



# Accent

SUWANEE CREEK



A 352-Unit, Class A, New Construction Opportunity  
DULUTH | ATLANTA MSA | GEORGIA

# Executive Summary

JLL, as exclusive advisor, is pleased to present Accent Suwanee Creek (“Accent” or the “Property”) for sale — a 352-unit, newly-built multifamily investment opportunity located in Duluth, Georgia. Delivered in 2024, this exceptional property features thoughtfully designed 1-, 2-, and 3-bedroom apartments, including eight carriage homes. Each residence offers luxury finishes, including vinyl flooring, stainless steel appliances, natural stone countertops, in-unit washers and dryers, and spacious walk-in closets. Best-in-class community amenities elevate the resident experience, including a 24-hour fitness center, a resort-style swimming pool, a clubhouse, co-working spaces, and beautifully landscaped outdoor areas featuring grilling stations and fire pits.

Accent Suwanee Creek represents a rare opportunity to acquire a class-A community in one of Atlanta’s most coveted and supply-constrained submarkets, along the Buford Highway and Peachtree Industrial corridor. The Property is ideally positioned to serve the area’s high-earning professionals and families, by offering access to highly-rated schools without paying the astronomical costs of homeownership. Residents are seamlessly connected to major Atlanta employment centers and premier retail and entertainment destinations, including Suwanee Town Center, Mall of Georgia, and The Exchange at Gwinnett, providing an ideal blend of convenience, leisure, and connectivity.

**PROPERTY TOURS** – Tours must be scheduled in advance by contacting Kym Seaborn. The owner and JLL respectively requested that interest parties refrain from contacting on-site personnel or residents.

**Kym Seaborn**  
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**Kym.Seaborn@jll.com**

# Accent

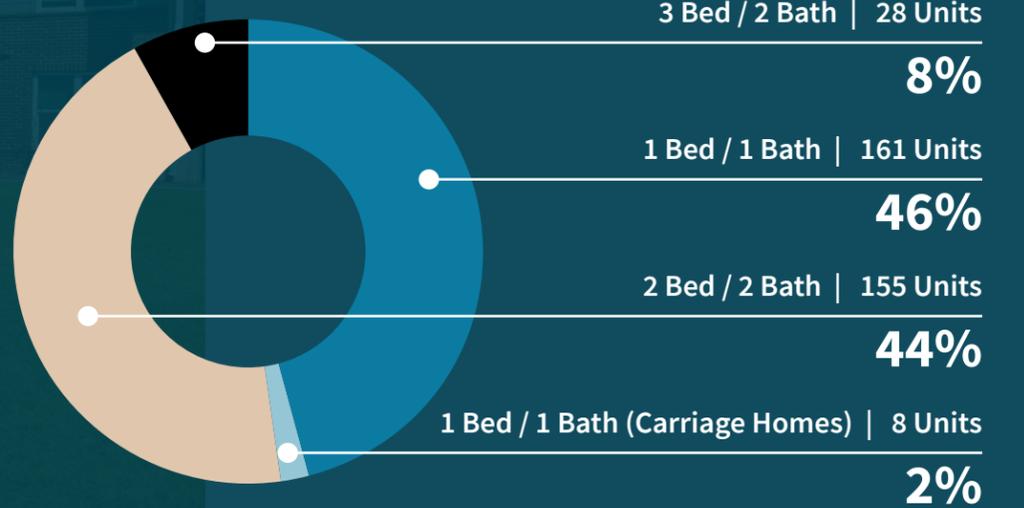
## SUWANEE CREEK



# Property Overview

<b>ADDRESS</b> 1770 Peachtree Industrial Blvd Duluth, GA 30097	<b>AVERAGE HOME SIZE</b> ±977 SF
<b>YEAR COMPLETED</b> 2024	<b>BUILDING TYPE</b> Low-Rise Apartments
<b>NUMBER OF HOMES</b> 352 Units	<b>ACREAGE</b> ±47.923 acres (+13.6 du/ac)
<b>TOTAL RESIDENTIAL NRSF</b> ±344,037	<b>NUMBER OF BUILDINGS</b> 10 Residential   1 Clubhouse   4 Garage Buildings
<b>OCCUPANCY</b> ±86%	<b>PARKING SPACES</b> 580

