



# Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

Phone: 770-395-9111 Fax: 770-394-0867 Email: hcrinc@comcast.net



## SALE, LEASE or BUILD-TO-SUIT

1.5 ACRES

## SUWANEE DAM ROAD & HWY. 20

Sugar Hill, Gwinnett County, Georgia

Zoned BG (City of Sugar Hill)

All utilities, including sewer.

Very favorable terms on land value.

### 2010 GA DOT Traffic Counts:

GA Hwy. 20 west of Suwanee Dam Road: 19,820

GA Hwy. 20 east of Suwanee Dam Road: 20,990

### 2010 Gwinnett County Est. ADT:

Suwanee Dam Road (north of Hwy. 20): 9,154

Suwanee Dam Road (south of Hwy. 20): 23,525

In the growth pattern of the Mall of Georgia plus strong residential growth in Gwinnett and Forsyth Counties.

Join Publix, Kroger, Chase Bank, Auto Zone, McDonald's, Discovery Point along with others in this busy area.

As of March 2011, Gwinnett County has received an extra \$28 million towards improving of Hwy. 20 between the Chattahoochee River and Peachtree Industrial Blvd.

The existing road will be replaced with a 4-lane divided highway.

### Demographics (5-mile):

#### 2012 Estimates:

Population: 106,933

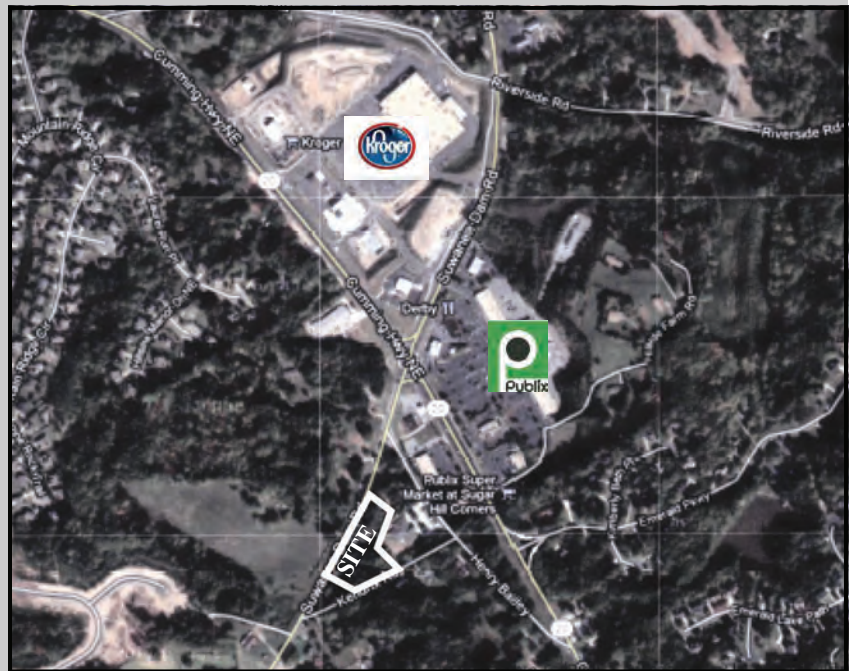
Households: 35,284

Avg. HH Income: \$97,923 (2012 Est.)

