

FOR SALE

Satellite Park at Huntcrest

1172 Satellite Boulevard | Bldg 5

Suwanee, Georgia 30024



LAVISTA
ASSOCIATES, INC.
Commercial Real Estate

OVER
50
YEARS
EST. 1972

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Suwanee, Georgia 30024



DETAILS

Price:
\$1,750,000

GLA:
6,144± SF

Land Area:
0.14± AC

Year Built:
2006

Occupancy:
Vacant

PHYSICAL DESCRIPTION

Address
1172 Satellite Boulevard
Building 5
Suwanee, GA 30024

Stories
2

RSF
First Floor - 3,073 SF
Second Floor - 3,072 SF

Property Type
Office

Zoning
OI

Parcel ID
7-155-308

Parking
First Come First Serve

Construction
4-sided Brick Exterior with Custom Masonry

2024 Taxes
\$16,017.61

Owners Association Dues
\$720/Month (includes CAM, Water/Sewer, Trash, & Exterior Lighting)

DEMOGRAPHIC HIGHLIGHTS

Population
200,982

Average HH Income
\$108,934

Daily Traffic Volume
24,859

Daytime Employees
99,596

Source: Placer.ai 5-mile radius data

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PROPERTY FEATURES

Freestanding 2-Story Office Building

Elevator Served and Handicap Accessible

Perfect for Medical or Professional Office User

Exposure and Frontage along Satellite Blvd

Building Signage Available

Multiple Ingress/Egress to Park with Traffic Light Access

Desirable Gwinnett Location just West of I-85 in Suwanee with numerous nearby amenities

Convenient to I-85 via Old Peachtree Road & McGinnis Ferry exits

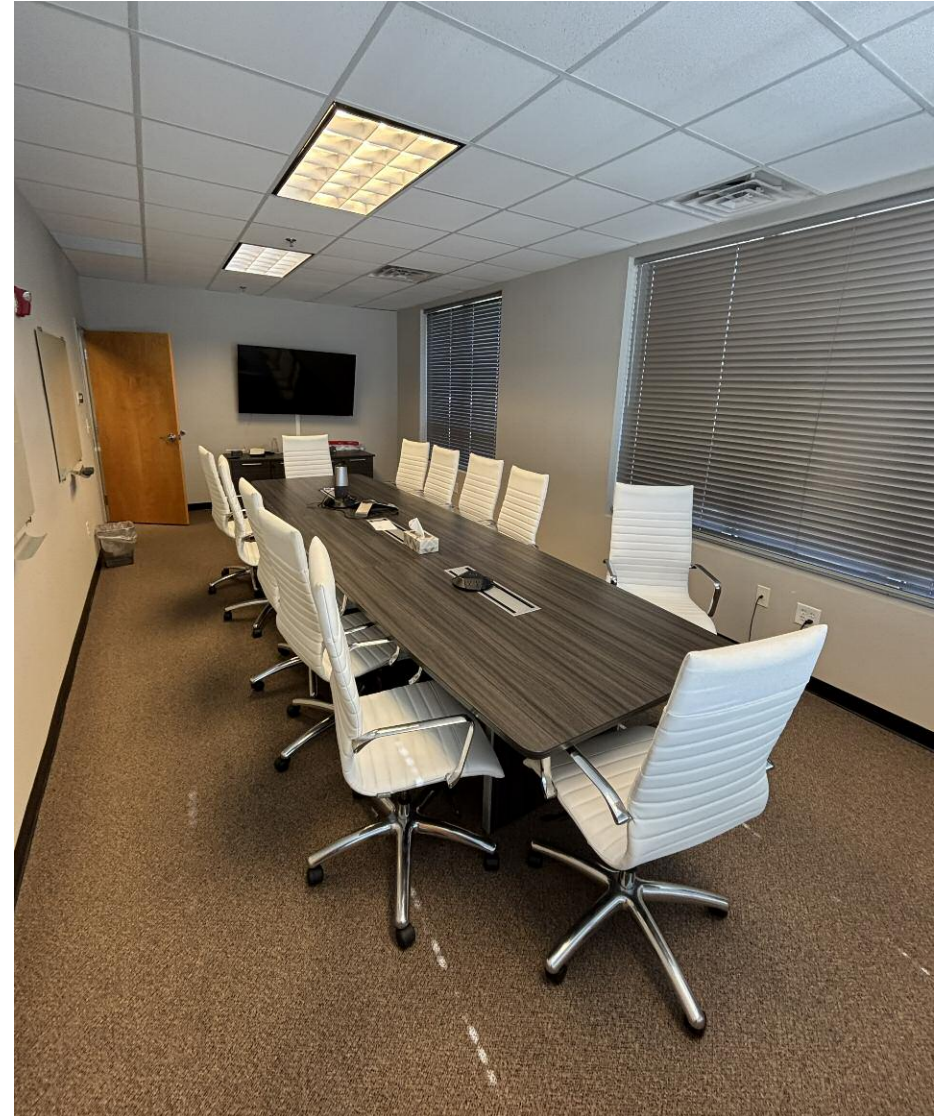
Building Well Maintained by Current Ownership

