



METRO BROKERS



Office 22,528 ± SF | Warehouse 7,625 ± SF | Additional pad site 0.20 ± acres

Two Buildings Combined: 30,153 ± SF total on 2.44 ± acres parcel

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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FOR SALE

**3620 Swiftwater Park Dr.
Suwanee, GA 30024**

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.

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EXECUTIVE SUMMARY

THE PROPERTY

3620 Swiftwater Park Dr
Suwanee, GA 30024

PROPERTY SPECIFICATIONS

Two separate buildings on
the Property:

Building #1 Office	22,528 ± SF
Building #2 Warehouse	7,625 ± SF
Buildings Combined :	30,153 ± SF total
Land:	2.44 ± Acres
Number of Stories (Bldg #1):	2
Year Built:	2008



PRICE

Sale Price \$6,500,000 USD

PROPERTY TAXES

- Estimated Property Taxes (2021):
 - Gwinnett County: \$29,670.88
 - City of Suwanee: \$4,459.68

INVESTMENT HIGHLIGHTS

- The sale consists of two buildings and a pad site on the property
- Class A interior finishes with efficient floor plans in the office building (22,528 ± SF)
- A separate warehouse on the property with four drive-in doors (7,625 ± SF)
- Attractive four-sided brick construction on both buildings
- 0.20 ± acres pad site immediately next to the existing office building
- Rear of the office building and warehouse court securely fenced in with gated access
- Efficient ingress and egress "in" and "out" of the property
- Outstanding opportunity for an owner-user purchaser for various types of businesses

LOCATION HIGHLIGHTS

- Ideally located 0.6 ± miles from the intersection of Buford Hwy (US 23) and McGinnis Ferry Road within the City Limit of Suwanee
- 1.6 ± miles east of the intersection of Peachtree Industrial Blvd. and McGinnis Ferry Road
- 2.1 ± miles south of the intersection of Buford Hwy and Lawrenceville-Suwanee Road | a.k.a. Suwanee Town Center
- 3.2 ± miles west from I-85 | Exit 111 | Suwanee
- Outstanding access to I-85
- Quick access to major corridors such as Buford Hwy, McGinnis Ferry Road, Satellite Blvd., and Peachtree Industrial Blvd in Suwanee
- Affluent and stable Suwanee submarket with outstanding demographics

Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | 1ST FLOOR



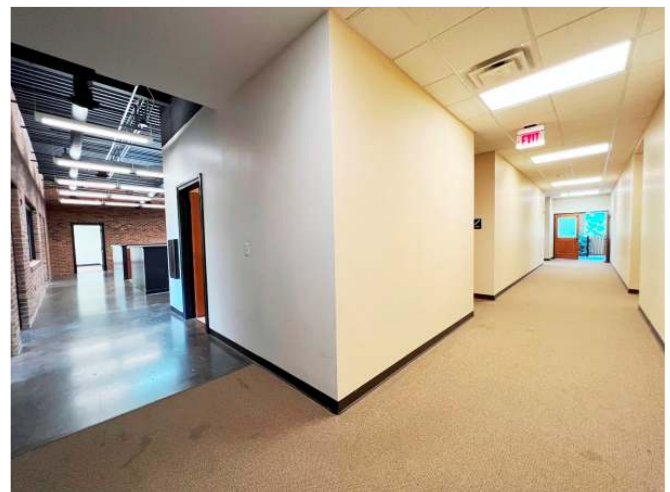
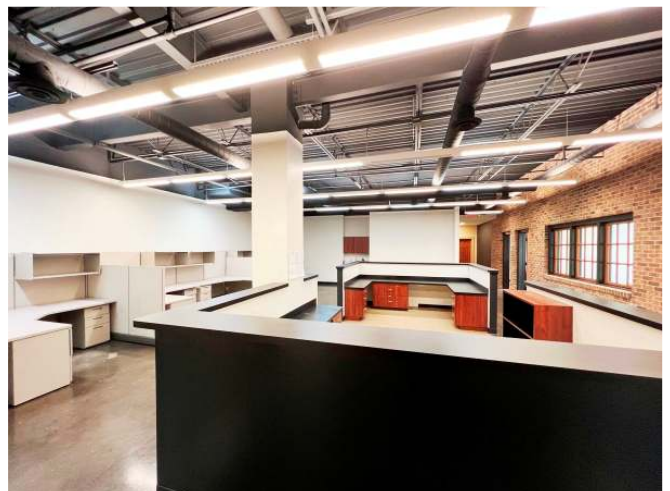
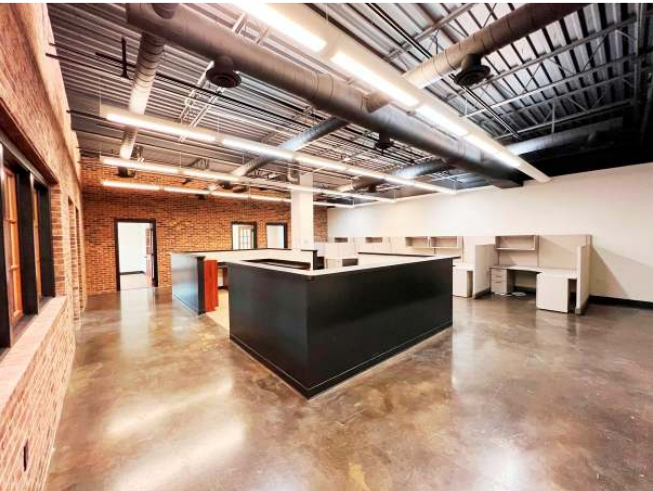
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PROPERTY PHOTOS | 1ST FLOOR



