



**DEVELOPMENT OPPORTUNITY**  
**+/- 1.82 Ac on Celebration Drive**  
Suwanee, GA 30024

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# PROPERTY OVERVIEW



- +/- 1.82 Acres
- Gwinnett County - City of Suwanee
- Parcel ID: 7152 146
- Zoned C2 - General Business District
- All Utilities Available to Site
- 3-4 Floor Building Permitted
- 173,000 ADT (20) on I-85
- +/- 270 ft Frontage on I-85
- +/- 60 ft Frontage on Celebration Dr
- Additional +/- 0.96 Acres Available

**Offering Price - \$1,490,000**

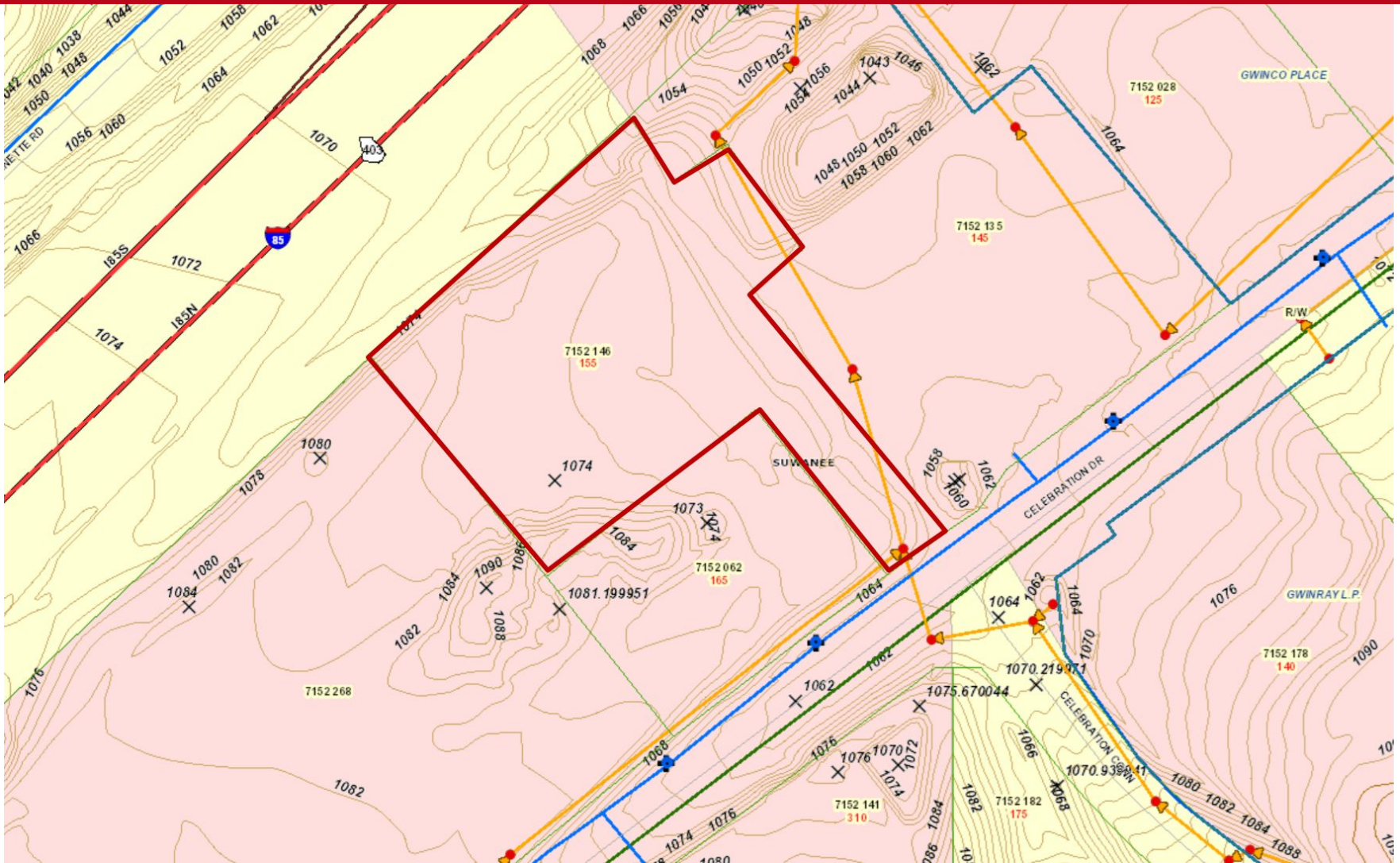








# TOPOGRAPHY & UTILITY







# SUBMARKET AERIAL







# DISTANCE MAP