Ample Parking

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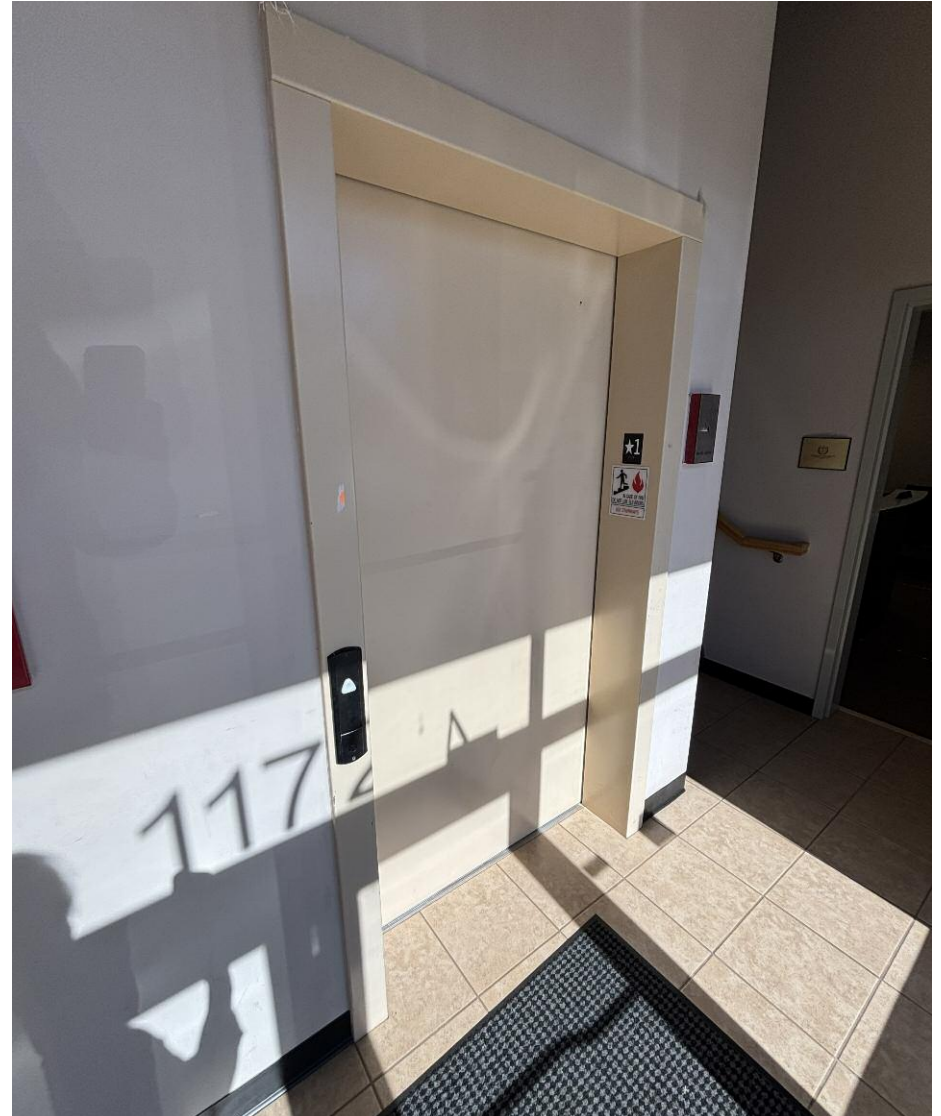
INTERIOR PHOTOS