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | 2nd FLOOR



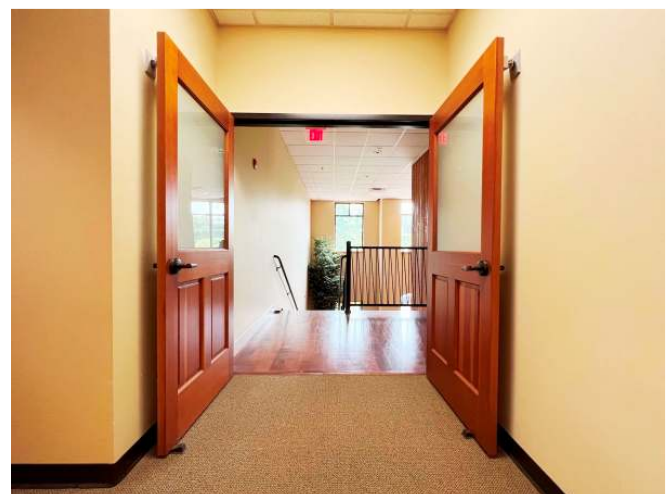
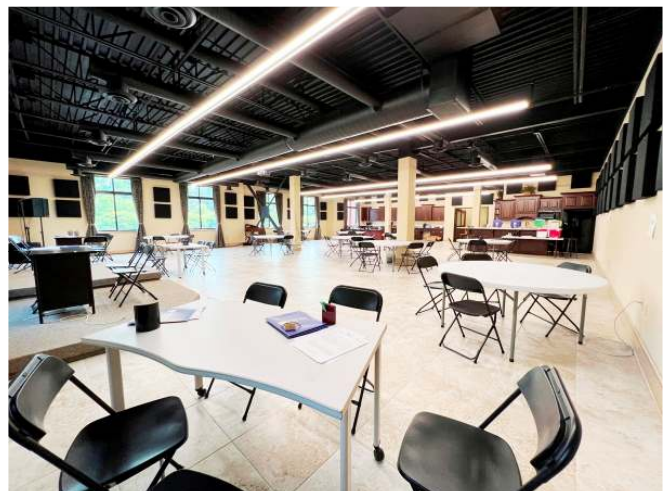
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PROPERTY PHOTOS | 2nd FLOOR



