

Historic Pierce's Corner

597 Main St., Suwanee, GA 30024

7,000 SF Retail Building For Lease

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TOUR



FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com



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Historic Pierces Corner

Where Suwanee Comes Together

597 Main St., Suwanee, GA 30024



*A rare opportunity to create a destination —
not just a business.*

*Pierce's Corner is designed for the operator
who understands that today's customers
don't just go out... they gather.*

**Eligible for the Downtown
Development Revolving
Loan Fund (DDRLF)**



The Historic Center of Suwanee

Pierce's Corner is a freestanding historic property located on Main Street in one of Suwanee's most desirable and fast-growing corridors, offering strong visibility, access, and a built-in customer base ideal for a high-quality dining or experiential concept. This unique and prime location presents an opportunity to create a place people return to — not just visit.

- » **7,000 SF - Circa 1910 - Former Railroad Trading Post**
*A property with room to create something truly experiential
Two levels 4,020 SF on first floor and 3,000 SF on 2nd level*
- » **Elevated patio and outdoor seating options**
Built for lingering, not just turnover
- » **Historic charm with restaurant ready infrastructure**
- » **High visibility in the heart of Old Town Suwanee**
Be the place everyone knows
- » **Eligible for the Downtown Development Revolving Loan Fund**
A built-in audience looking for their "go-to" spot

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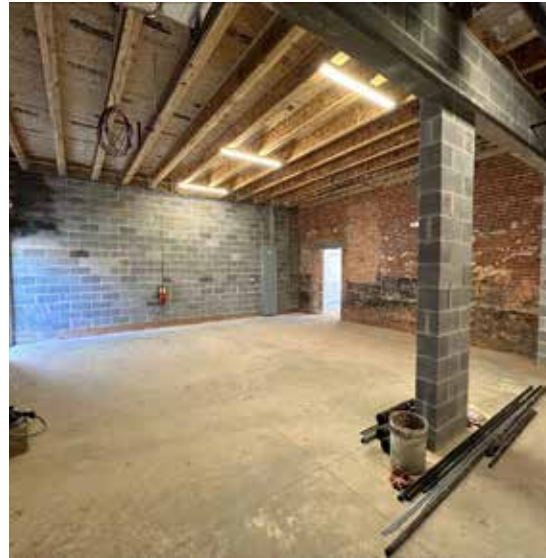
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The two-story property is perfectly suited for an operator who can leverage the building's interior's charm to create a unique destination that combines the past with the present. Pierce's Corner offers a scale rarely available in Suwanee — allowing for a true indoor-outdoor experience, flexible seating, and a concept that goes beyond dining.

Ideal concepts include:

- » **Elevated casual / chef-driven restaurant**
- » **Brewery, beer garden or taproom with food component**
- » **Wine bar or social dining concept**
- » **Coffee-to-cocktails hybrid**
- » **Community-focused gathering concept**



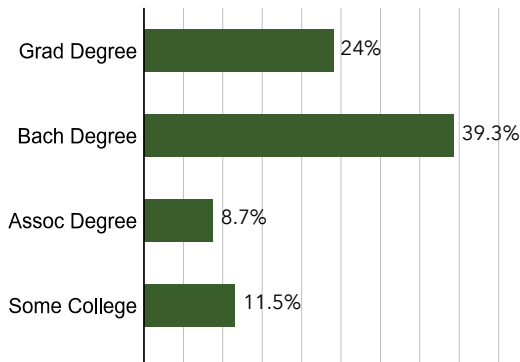
Demographics - Within 3 Miles

About the Workforce



81.0%

Office Based



Lifestyle Tapestry

L2 Professional Pride

- » Over three-quarters of all residents are married. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation.
- » Residents typically live in communities featuring newly constructed, owner-occupied single-family homes.

About the Community



1.5% ↑

Pop Growth Rate is 204.2% higher than United States



150

Wealth Index
Below 100 = low Above 100 = high



1.9% ↑

Housing Units Growth Rate is 129% higher than United States.

Average household income
\$157,583
Median net worth
\$532,091

City of Suwanee Restaurant Spending Facts

151

TOTAL RESTAURANTS

Includes Full-Service Restaurants, Limited-Service Restaurants, and Special Food Services

