail Space Available	1,400
103	Laurel Springs Animal Hospital	2,800
105	Progressive Home Renovation	1,400
200	Brunch at Peony	1,460
201	Dance Conservatory of North Atlanta	2,100
203	Queen Nail	1,200
205A	Real Hot Yoga	2,475
206	World Champion Tae Kwon Do	2,475
208/209	SoFo Modern Cuisine & Cocktails	3,600

GLA: 21,710

Available: 1,400 SF



LAUREL SPRINGS VILLAGE

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	7,310
3 MILE	62,618
5 MILE	169,485



2022 Daytime
Population

1 MILE	1,079
3 MILE	20,253
5 MILE	66,749



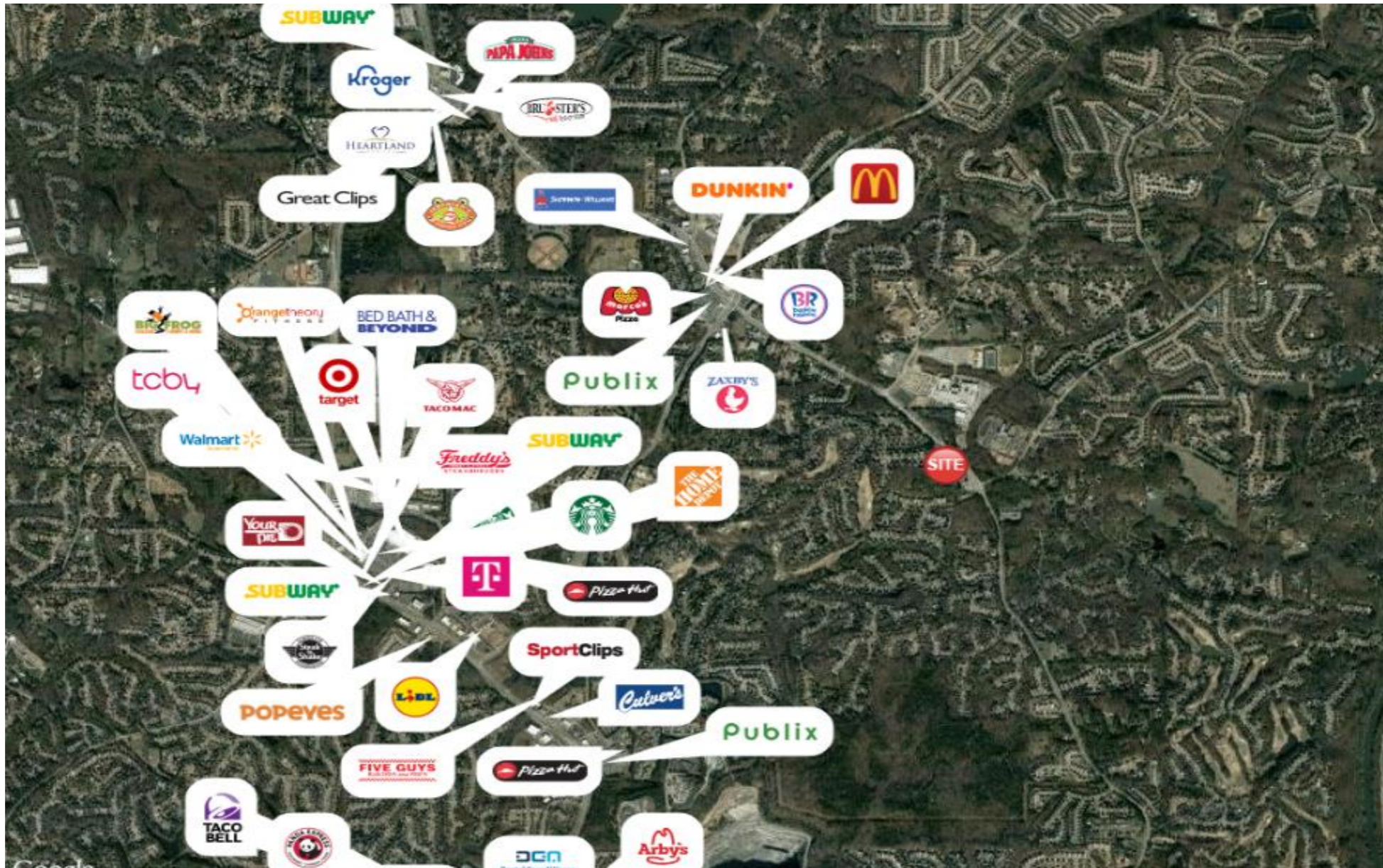
Household 2022

1 MILE	2,142
3 MILE	19,531
5 MILE	54,190



Household
Income

1 MILE	\$194,752
3 MILE	\$184,072
5 MILE	\$162,556



LAUREL SPRINGS VILLAGE

Trade Area Overview