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PROPERTY PHOTOS | 2nd FLOOR



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | WAREHOUSE



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

PROPERTY PHOTOS | EXTERIOR



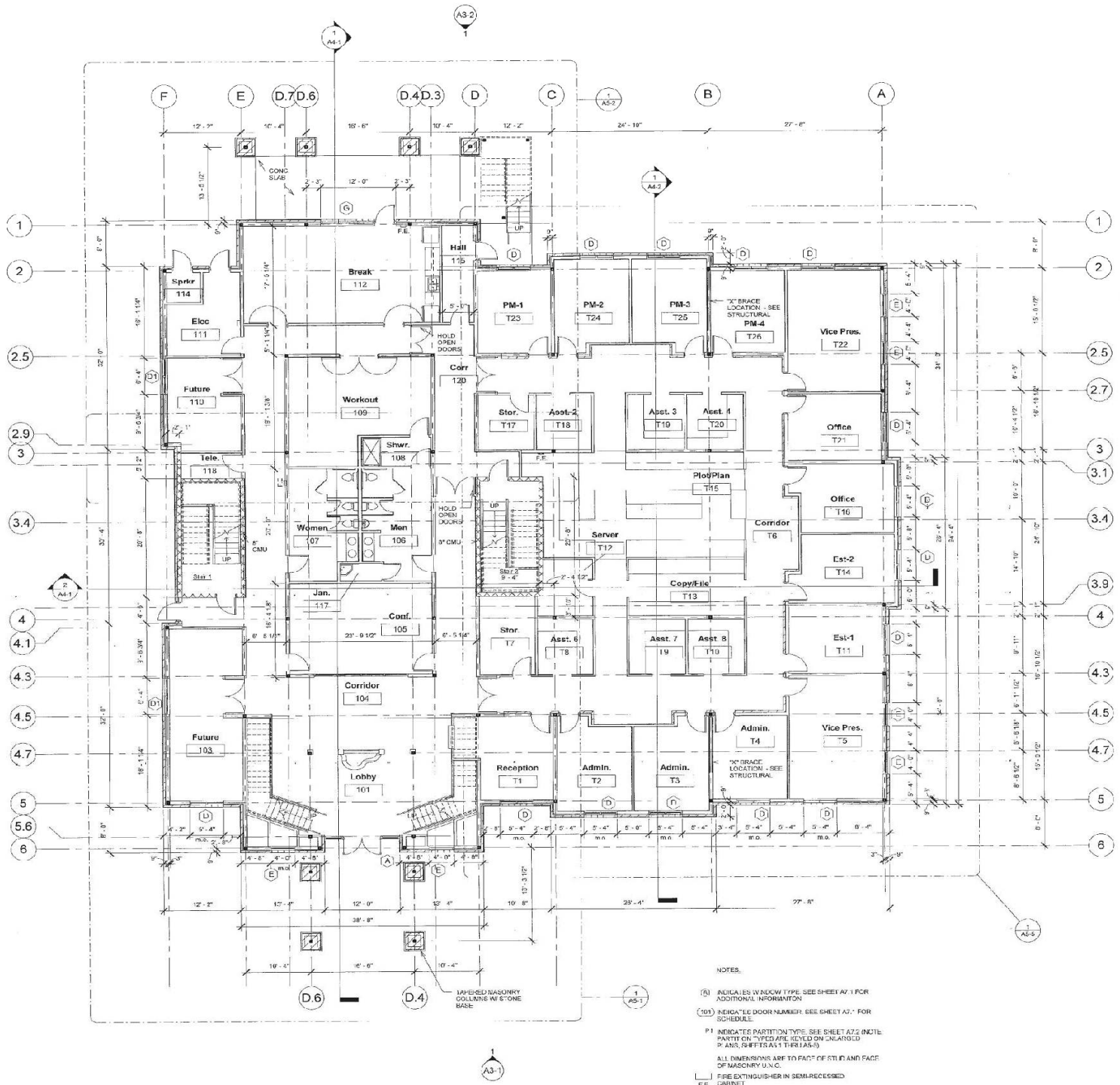
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PROPERTY PHOTOS | EXTERIOR