# Home Mix Summary

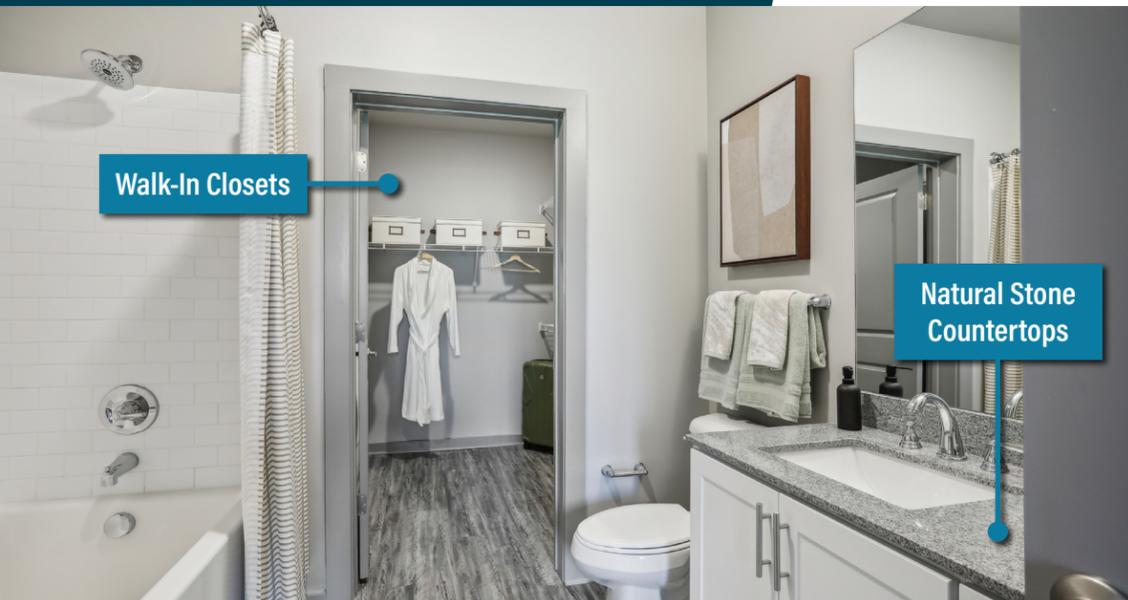
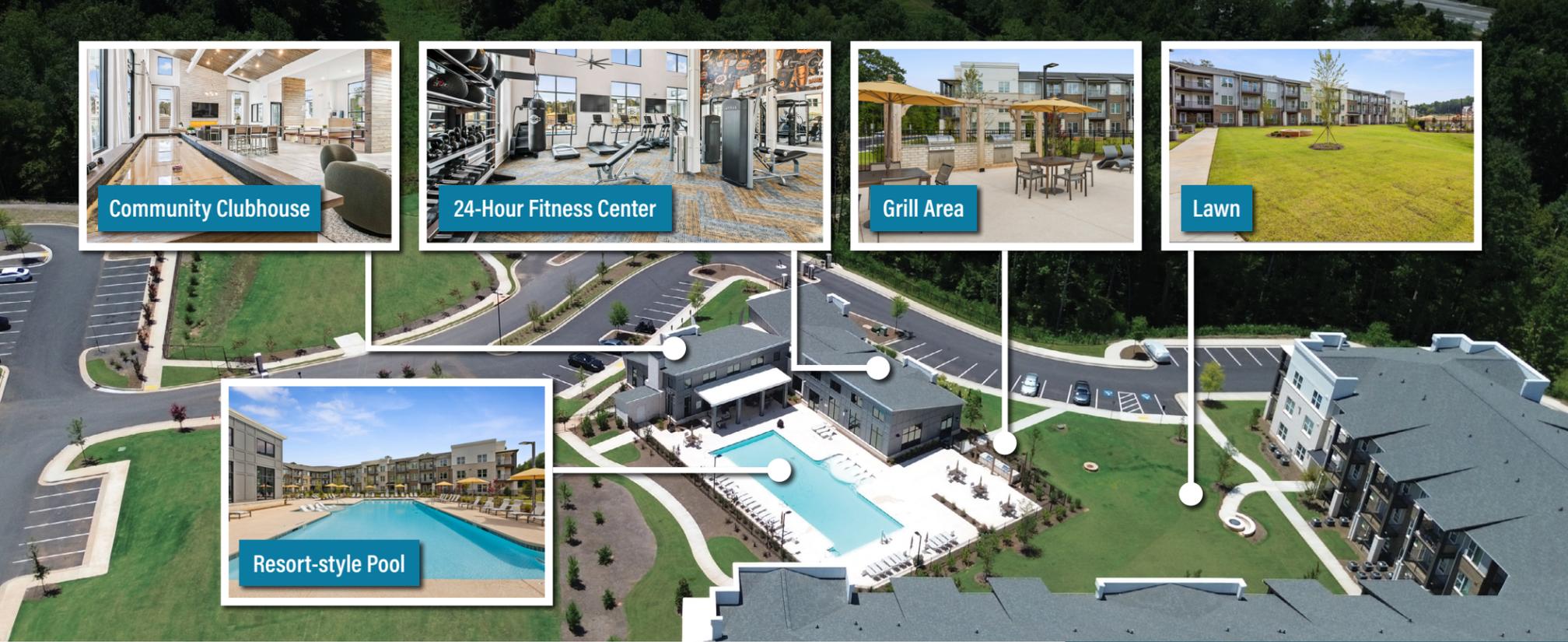


# Investment Highlights

## Best-In-Class, New Construction Asset

Accent Suwanee Creek showcases carefully curated community spaces and premium interior finishes, granting residents an elevated living experience. From natural stone countertops and stainless-steel appliances to resort-style amenities including a state-of-the-art fitness center and swimming pool, the property delivers institutional-quality living at every turn.