#### (2017 Projections)

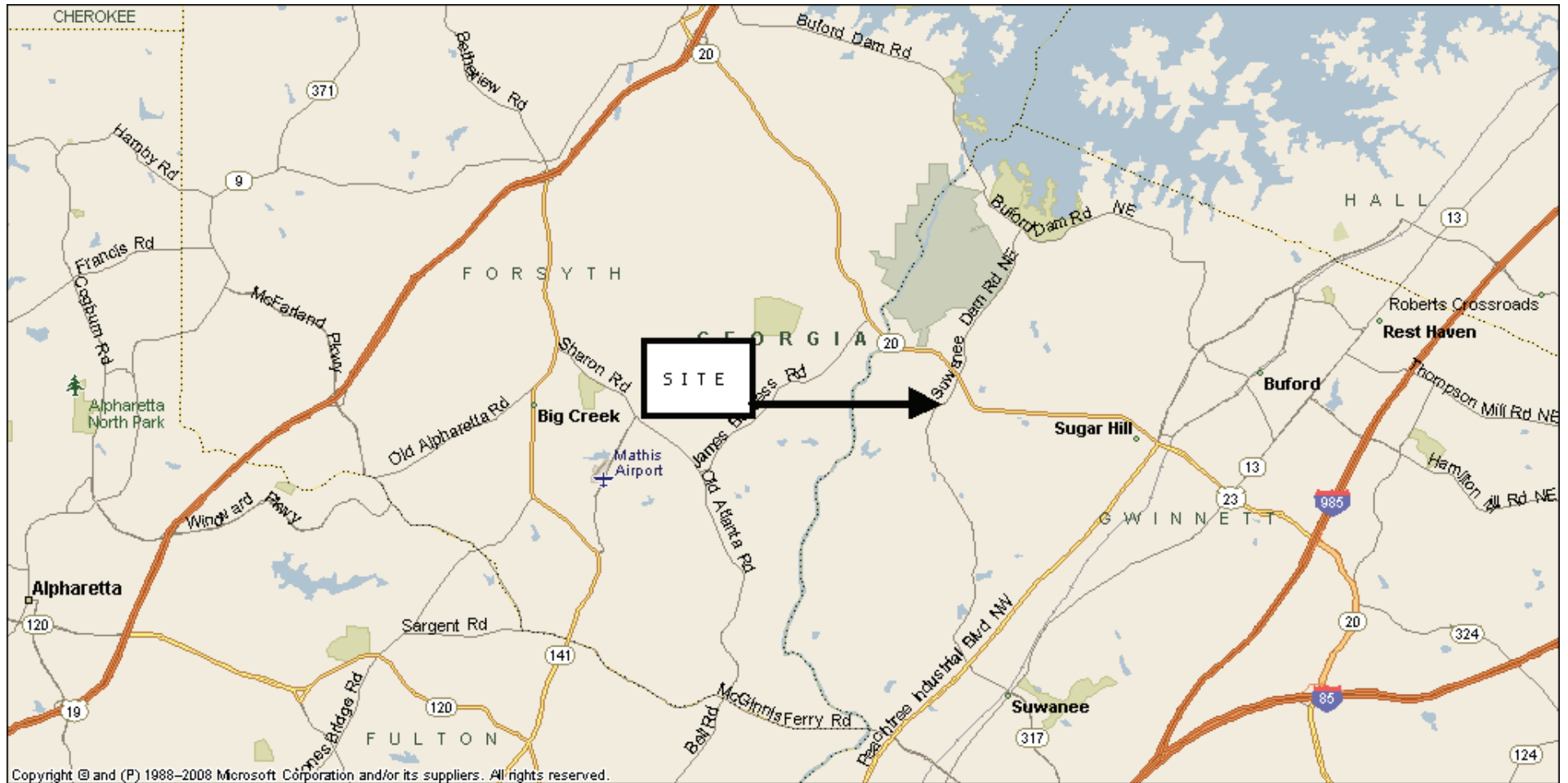
Population: 122,856

Households: 39,980



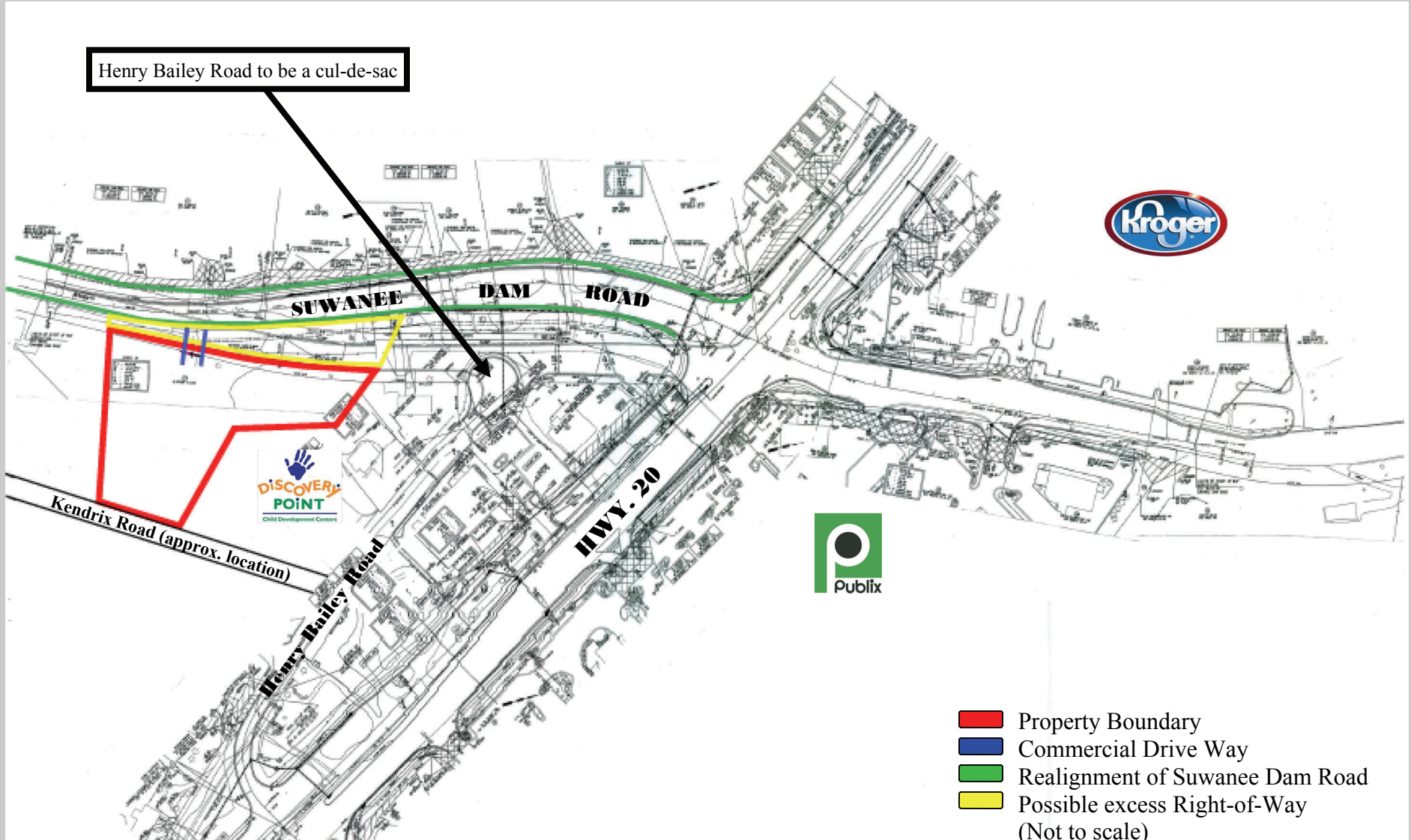
**For additional information, contact: JERRY PRESCOTT  
770-395-9111 (office) or 770-595-9289 (cell)**





# Realignment of Suwanee Dam Road @ Hwy. 20

Sugar Hill, Gwinnett County, Georgia

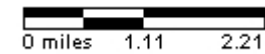
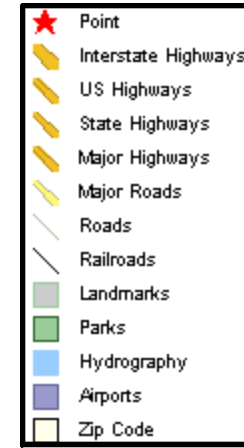


Heritage Commercial Realty, Inc. ♦ Serving your commercial real estate needs since 1984.