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

FLOOR PLAN - FIRST FLOOR



1 PLAN: First Floor - Suite 101

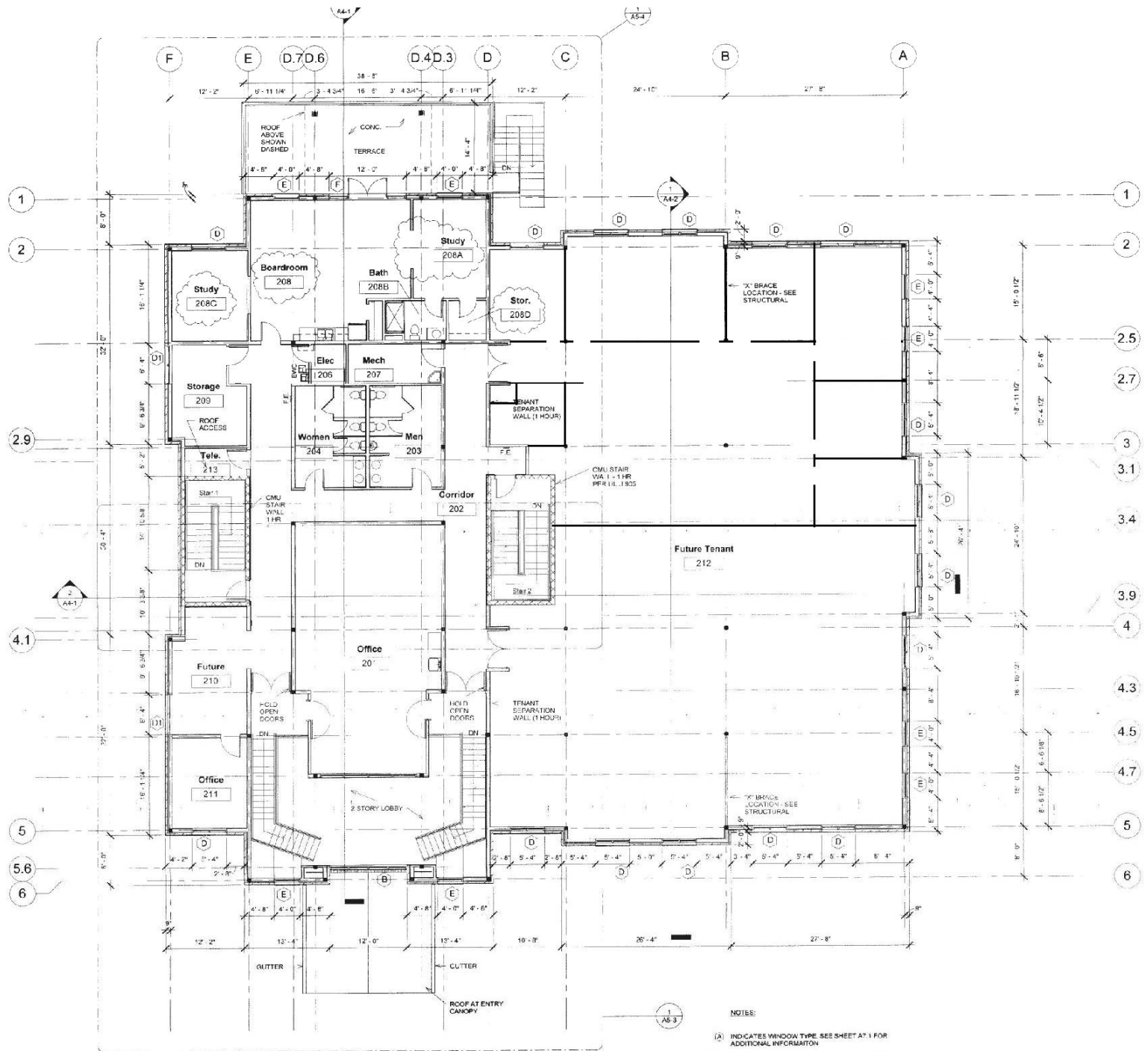
Scale: 1/8" = 1'-0"

NOTE: ENTIRE FIRST FLOOR IS DESIGNATED AS SUITE 101

The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

FLOOR PLAN - SECOND FLOOR



1 PLAN: Second Floor

Scale: 1/8" = 1'-0"

