



DEVELOPMENT OPPORTUNITY
+/- 0.96 Ac on Celebration Drive
Suwanee, GA 30024

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PROPERTY OVERVIEW



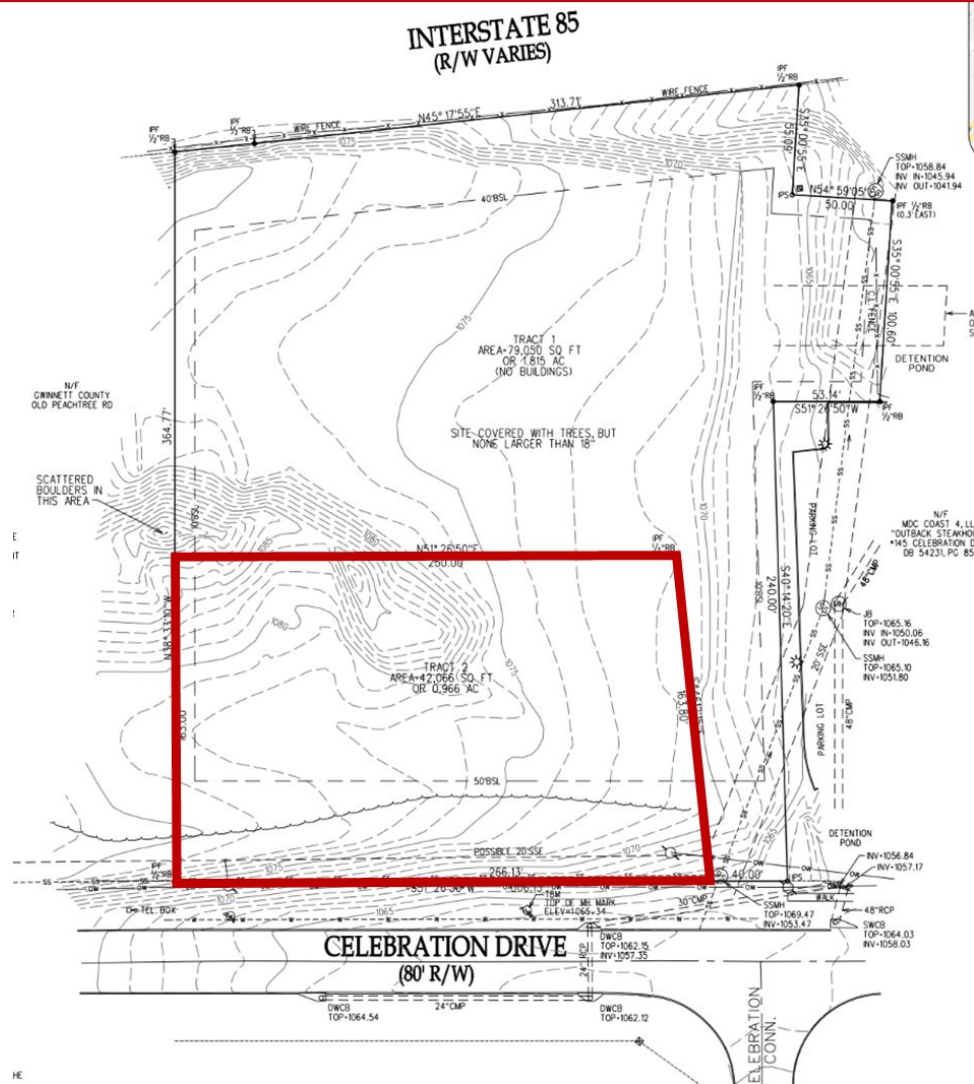
- +/- 0.96 Acres
- Gwinnett County - City of Suwanee
- Parcel ID: 7152 146 & 7152 062
- Zoned C2 - General Business District
- All Utilities Available to Site
- 3-4 Story Building Permitted
- 173,000 ADT (20) on I-85
- +/- 276 ft Frontage on I-85
- +/- 260 ft Frontage on Celebration Dr
- Additional +/- 1.8 Acres Available

