



# Heritage Commercial Realty, Inc.

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

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## SALE, LEASE or BUILD-TO-SUIT

1.78± ACRES

## SUWANEE DAM ROAD & HWY. 20

### Sugar Hill, Gwinnett County, Georgia

2 access points to Hwy 20:  
Commercial driveway via Suwanee Dam Road frontage  
and via Kendrix / Henry Bailey Road

Zoned BG (City of Sugar Hill)  
All utilities, including sewer.  
Very favorable terms on land value.

#### 2018 GA DOT Traffic Counts:

GA Hwy. 20 northwest of Suwanee Dam Road: 33,700  
GA Hwy. 20 southeast of Suwanee Dam Road: 25,500  
Suwanee Dam Road south of Hwy. 20: 20,700

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.

Hwy. 20 has been recently improved to a 4-lane divided highway and Suwanee Dam Road was realigned.

Priced at \$650,000

#### Demographics (5-mile):

##### 2020 Estimates:

Population: 129,433

Households: 41,644

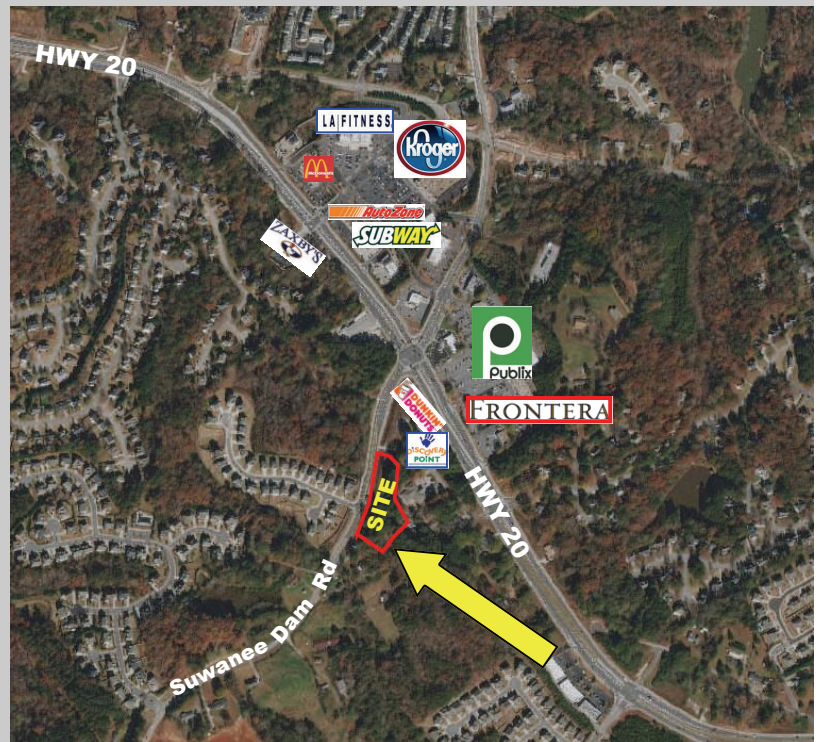
##### (2025 Projections)