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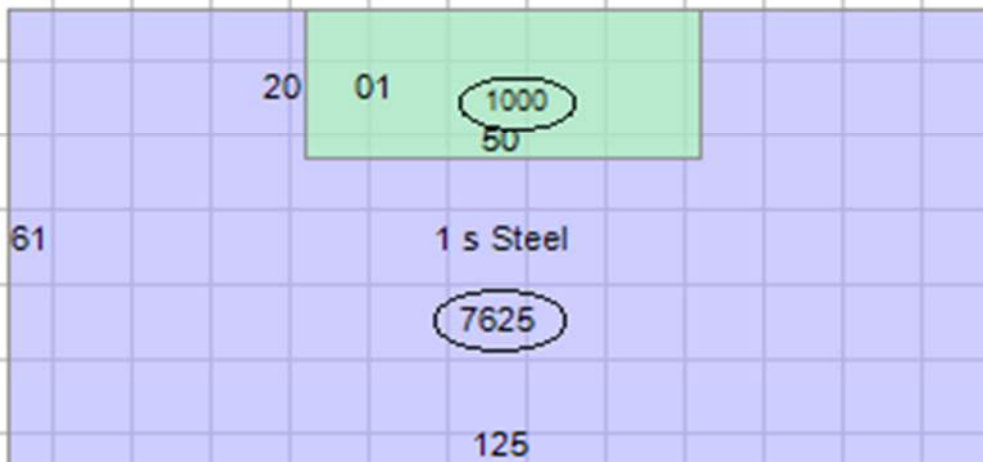
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FLOOR PLAN - WAREHOUSE

Scale: 10 ft

02 03



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MAPS & AERIALS



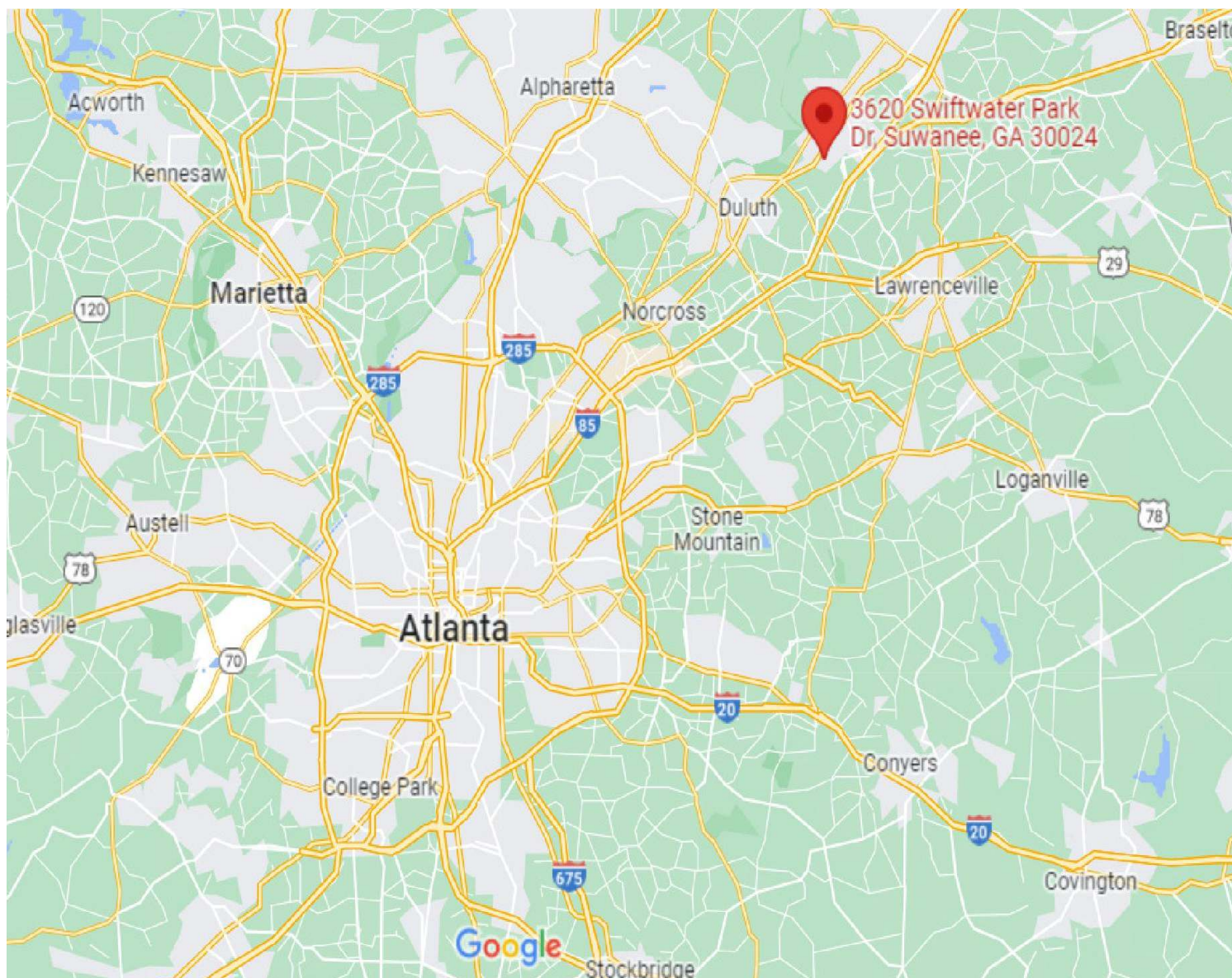
Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