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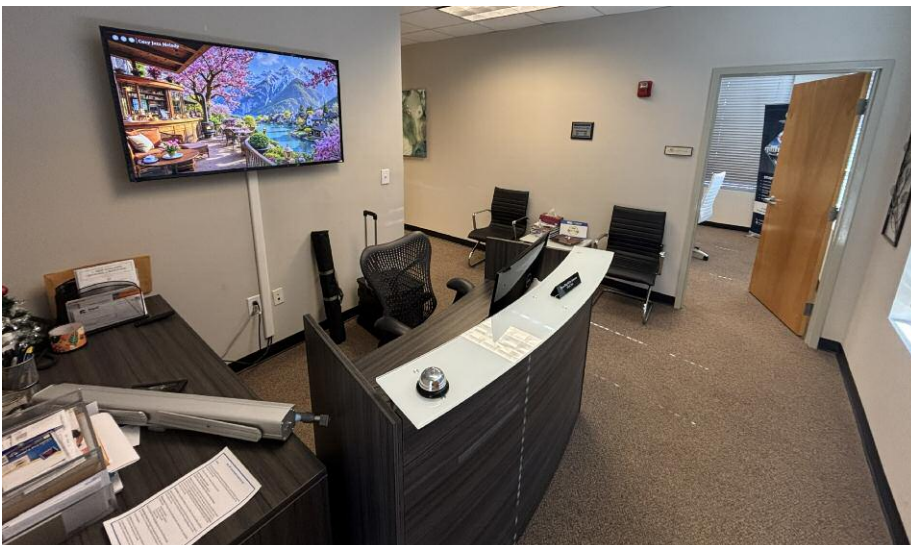
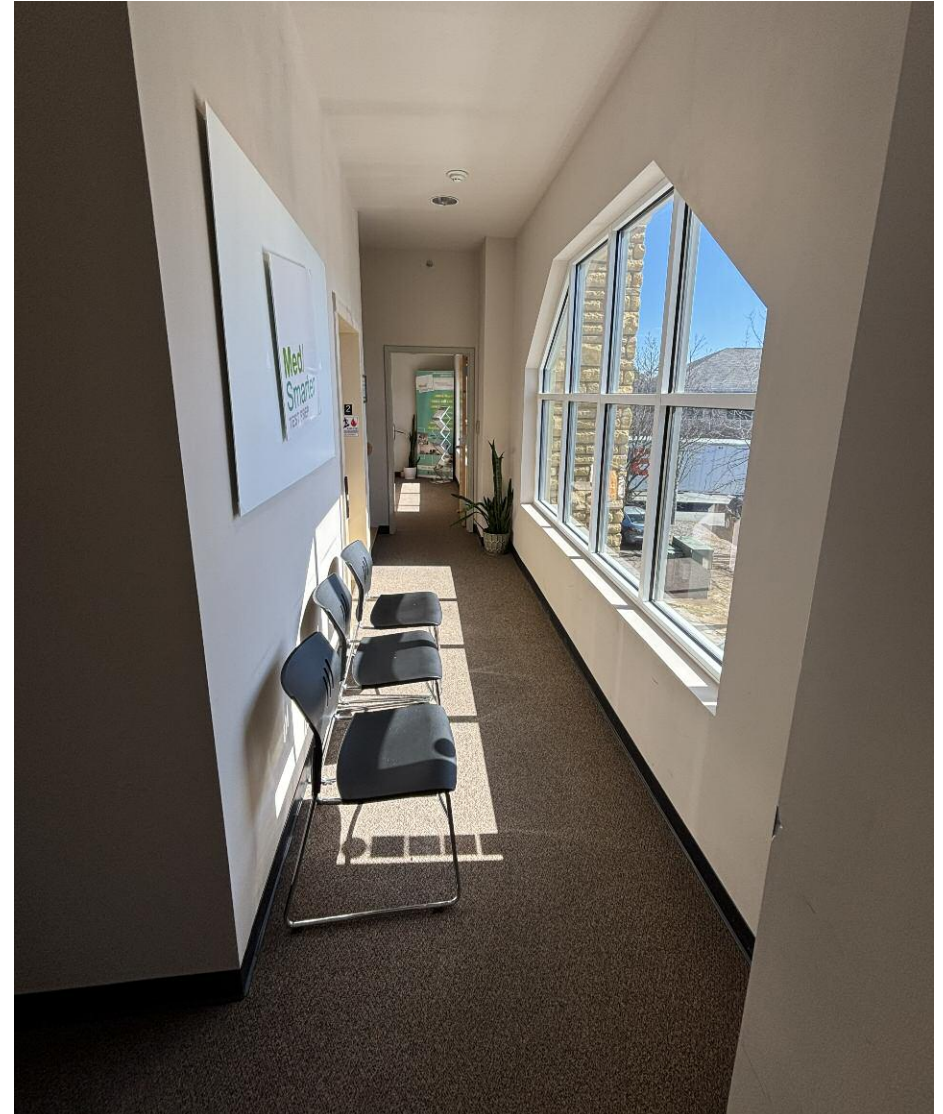
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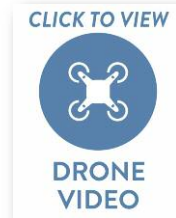
INTERIOR PHOTOS



