

# COMMERCIAL CORNER LOT- PRIME DEVELOPMENT LAND

@ OLD PEACHTREE RD. & NORTHBROOK PKWY

341 Old Peachtree Rd. Suwanee, GA 30024

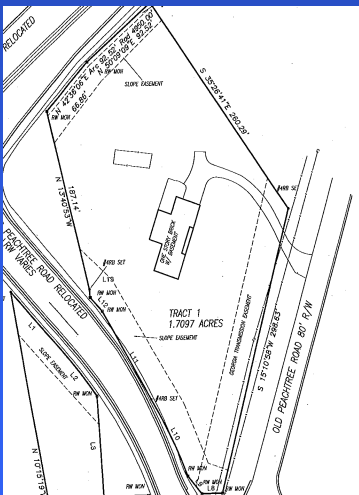
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Located in Northbrook  
Office Park, Approx. 1  
mile to I-85 & 2 miles  
from Suwanee's Town  
Center.



PHP GA Lic. H-62466 makes no  
guarantees, warranties or  
representations to the herein  
accuracy of the information



- 1.7 acres – Corner Lot, Double Road frontage & Visible from McGinnis Ferry Rd.
- Zoned C-2, Gwinnett County
- All utilities – current brick home with tenants- month to month
- 3 Floor Building permitted, 5 Floors w/Special use permit
- Ideal for Corp. Office, Multi-Tenant Building, Retail, Restaurant, Gas Station, etc.
- **\$595,000 (\$350K/acre)** -- Reduced from \$699K
- **Road Frontage on Old Peachtree and Northbrook Pkwy. New cut-thru st. to McGinnis Ferry Rd. with high morning & afternoon traffic. Newest/Major East West 4 lane Rd in North Metro Atl, connecting Gwinnett County to Johns Creek Tech Park, Emory Hospital, Alpharetta, Suwanee & Cumming.**
- **Approved for an exit off I-85**
- Assemblage possible with 1.3 acres next door on Old Peachtree Rd. Easy access to McGinnis Ferry Rd., Lawrenceville Suwanee Rd. & I-85
- Suwanee- Wealthiest city in Gwinnett County, voted Top 10 Place to Raise a Family by Kiplingers in 2012 & 10<sup>th</sup> Best Place to live by Money Magazine in 2007. Home to high tech firms, manufacturers, distribution centers, small biz's & Great schools.
- **Area growth- Brand new “Northbrook Middle School” (1.4 miles away) 500 Apartments- Terraces at Suwanee Gateway, Google, Hewlett Packard, QuickTrip, Mitsubishi Plant & proposed new Target at Suwanee Gateway.**
- Area retailers include Walmart, Publix, Outback Steakhouse, Super H, Applebees, McDonalds, Chick Fil-A & Taco Mac, Twisted Taco.