VILLAGE GROVE – BUILDING A

4320 Suwanee Dam Rd, Suwanee, GA 30024



Now Available for Lease

Suite 100 | ±2,446 SF | Available 11/01/2026

High visibility with 36,000+ VPD on Suwanee Dam Rd and 40,000+ VPD on neighboring Peachtree Industrial Blvd. Minutes from I-85 and connected to every major city nearby.

WHY SUWANEE ?

HIGH TRAFFIC EXPOSURE

36,000+ vehicles per day along Suwanee Dam Rd and 40,000+ VPD on Peachtree Industrial Blvd.

EASY ACCESS & PARKING

Ample on-site parking (4.58/1,000 SF) with convenient access for clients and visitors.

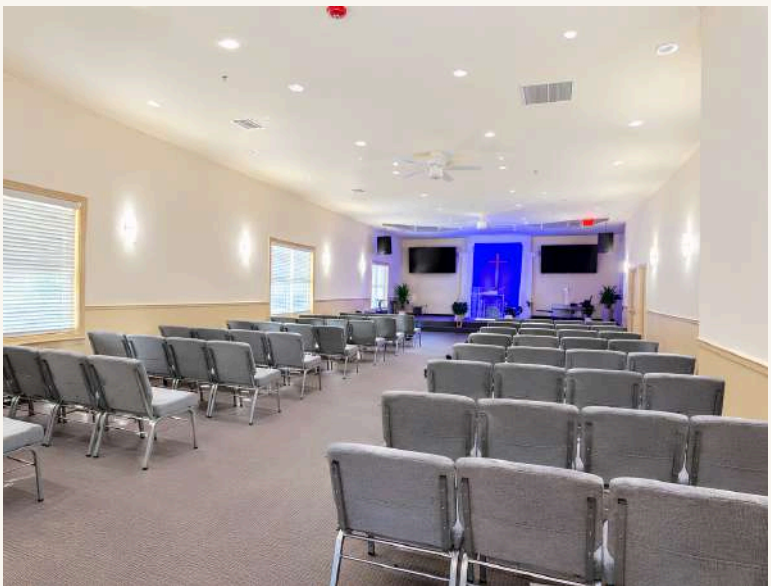
PRIME LOCATION

Corner lot with signage and a dedicated turn lane, minutes from I-85.

AFFLUENT COMMUNITY

Established Gwinnett County neighborhood with strong residential and commercial demographics.





Available Spaces | Village Grove -Bldg A

Suite	Status	SF	Rent Rate	NOTES
I00- 2F	Available 11/01/2026	2,446	Upon Request	Former Worship Space

SUITE 100 | ±2,446 SF

Ideal for Education, Professional & Community Users

Formerly used as a place of worship, this 2nd-floor space with elevator access is well suited for:

- Educational academies and tutoring centers
- Law offices, CPA firms, and insurance agencies
- Counseling centers and professional offices
- Nonprofit and religious organizations

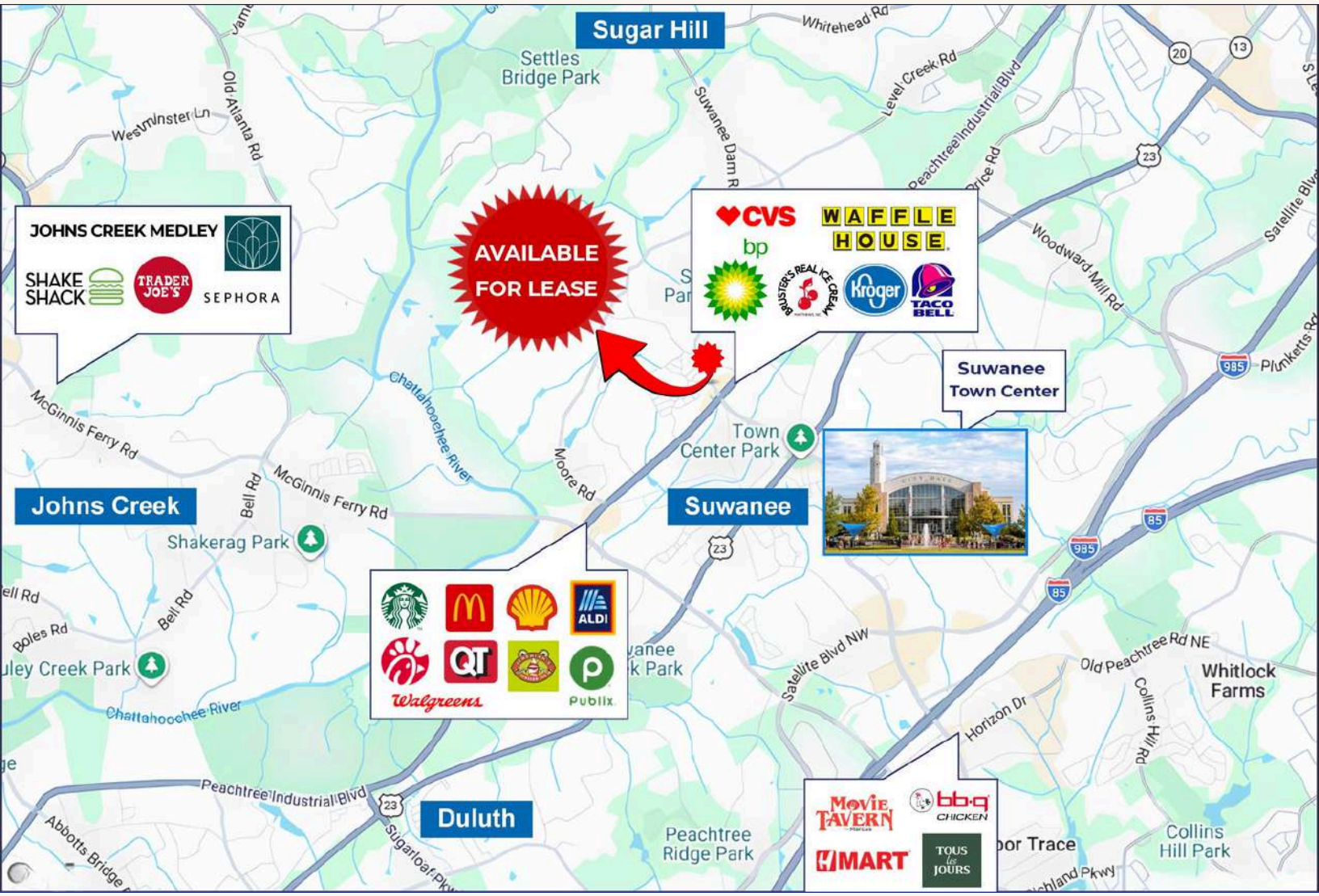
SPACES & OPPORTUNITIES

PROPERTY HIGHLIGHTS

Visible. Accessible. Flexible.

- Corner lot with signage and dedicated turn lane
- 24-hour access
- Tenant-controlled HVAC
- Elevator access and wheelchair accessibility
- PMUD zoning allows a variety of approved uses, subject to landlord approval
- Built 2005 | 11,064 SF center

AREA MAP





김성한

SCOTT KIM

BROKER & CEO

Tel. 678-417-1434

contact@tbrealtor.com

박유나

YOONA PARK

LEASING CONTACT

Tel. 678-417-1434

ypark@tbrealtor.com

FOR MORE INFORMATION

678.417.1434

WWW.TBREALTOR.COM

INFO@TBREALTOR.COM

Contact our team today to learn more about this exceptional opportunity.