**Total Gross Restaurant Sales
(Median of 2024 and 2025)**

**FULL SERVICE RESTAURANTS
\$101,848,964 / year**

**LIMITED SERVICE RESTAURANTS
\$56,649,166 / year**

**SPECIAL FOOD SERVICES
\$1,640,065 / year**

**AVERAGE RESTAURANT STORE SALES
\$1,050,743 / year**

Suwanee Roundabout Master Plan

The Future of Suwanee Connected

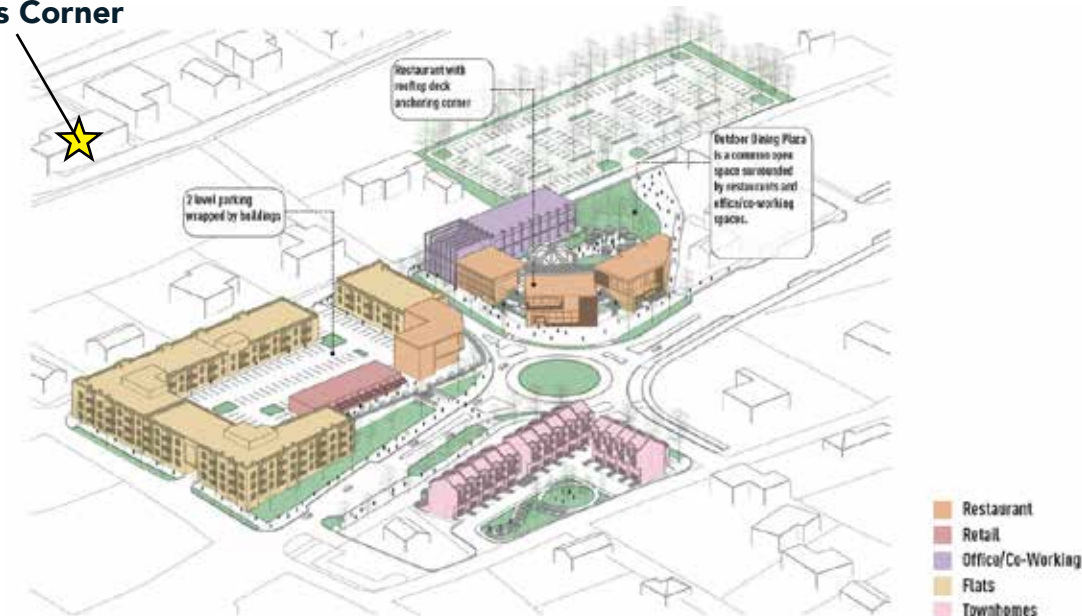
The Suwanee Roundabout Master Plan represents the City's vision to transform the Buford Highway corridor into a connected, walkable extension of downtown. Centered around the roundabout at Buford Highway and Russell Street, this initiative is designed to unify Old Town and Town Center into one continuous, experience-driven district.

Turn a connection into a destination

What was once a dividing corridor is being reimagined as a place for people — where streets, storefronts, and public spaces work together to create a cohesive downtown environment.

[LEARN MORE ABOUT THE PROJECT](#)

Pierce's Corner



What's Coming

- » A walkable corridor
- » Enhanced sidewalks, safer crossings, and pedestrian-first design
- » Mixed-Use growth
- » Street-level retail and dining supported by residential and office uses
- » Activated streetscape