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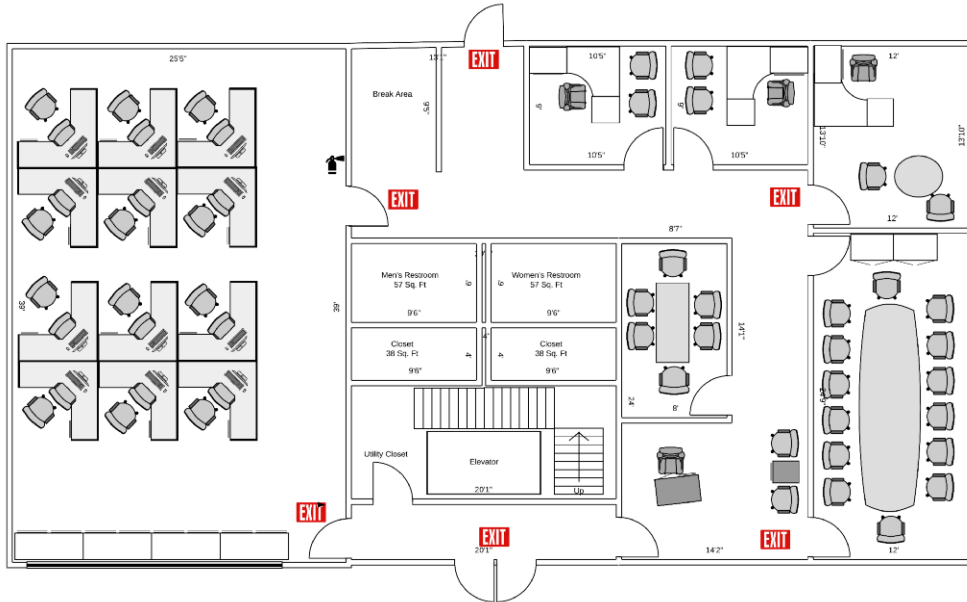
AERIAL PHOTOS