AERIALS & TAX MAPS


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.

Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

MAPS & AERIALS



Office 22,528 ± SF | Warehouse 7,625 ± SF | Two Buildings Combined 30,153 ± SF total

DEMOGRAPHICS

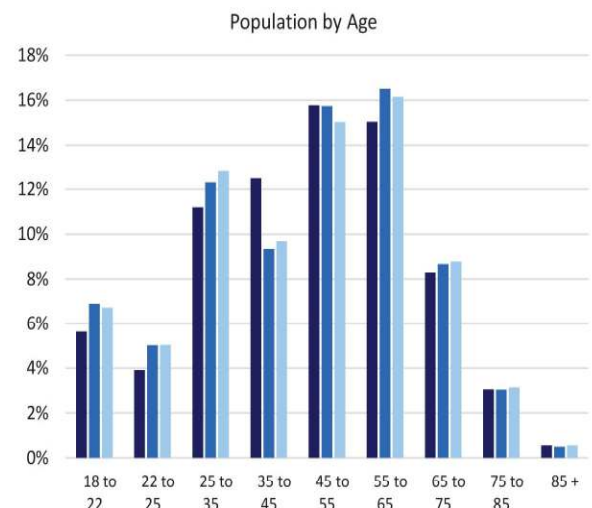
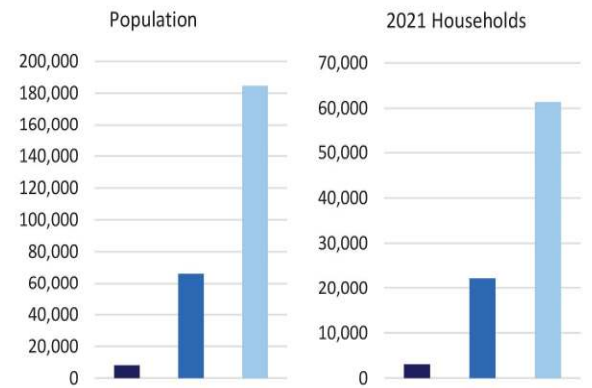
Demographics around 3620 Swiftwater Park Dr, Suwanee, Georgia 30024, United States



Consumer Profile Report

STI: PopStats, 2021 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2021 Population	8,114	---	66,117	---	184,675	---
2026 Projected Population	9,854	---	77,131	---	209,964	---
Pop Growth (%)	21.4%	---	16.7%	---	13.7%	---
2021 Households	3,060	---	22,283	---	61,400	---
2026 Projected Households	3,708	---	26,018	---	69,793	---
HH Growth (%)	21.2%	---	16.8%	---	13.7%	---
Census Year						
2000 Population	2,754	---	29,229	---	95,018	---
2010 Population	4,951	---	47,422	---	140,938	---
Pop Growth (%)	79.8%	---	62.2%	---	48.3%	---
2000 Households	1,017	---	9,556	---	31,126	---
2010 Households	1,885	---	15,933	---	46,878	---
HH Growth (%)	85.4%	---	66.7%	---	50.6%	---
Total Population by Age						
Average Age (2021)	38.1		38.6		38.5	
Children (2021)						
0 - 4 Years	531		3,850		10,962	
5 - 9 Years	566		3,915		10,860	
10-13 Years	445		3,323		9,389	
14-17 Years	412		3,448		9,607	
Adults (2021)						
18 to 22	457	5.6%	4,563	6.9%	12,415	6.7%
22 to 25	317	3.9%	3,318	5.0%	9,282	5.0%
25 to 35	908	11.2%	8,135	12.3%	23,652	12.8%
35 to 45	1,013	12.5%	6,170	9.3%	17,888	9.7%
45 to 55	1,281	15.8%	10,407	15.7%	27,751	15.0%
55 to 65	1,221	15.0%	10,919	16.5%	29,834	16.2%
65 to 75	673	8.3%	5,729	8.7%	16,217	8.8%
75 to 85	247	3.0%	2,010	3.0%	5,795	3.1%
85 +	45	0.6%	330	0.5%	1,025	0.6%