Population: 140,291

Households: 44,810

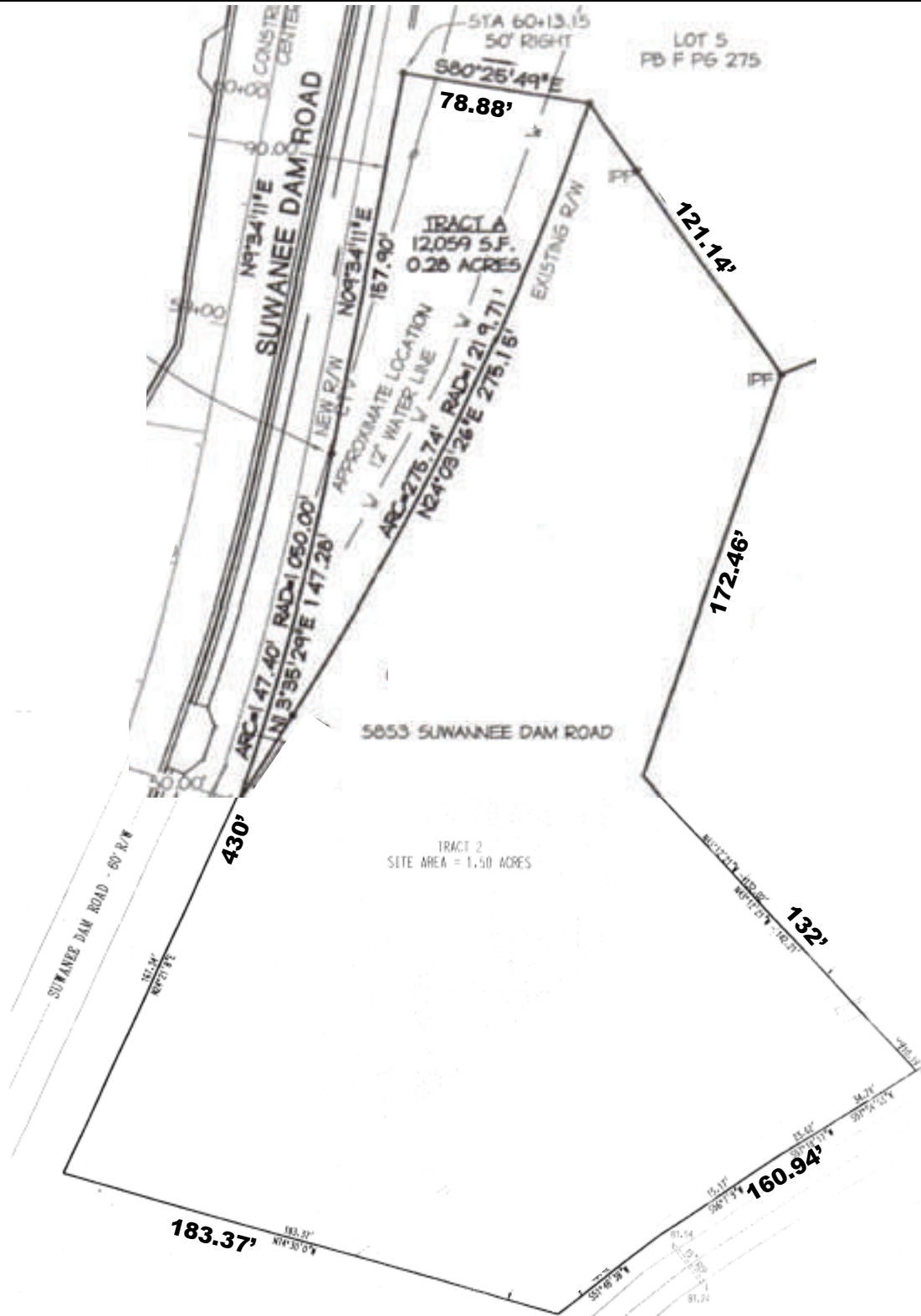
#### 2020 Avg. Household Income:

