

OFFICE PROPERTY FOR SALE

# RARE, GROUND FLOOR UNIT FOR SALE !!!!

1325 Satellite Blvd, Suite 1502, Suwanee, GA 30024



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## OFFERING SUMMARY

Sale Price:	\$289,000
Building Size:	1,559 SF
Zoning:	O-I
Market:	NE
Submarket:	Duluth/Suwanee/Buford
Price / SF:	\$185.38

## PROPERTY OVERVIEW

Office Condo for Sale in the dynamic Sugarloaf area of Gwinnett County. Located in the upscale office park that is The Gates at Sugarloaf, this space is surrounded by numerous retail and commercial uses. It has tremendous access to I-85 and is located just north of Old Peachtree Road on Satellite Blvd.

The space itself consists of 1,559sf. It is a ground floor unit with multiple upgrades throughout that include five piece crown molding, wainscoting in the conference room and executive office, wood flooring in the reception area and granite counters in the break room. Don't miss this rare opportunity to locate your business in such an established and well known office park.

## PROPERTY HIGHLIGHTS

- Rare, Ground Floor Office For Sale!
- Build Wealth Through Ownership
- Upscale Office Park - The Gates at Sugarloaf
- Abundant, Free Parking
- Numerous Upgrades throughout the interior!



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	5,761	55,095	169,247
Median age	35.6	34.7	33.9
Median age (Male)	34.8	33.5	32.8
Median age (Female)	36.5	35.8	35.0
Total households	1,871	18,480	56,965
Total persons per HH	3.1	3.0	3.0
Average HH income	\$95,519	\$94,022	\$87,663
Average house value	\$377,765	\$370,859	\$297,303

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