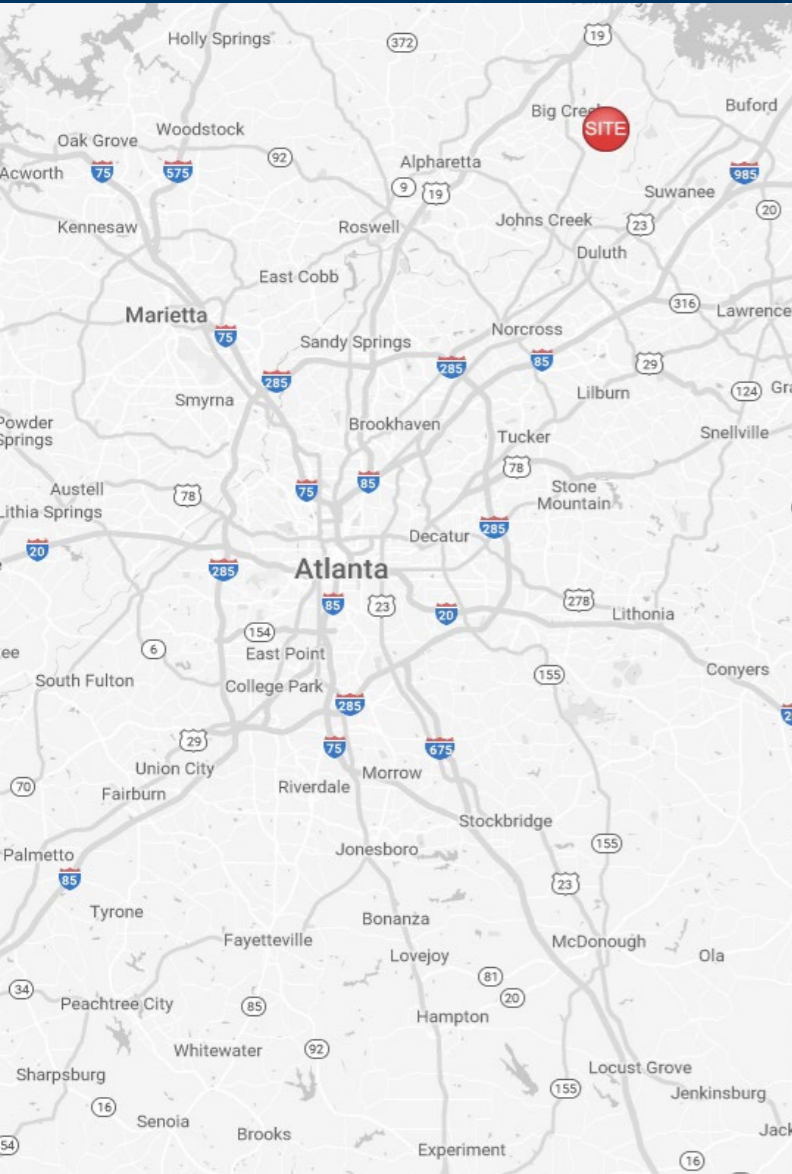


# Laurel Springs Village

3592 Old Atlanta Road  
Suwanee, GA 30024



## Leasing Contacts

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

Allie Hodge  
678-501-5342  
ahodge@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.
- 100% Leased