For additional information, contact: JERRY PRESCOTT 770-395-9111 or 770-595-9289

# Area Map

SUWANEE DAM RD AT CUMMING HWY  
 SUGAR HILL, GA 30518  
 Coord: 34.118707, -84.076939  
 Radius - See Appendix for Details



## Pop-Facts: Demographic Quick Facts 2012 Report

**Radius 1: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

**Radius 2: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

**Radius 3: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
<b>Population</b>						
2017 Projection	6,516		50,029		122,856	
2012 Estimate	5,487		43,217		106,933	
2000 Census	2,277		21,649		57,667	
1990 Census	808		7,900		23,549	
Growth 1990 - 2000	181.81%		174.04%		144.88%	
<b>Households</b>						
2017 Projection	2,055		15,898		39,980	
2012 Estimate	1,755		13,935		35,284	
2000 Census	804		7,579		20,033	
1990 Census	277		2,807		8,586	
Growth 1990 - 2000	190.25%		170.00%		133.32%	
<b>2012 Est. Population by Single Classification Race</b>						
White Alone	3,805	69.35	30,981	71.69	76,302	71.35
Black or African American Alone	623	11.35	4,029	9.32	9,530	8.91
American Indian and Alaska Native Alone	12	0.22	105	0.24	302	0.28
Asian Alone	641	11.68	4,854	11.23	13,045	12.20
Native Hawaiian and Other Pacific Islander Alone	5	0.09	29	0.07	47	0.04
Some Other Race Alone	260	4.74	2,185	5.06	5,208	4.87
Two or More Races	141	2.57	1,034	2.39	2,499	2.34
<b>2012 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	749	13.65	5,924	13.71	13,645	12.76
Not Hispanic or Latino	4,738	86.35	37,292	86.29	93,288	87.24
<b>2012 Tenure of Occupied Housing Units</b>						
Owner Occupied	1,580	90.03	12,361	88.70	30,269	85.79
Renter Occupied	175	9.97	1,573	11.29	5,016	14.22
<b>2012 Average Household Size</b>						
	3.13		3.10		3.03	

## Pop-Facts: Demographic Quick Facts 2012 Report

**Radius 1: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

**Radius 2: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

**Radius 3: SUWANEE DAM RD AT CUMMING HWY, SUGAR HILL, GA 30518, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2012 Est. Households by Household Income</b>	1,755		13,935		35,284	
Income Less than \$15,000	74	4.22	582	4.18	1,694	4.80
Income \$15,000 - \$24,999	71	4.05	572	4.10	1,677	4.75
Income \$25,000 - \$34,999	126	7.18	872	6.26	2,125	6.02
Income \$35,000 - \$49,999	227	12.93	1,687	12.11	4,036	11.44
Income \$50,000 - \$74,999	373	21.25	2,819	20.23	6,734	19.09
Income \$75,000 - \$99,999	373	21.25	2,738	19.65	6,195	17.56
Income \$100,000 - \$124,999	242	13.79	1,895	13.60	4,665	13.22
Income \$125,000 - \$149,999	105	5.98	1,008	7.23	2,965	8.40
Income \$150,000 - \$199,999	90	5.13	924	6.63	2,728	7.73
Income \$200,000 - \$499,999	67	3.82	748	5.37	2,202	6.24
Income \$500,000 and over	7	0.40	88	0.63	262	0.74
<b>2012 Est. Average Household Income</b>	\$86,929		\$94,366		\$97,923	
<b>2012 Est. Median Household Income</b>	\$75,446		\$78,969		\$80,550	
<b>2012 Est. Per Capita Income</b>	\$27,807		\$30,466		\$32,368	
<b>2012 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	74,707		79,469		82,509	
Black or African American Alone	72,638		72,388		65,398	
American Indian and Alaska Native Alone	42,045		43,320		41,493	
Asian Alone	95,061		96,135		92,667	
Native Hawaiian and Other Pacific Islander Alone	60,572		63,801		67,004	
Some Other Race Alone	49,727		46,757		42,538	
Two or More Races	62,309		64,348		67,982	
Hispanic or Latino	43,467		54,233		57,104	
Not Hispanic or Latino	78,344		81,489		82,817	