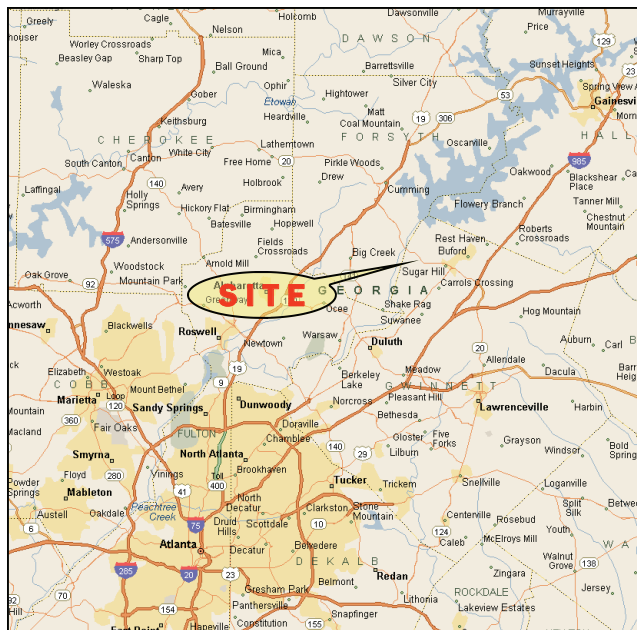
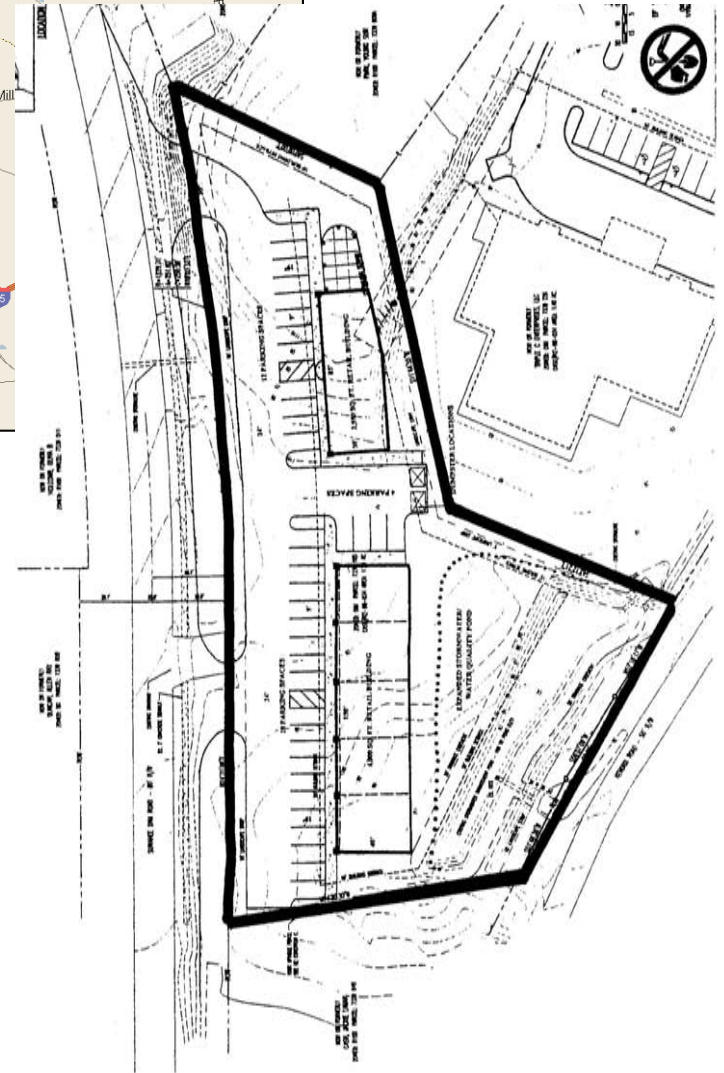
\$150,858



**For additional information, contact:**  
**JERRY PRESCOTT** (Owner/Agent): **770-395-9111**

Realigned Suwanee Dam Road  
 Shows 1.5 acre tract & the adjacent 0.26 acre tract  
 Total acreage available: 1.78 acres  
 Approximately 430' frontage on Suwanee Dam Road.