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



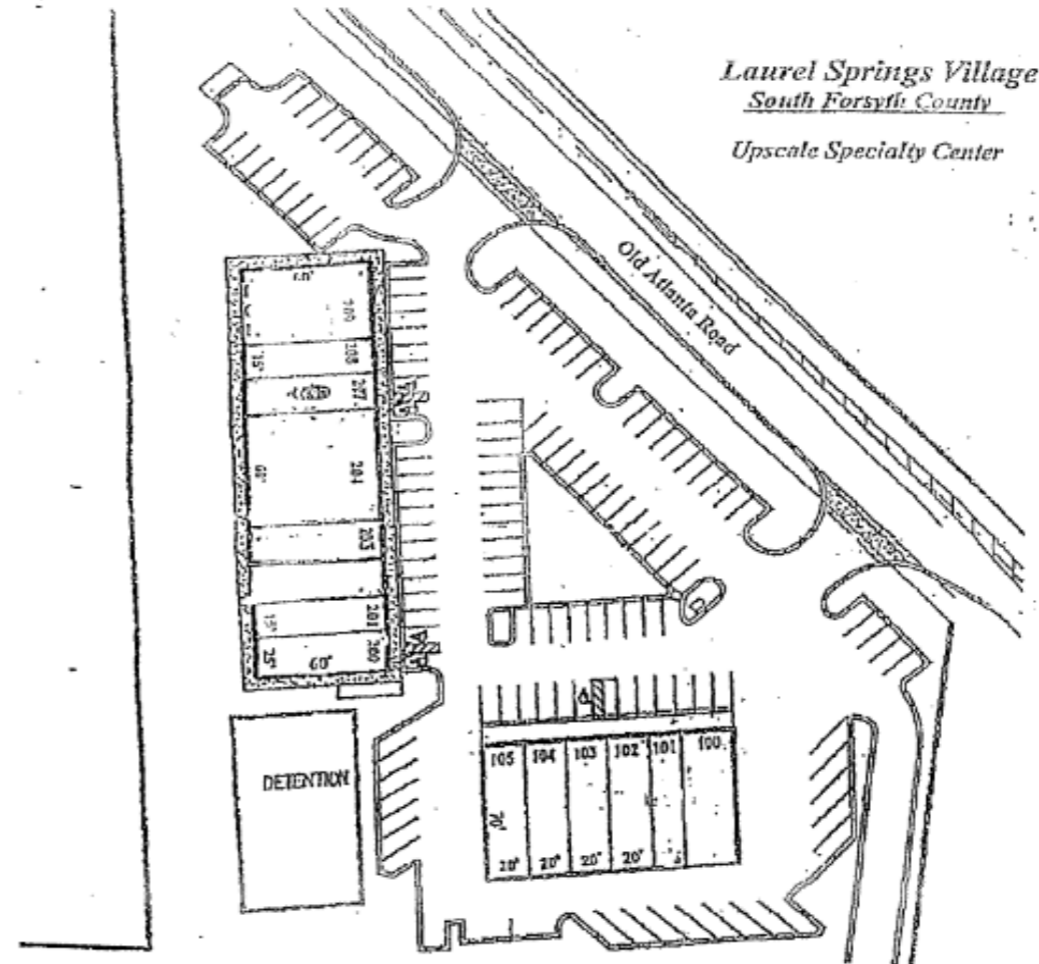
# Laurel Springs Village

## TENANTS

100	Smile Haven	1,750
101	Core Pilates	1,050
102	Canine Couture	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: 100% Leased



Site Statistics:  
**Building 100**  
 120' x 70' 8,400 SF  
**Building 200**  
 220' x 60' 13,200 SF  
**Total G.L.A** 21,600 SF  
**Total Parking** 130 Spaces

# 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



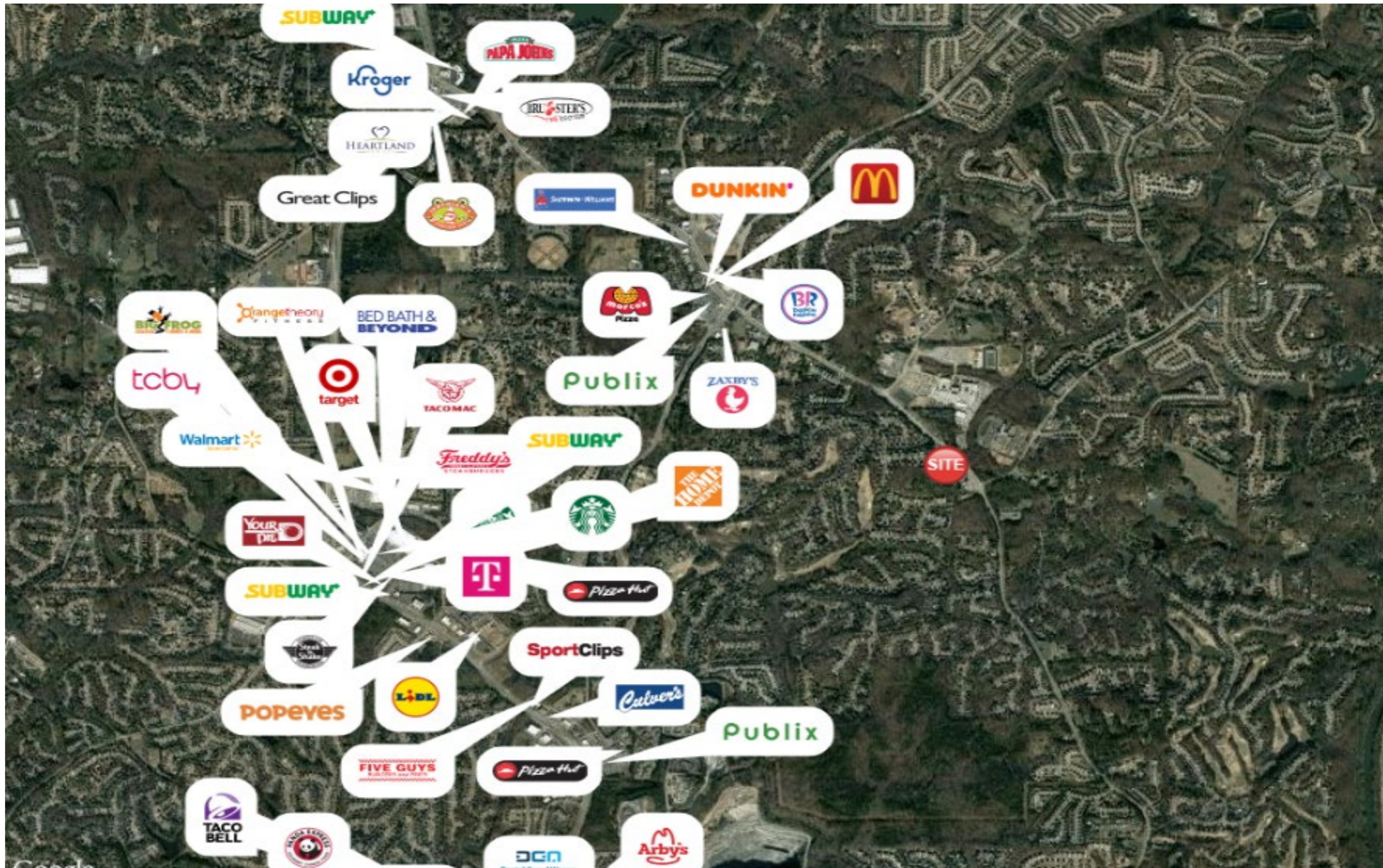
Household 2022

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