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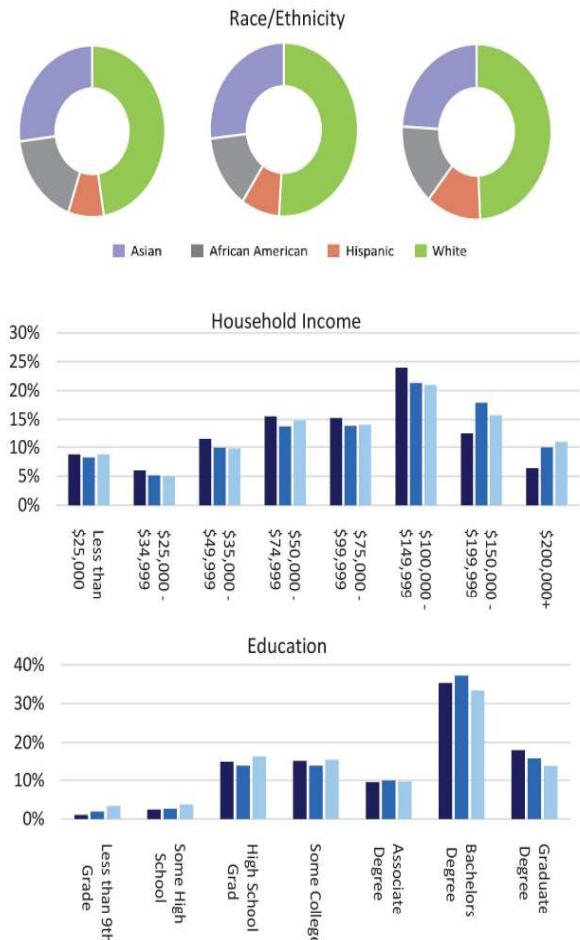
DEMOGRAPHICS

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Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2021)						
White, Non-Hispanic	3,743	46.1%	32,767	49.6%	88,384	47.9%
Hispanic	620	7.6%	5,388	8.1%	21,246	11.5%
African American	1,400	17.3%	8,863	13.4%	26,581	14.4%
Asian	2,128	26.2%	17,167	26.0%	43,283	23.4%
Language at Home (2021)						
Spanish	593	7.8%	5,112	8.2%	19,835	11.4%
Asian Language	1,397	18.4%	11,123	17.9%	28,123	16.2%
Ancestry (2021)						
American Indian (ancestry)	16	0.2%	110	0.2%	330	0.2%
Hawaiin (ancestry)	1	0.0%	15	0.0%	56	0.0%
Household Income (2021)						
Per Capita Income	\$38,683	---	\$41,392	---	\$40,234	---
Average HH Income	\$102,578	---	\$122,814	---	\$121,014	---
Median HH Income	\$87,128	---	\$98,141	---	\$95,084	---
Less than \$25,000	267	8.7%	1,830	8.2%	5,394	8.8%
\$25,000 - \$34,999	185	6.0%	1,143	5.1%	3,064	5.0%
\$35,000 - \$49,999	355	11.6%	2,209	9.9%	5,995	9.8%
\$50,000 - \$74,999	475	15.5%	3,068	13.8%	9,094	14.8%
\$75,000 - \$99,999	466	15.2%	3,090	13.9%	8,630	14.1%
\$100,000 - \$149,999	732	23.9%	4,743	21.3%	12,869	21.0%
\$150,000 - \$199,999	384	12.6%	3,981	17.9%	9,635	15.7%
\$200,000+	196	6.4%	2,219	10.0%	6,718	10.9%
Education (2021)						
Less than 9th Grade	55	1.0%	839	1.9%	4,127	3.4%
Some High School	131	2.4%	1,165	2.7%	4,589	3.8%
High School Grad	798	14.8%	6,013	13.8%	19,726	16.1%
Some College	809	15.0%	6,026	13.8%	18,652	15.3%
Associate Degree	510	9.5%	4,357	10.0%	11,745	9.6%
Bachelors Degree	1,905	35.4%	16,253	37.2%	40,824	33.4%
Graduate Degree	971	18.0%	6,834	15.6%	16,744	13.7%