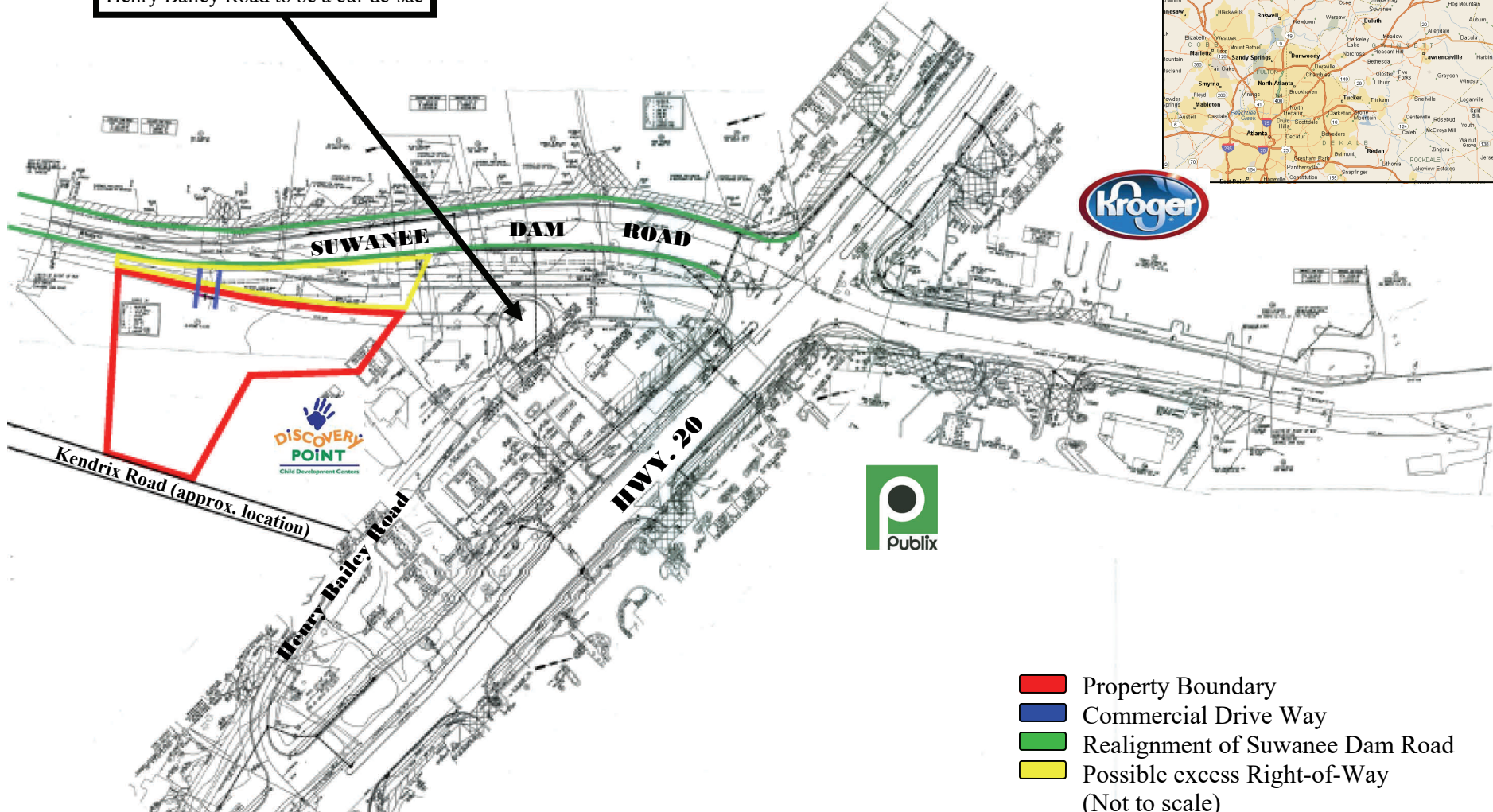






# Realignment of Suwanee Dam Road @ Hwy. 20 Sugar Hill, Gwinnett County, Georgia

Henry Bailey Road to be a cul-de-sac



- Property Boundary
  - Commercial Drive Way
  - Realignment of Suwanee Dam Road
  - Possible excess Right-of-Way
- (Not to scale)

# Pop-Facts® Demographics | Summary

Trade Area: Suwanee Dam Rd - 1 mi Radius, Suwanee Dam Rd - 3 mi Radius, Suwanee Dam Rd - 5 mi Radius

|                              | Suwanee Dam Rd - 1 mi Radius |        | Suwanee Dam Rd - 3 mi Radius |        | Suwanee Dam Rd - 5 mi Radius |        |
|------------------------------|------------------------------|--------|------------------------------|--------|------------------------------|--------|
|                              | Total                        | %      | Total                        | %      | Total                        | %      |
| <b>Population</b>            |                              |        |                              |        |                              |        |
| 2000 Census                  | 2,559                        | 100.00 | 19,947                       | 100.00 | 55,289                       | 100.00 |
| 2010 Census                  | 5,457                        | 100.00 | 39,306                       | 100.00 | 98,710                       | 100.00 |
| 2020 Estimate                | 6,790                        | 100.00 | 50,042                       | 100.00 | 129,433                      | 100.00 |
| 2025 Projection              | 7,362                        | 100.00 | 54,350                       | 100.00 | 140,291                      | 100.00 |
| <b>Population Growth</b>     |                              |        |                              |        |                              |        |
| Percent Change: 2000 to 2010 | -                            | 113.25 | -                            | 97.05  | -                            | 78.53  |
| Percent Change: 2010 to 2020 | -                            | 24.43  | -                            | 27.31  | -                            | 31.13  |
| Percent Change: 2020 to 2025 | -                            | 8.42   | -                            | 8.61   | -                            | 8.39   |