Satellite Park at Huntcrest

FLOORPLAN

FIRST FLOOR



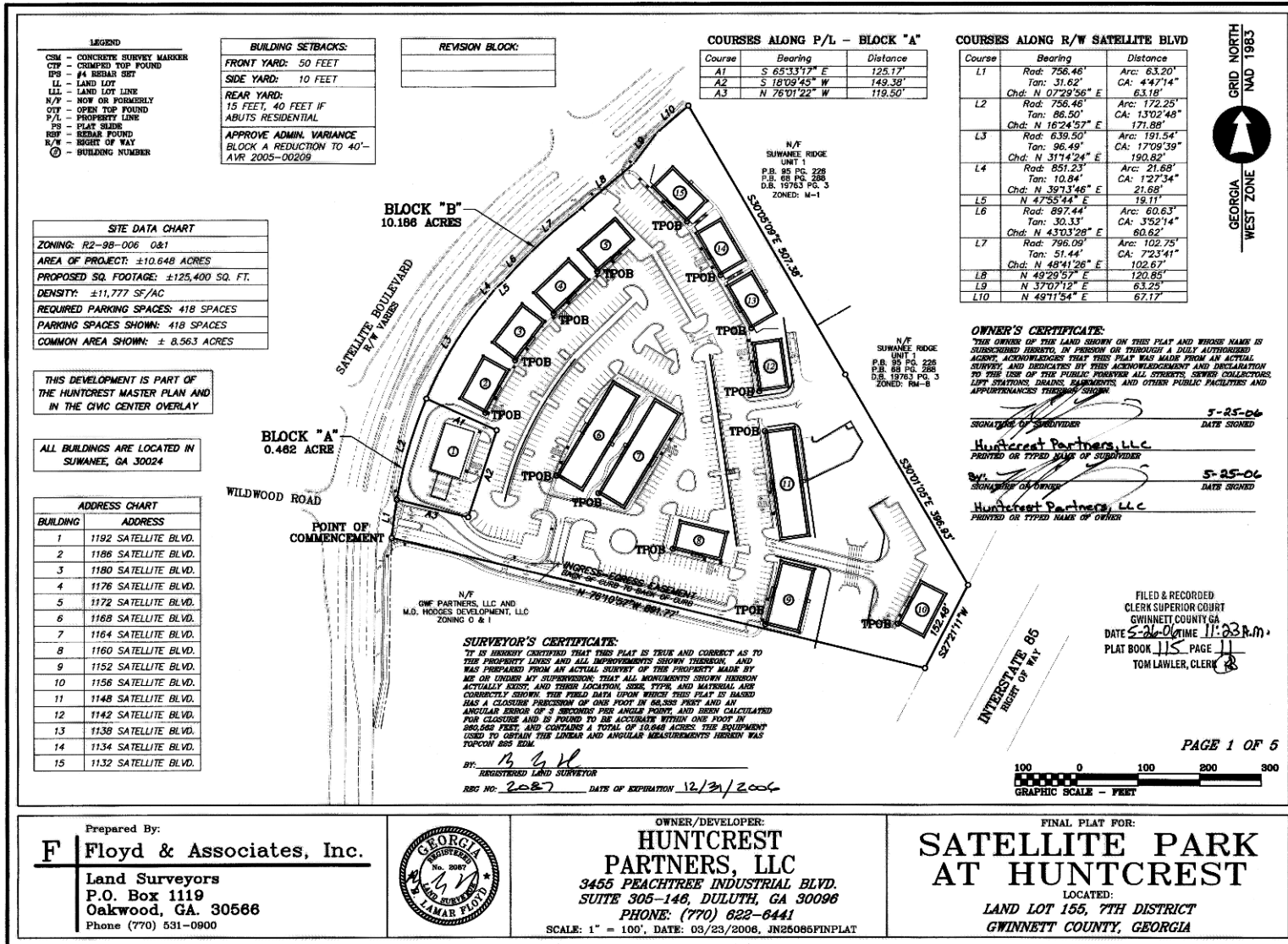
SECOND FLOOR