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DEMOGRAPHICS

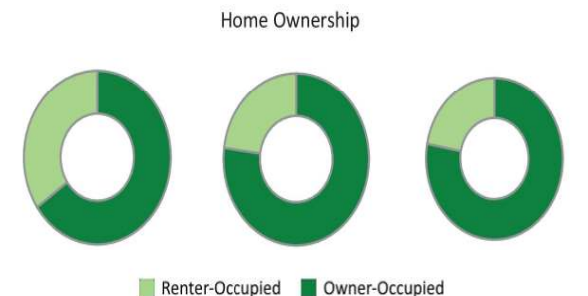
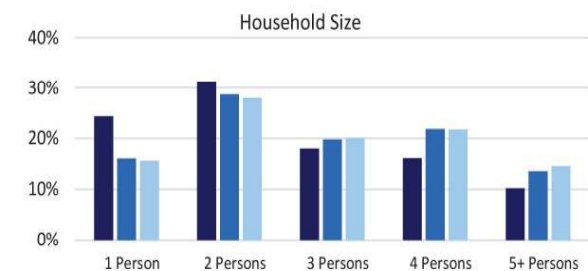
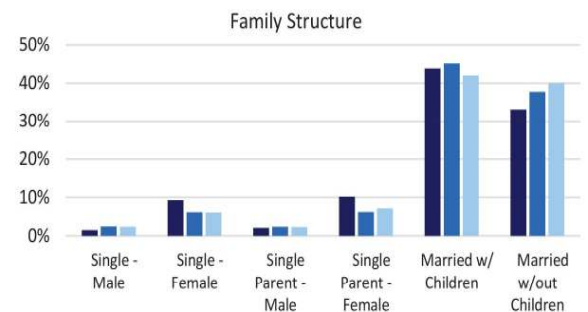
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Consumer Profile Report

STI: PopStats, 2021 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2021)	2,112		17,829		49,599	
Single - Male	32	1.5%	431	2.4%	1,193	2.4%
Single - Female	196	9.3%	1,096	6.1%	3,021	6.1%
Single Parent - Male	43	2.1%	417	2.3%	1,142	2.3%
Single Parent - Female	216	10.2%	1,109	6.2%	3,559	7.2%
Married w/ Children	927	43.9%	8,054	45.2%	20,837	42.0%
Married w/out Children	699	33.1%	6,723	37.7%	19,847	40.0%
Household Size (2021)						
1 Person	745	24.4%	3,586	16.1%	9,604	15.6%
2 Persons	957	31.3%	6,389	28.7%	17,161	27.9%
3 Persons	552	18.0%	4,413	19.8%	12,334	20.1%
4 Persons	493	16.1%	4,871	21.9%	13,349	21.7%
5+ Persons	312	10.2%	3,024	13.6%	8,953	14.6%
Home Ownership (2021)	3,060		22,283		61,400	
Owners	1,998	65.3%	17,171	77.1%	47,830	77.9%
Renters	1,062	34.7%	5,112	22.9%	13,571	22.1%
Components of Change (2021)						
Births	85	1.1%	781	1.2%	2,228	1.2%
Deaths	57	0.7%	475	0.7%	1,343	0.7%
Migration	434	5.4%	949	1.4%	1,755	1.0%
Unemployment Rate (2021)	1.7%		1.9%		2.2%	
Employment, Pop 16+ (2021)	6,375		53,324		148,714	
Armed Services	0	0.0%	4	0.0%	63	0.0%
Civilian	4,564	71.6%	37,167	69.7%	102,950	69.2%
Employed	4,485	70.4%	36,457	68.4%	100,725	67.7%
Unemployed	79	1.2%	709	1.3%	2,226	1.5%
Not in Labor Force	1,811	28.4%	16,157	30.3%	45,763	30.8%
Businesses						
Establishments	414	---	2,426	---	6,204	---
Employees (FTEs)	5,693	---	33,954	---	94,541	---



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CONTACT INFORMATION

For more information, please contact:

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