|                              | Suwanee Dam Rd - 1 mi Radius |        | Suwanee Dam Rd - 3 mi Radius |        | Suwanee Dam Rd - 5 mi Radius |        |
|------------------------------|------------------------------|--------|------------------------------|--------|------------------------------|--------|
|                              | Total                        | %      | Total                        | %      | Total                        | %      |
| <b>Households</b>            |                              |        |                              |        |                              |        |
| 2000 Census                  | 910                          | 100.00 | 6,961                        | 100.00 | 19,283                       | 100.00 |
| 2010 Census                  | 1,764                        | 100.00 | 12,754                       | 100.00 | 32,749                       | 100.00 |
| 2020 Estimate                | 2,083                        | 100.00 | 15,655                       | 100.00 | 41,644                       | 100.00 |
| 2025 Projection              | 2,227                        | 100.00 | 16,845                       | 100.00 | 44,810                       | 100.00 |
| <b>Household Growth</b>      |                              |        |                              |        |                              |        |
| Percent Change: 2000 to 2010 | -                            | 93.85  | -                            | 83.22  | -                            | 69.83  |
| Percent Change: 2010 to 2020 | -                            | 18.08  | -                            | 22.75  | -                            | 27.16  |
| Percent Change: 2020 to 2025 | -                            | 6.91   | -                            | 7.60   | -                            | 7.60   |

|                                | Suwanee Dam Rd - 1 mi Radius |        | Suwanee Dam Rd - 3 mi Radius |        | Suwanee Dam Rd - 5 mi Radius |        |
|--------------------------------|------------------------------|--------|------------------------------|--------|------------------------------|--------|
|                                | Total                        | %      | Total                        | %      | Total                        | %      |
| <b>Family Households</b>       |                              |        |                              |        |                              |        |
| 2000 Census                    | 729                          | 100.00 | 5,634                        | 100.00 | 15,501                       | 100.00 |
| 2010 Census                    | 1,476                        | 100.00 | 10,494                       | 100.00 | 26,503                       | 100.00 |
| 2020 Estimate                  | 1,743                        | 100.00 | 12,903                       | 100.00 | 33,854                       | 100.00 |
| 2025 Projection                | 1,864                        | 100.00 | 13,888                       | 100.00 | 36,447                       | 100.00 |
| <b>Family Household Growth</b> |                              |        |                              |        |                              |        |
| Percent Change: 2000 to 2010   | -                            | 102.47 | -                            | 86.26  | -                            | 70.98  |
| Percent Change: 2010 to 2020   | -                            | 18.09  | -                            | 22.96  | -                            | 27.74  |
| Percent Change: 2020 to 2025   | -                            | 6.94   | -                            | 7.63   | -                            | 7.66   |

Benchmark: USA

# Pop-Facts® Demographics | Demographic Quick Facts

Trade Area: Suwanee Dam Rd - 1 mi Radius, Suwanee Dam Rd - 3 mi Radius, Suwanee Dam Rd - 5 mi Radius