Historic Pierces Corner

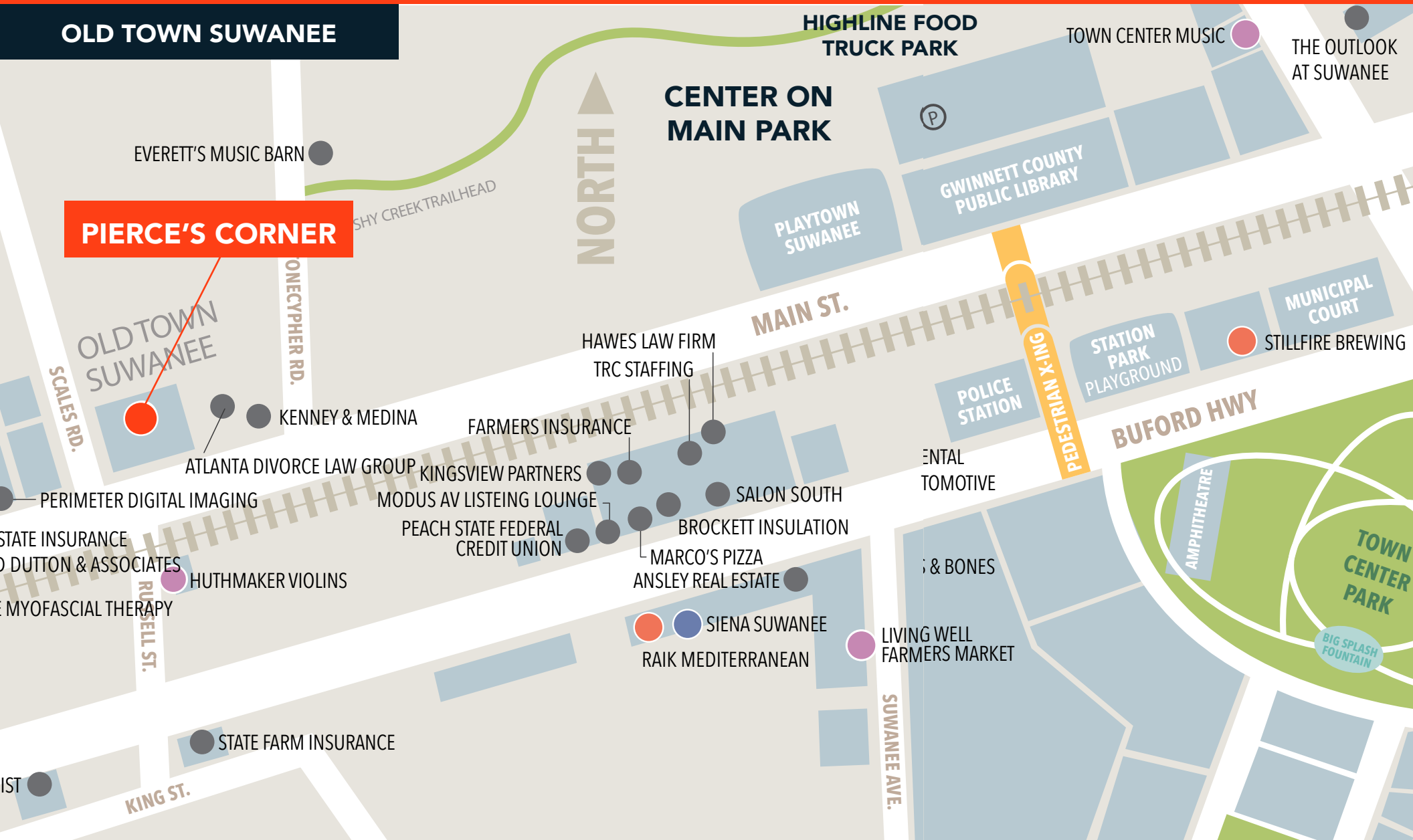
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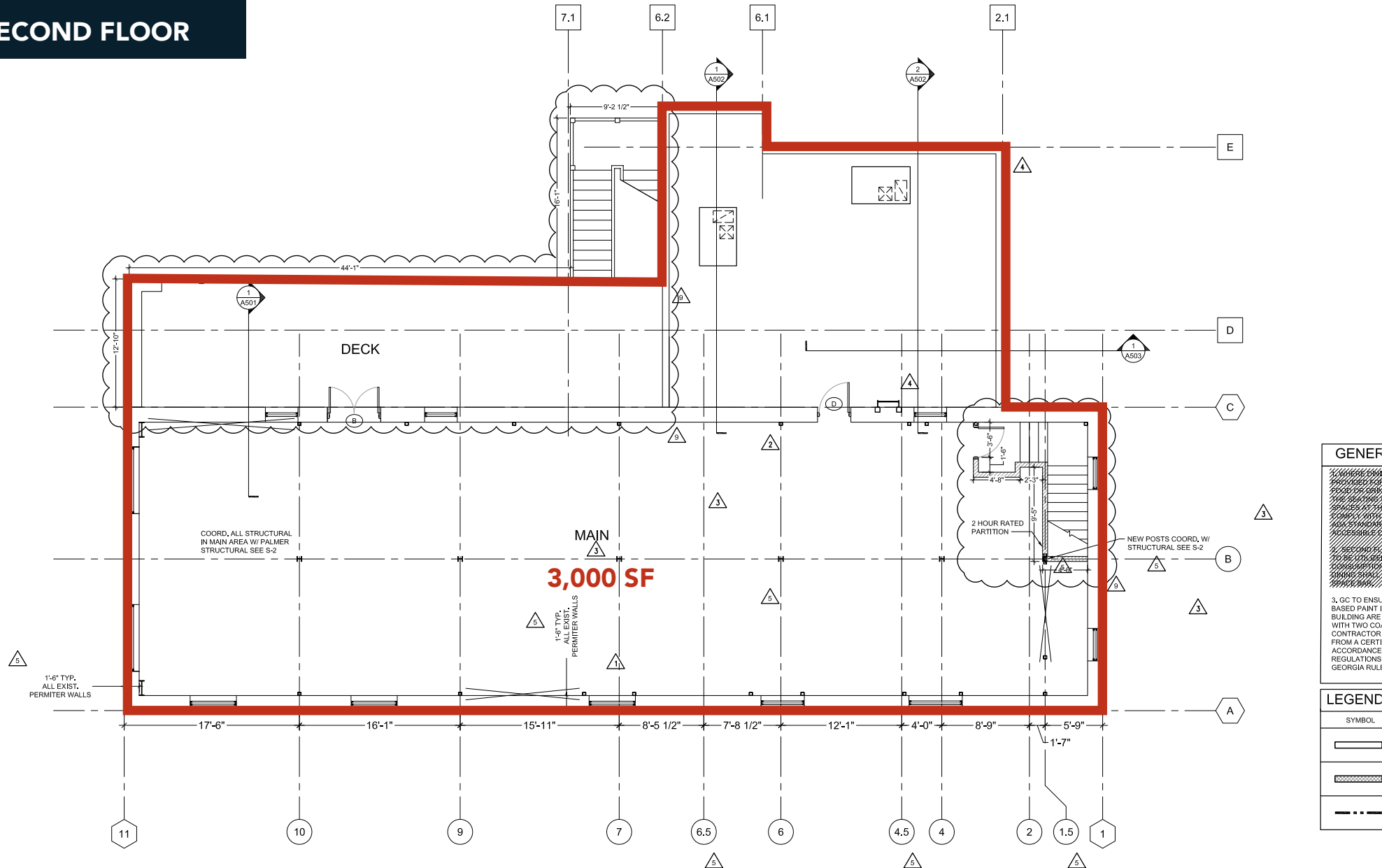
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SUWANEE TOWN CENTER



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SECOND FLOOR



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