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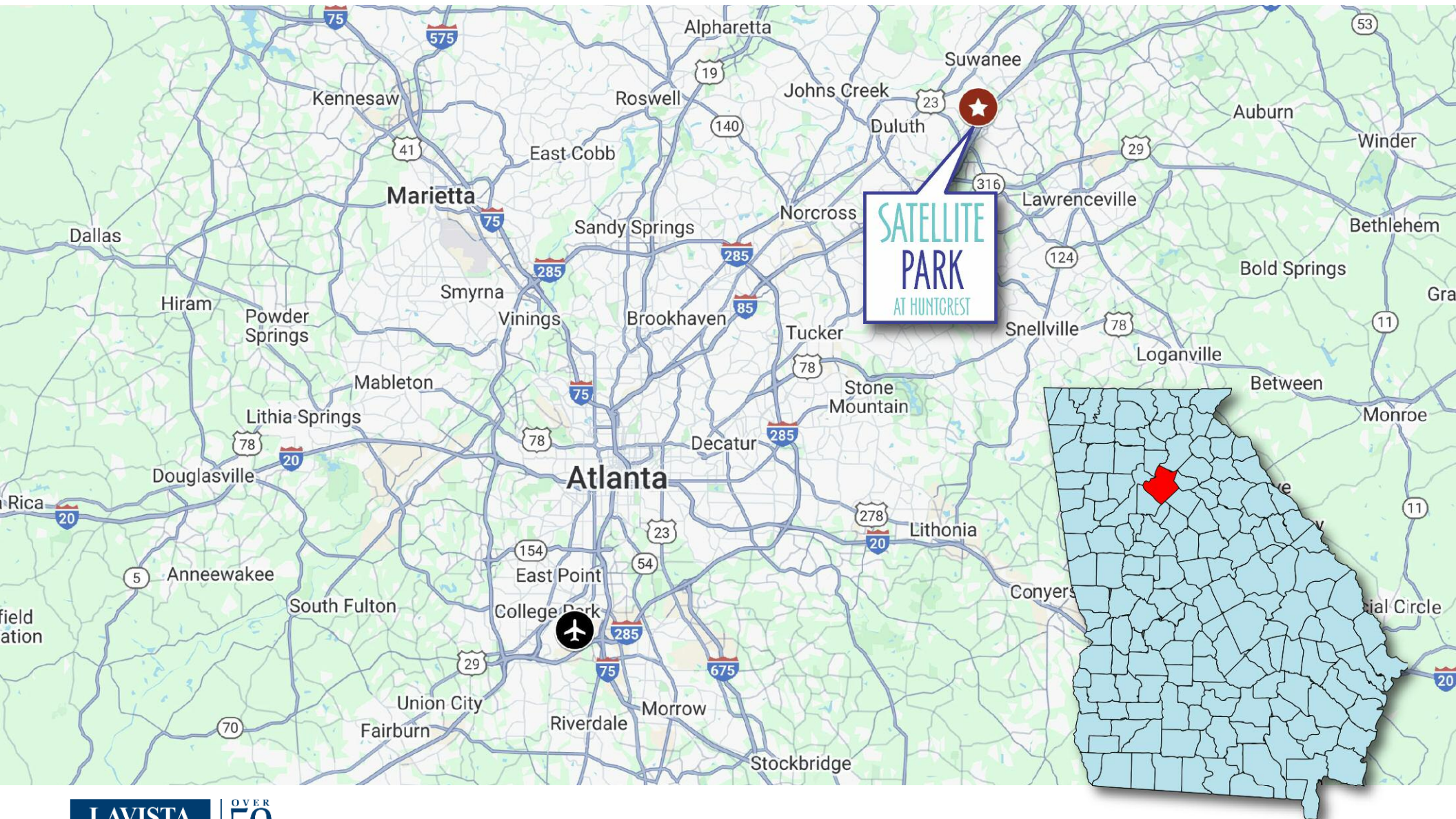
PLAT