|   | Suwanee Dam Rd - 1 mi Radius |            | Suwanee Dam Rd - 3 mi Radius |            | Suwanee Dam Rd - 5 mi Radius |            |
|---|------------------------------|------------|------------------------------|------------|------------------------------|------------|
|   | Total                        | %          | Total                        | %          | Total                        | %          |
| <b>2020 Est. Population by Single-Classification Race</b>       |                              |            |                              |            |                              |            |
| White Alone   | 4,376                        | 64.45      | 31,252                       | 62.45      | 82,199                       | 63.51      |
| Black/African American Alone                                    | 959                          | 14.12      | 6,150                        | 12.29      | 12,585                       | 9.72       |
| American Indian/Alaskan Native Alone                            | 9                            | 0.13       | 95                           | 0.19       | 293                          | 0.23       |
| Asian Alone   | 937                          | 13.80      | 8,719                        | 17.42      | 25,012                       | 19.32      |
| Native Hawaiian/Pacific Islander Alone                          | 7                            | 0.10       | 27                           | 0.05       | 45                           | 0.04       |
| Some Other Race Alone   | 304                          | 4.48       | 2,306                        | 4.61       | 5,715                        | 4.42       |
| Two or More Races   | 199                          | 2.93       | 1,492                        | 2.98       | 3,584                        | 2.77       |
| Hispanic/Latino   | 825                          | 12.15      | 6,772                        | 13.53      | 15,097                       | 11.66      |
| Not Hispanic/Latino   | 5,965                        | 87.85      | 43,270                       | 86.47      | 114,336                      | 88.34      |
| <b>2020 Occupied Housing Units by Tenure</b>                    |                              |            |                              |            |                              |            |
| Owner-Occupied  | 1,909                        | 91.65      | 13,457                       | 85.96      | 34,833                       | 83.64      |
| Renter-Occupied   | 174                          | 8.35       | 2,198                        | 14.04      | 6,811                        | 16.36      |
| Average Household Size  | -                            | 3.28       | -                            | 3.20       | -                            | 3.12       |
| <b>2020 Households by Household Income</b>                      |                              |            |                              |            |                              |            |
| Income < \$15,000   | 74                           | 3.55       | 621                          | 3.97       | 1,821                        | 4.37       |
| Income \$15,000 - \$24,999                                      | 41                           | 1.97       | 445                          | 2.84       | 1,316                        | 3.16       |
| Income \$25,000 - \$34,999                                      | 30                           | 1.44       | 435                          | 2.78       | 1,678                        | 4.03       |
| Income \$35,000 - \$49,999                                      | 88                           | 4.22       | 1,035                        | 6.61       | 2,914                        | 7.00       |
| Income \$50,000 - \$74,999                                      | 302                          | 14.50      | 2,222                        | 14.19      | 5,314                        | 12.76      |
| Income \$75,000 - \$99,999                                      | 302                          | 14.50      | 2,271                        | 14.51      | 5,230                        | 12.56      |
| Income \$100,000 - \$124,999                                    | 269                          | 12.91      | 1,824                        | 11.65      | 4,567                        | 10.97      |
| Income \$125,000 - \$149,999                                    | 216                          | 10.37      | 1,459                        | 9.32       | 3,975                        | 9.54       |
| Income \$150,000 - \$199,999                                    | 349                          | 16.75      | 2,280                        | 14.56      | 5,818                        | 13.97      |
| Income \$200,000 - \$249,999                                    | 191                          | 9.17       | 1,253                        | 8.00       | 3,161                        | 7.59       |
| Income \$250,000 - \$499,999                                    | 158                          | 7.58       | 1,216                        | 7.77       | 3,680                        | 8.84       |
| Income \$500,000+   | 64                           | 3.07       | 592                          | 3.78       | 2,170                        | 5.21       |
| Average Household Income  | -                            | 146,777.00 | -                            | 143,636.00 | -                            | 150,858.00 |
| Median Household Income   | -                            | 118,640.18 | -                            | 110,251.03 | -                            | 113,529.56 |
| <b>2020 Est. Median HH Income by Single-Classification Race</b> |                              |            |                              |            |                              |            |
| White Alone   | -                            | 121,732.41 | -                            | 113,282.25 | -                            | 117,588.04 |
| Black/African American Alone                                    | -                            | 121,858.37 | -                            | 108,923.77 | -                            | 93,847.34  |
| American Indian/Alaskan Native Alone                            | -                            | 64,453.13  | -                            | 55,250.00  | -                            | 68,006.46  |
| Asian Alone   | -                            | 116,651.00 | -                            | 115,124.44 | -                            | 129,419.89 |
| Native Hawaiian/Pacific Islander Alone                          | -                            | 6,375.00   | -                            | 35,000.00  | -                            | 27,853.57  |
| Some Other Race Alone   | -                            | 60,244.84  | -                            | 55,658.74  | -                            | 53,231.79  |
| Two or More Races   | -                            | 116,000.24 | -                            | 85,015.70  | -                            | 88,167.82  |
| Hispanic/Latino   | -                            | 121,835.29 | -                            | 81,301.00  | -                            | 68,108.68  |
| Not Hispanic/Latino   | -                            | 118,765.55 | -                            | 113,455.12 | -                            | 119,312.28 |