Offering Price - \$599,000



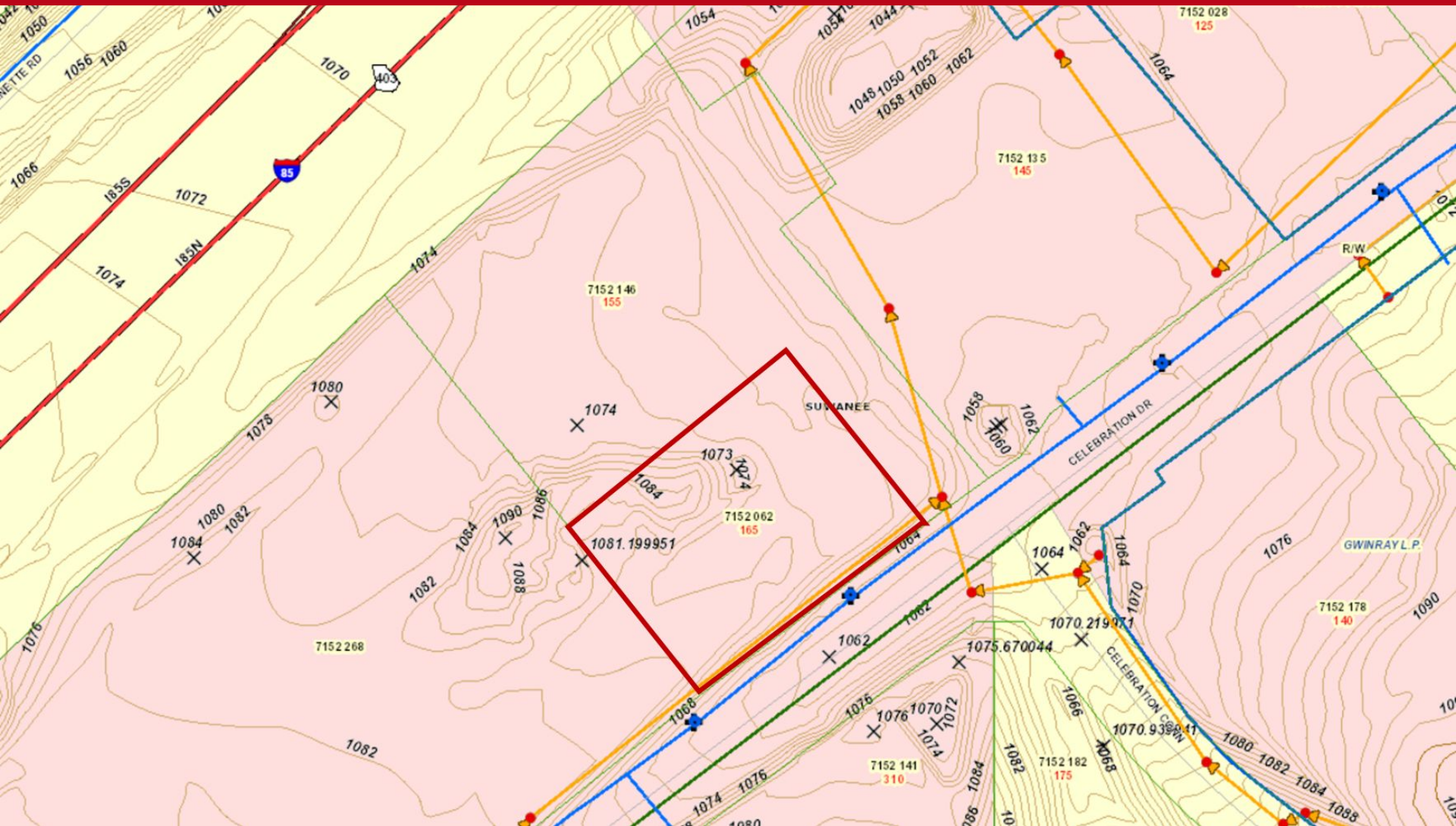


SURVEY





TOPOGRAPHY & UTILITY





SUBMARKET AERIAL





DISTANCE MAP