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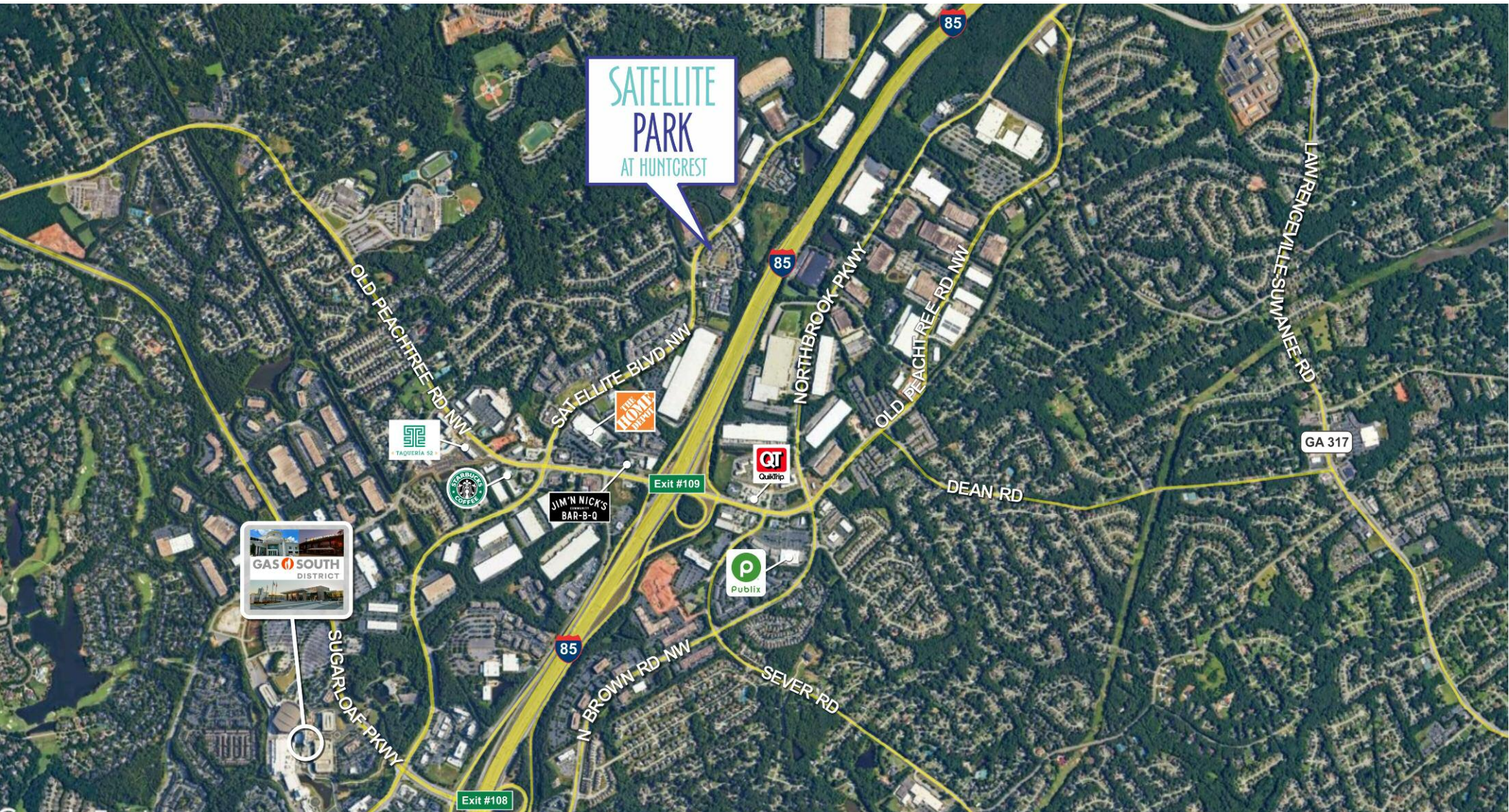
LOCATION



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NEARBY AMENITIES



LAVISTA ASSOCIATES, INC.

CORPORATE OVERVIEW

Lavista Associates, Inc.

3490 Piedmont Road, NE | Suite 1300
Atlanta, GA 30305
770-448-6400 | lavista.com

Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

EXCLUSIVELY MARKETING BY

John Cape

770.729.2820 (o)
404.988.1972 (c)
Jwcape@lavista.com



With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We are a one-stop partner for large institutional investors and local independent owners, providing a wide range of corporate services.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.



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