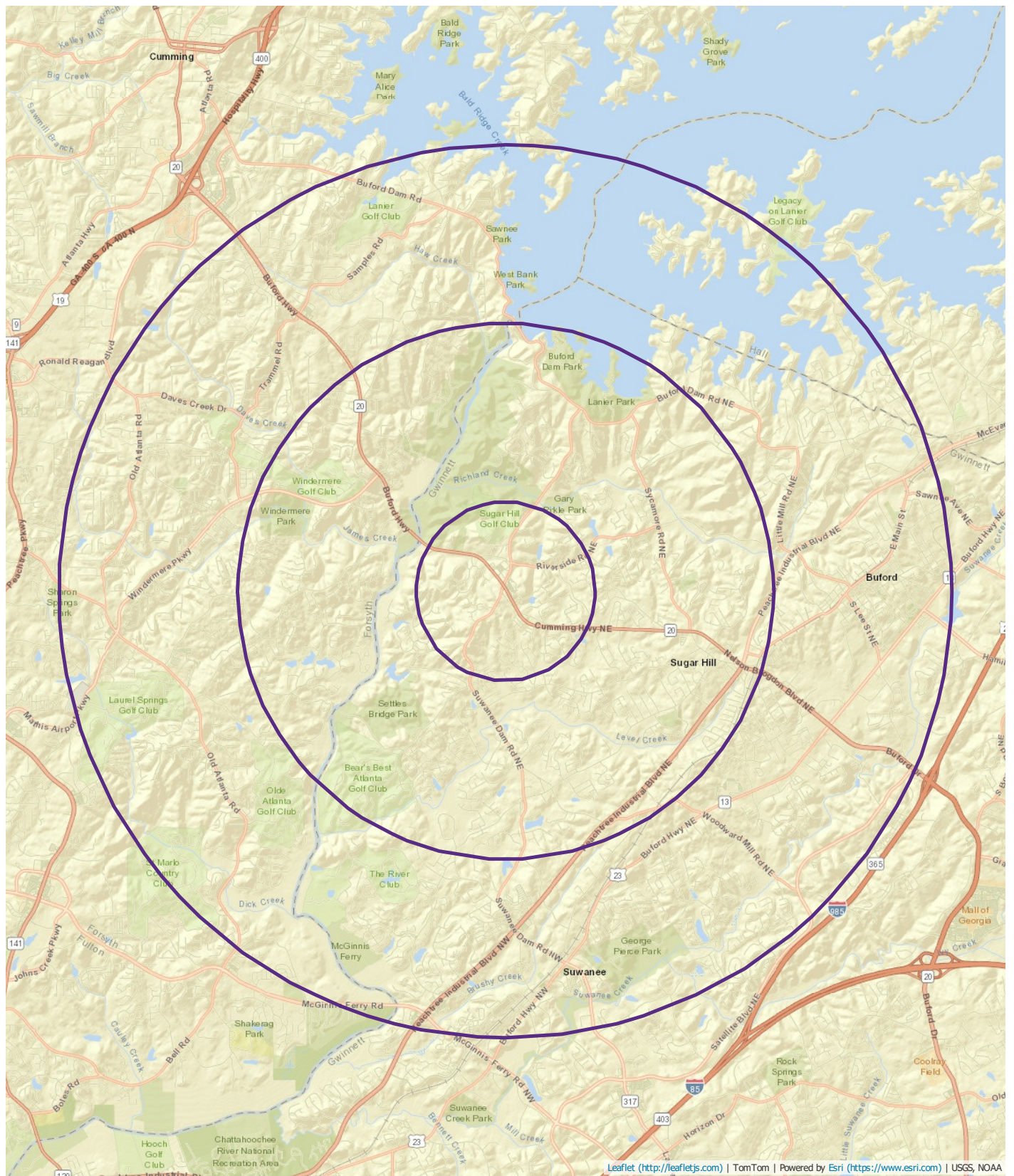
Benchmark: USA

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<https://en.environicsanalytics.ca/Spotlight/About/3/2020>



# Pop-Facts® Demographics | Map

Trade Area: Suwanee Dam Rd - 1 mi Radius, Suwanee Dam Rd - 3 mi Radius, Suwanee Dam Rd - 5 mi Radius



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