## Luxury Interior Finishes



## Full Suite of Community Amenities

-  Resort-style pool
-  24-Hour fitness center
-  Community Clubhouse
-  Co-working spaces
-  Greenspaces with grills & firepits

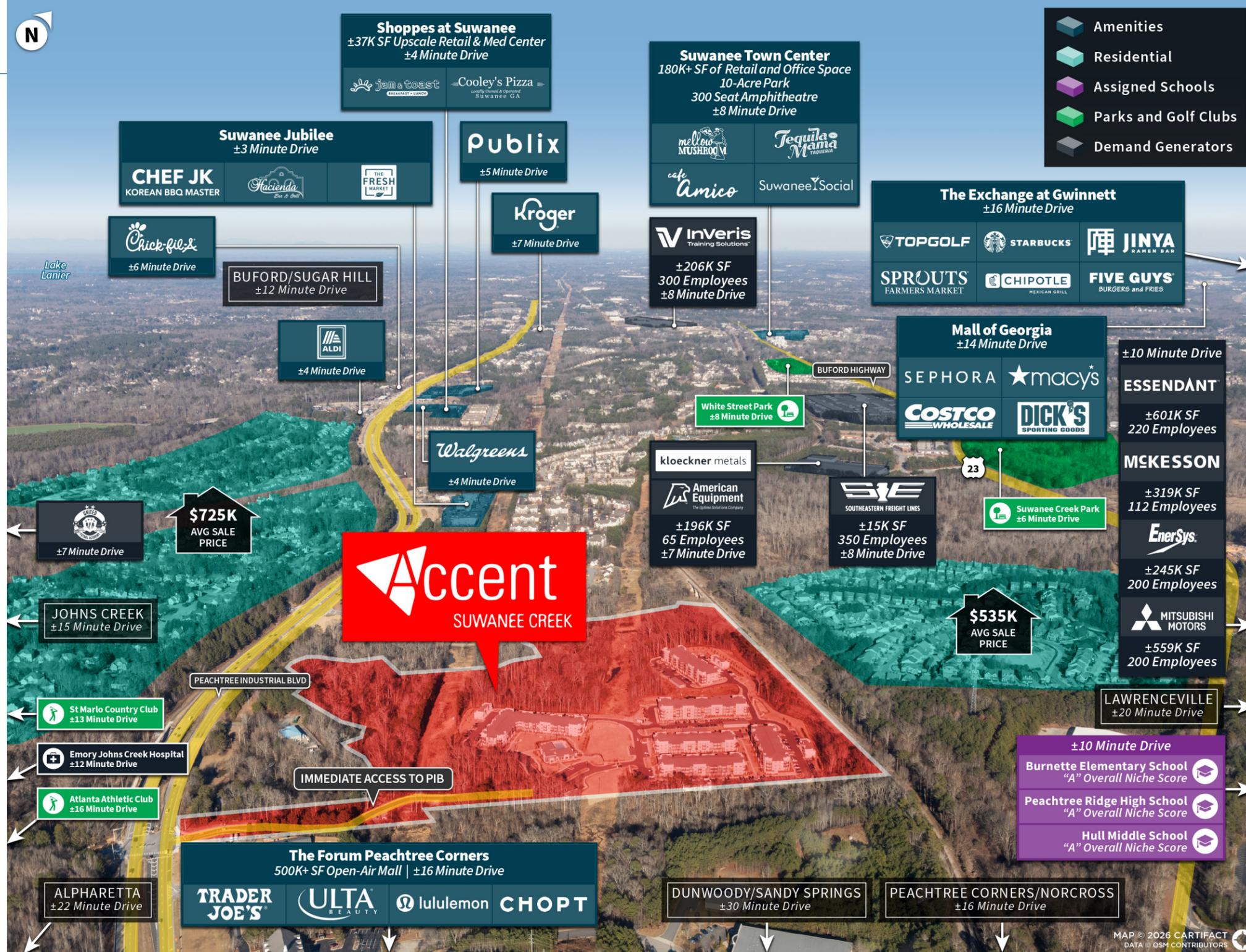
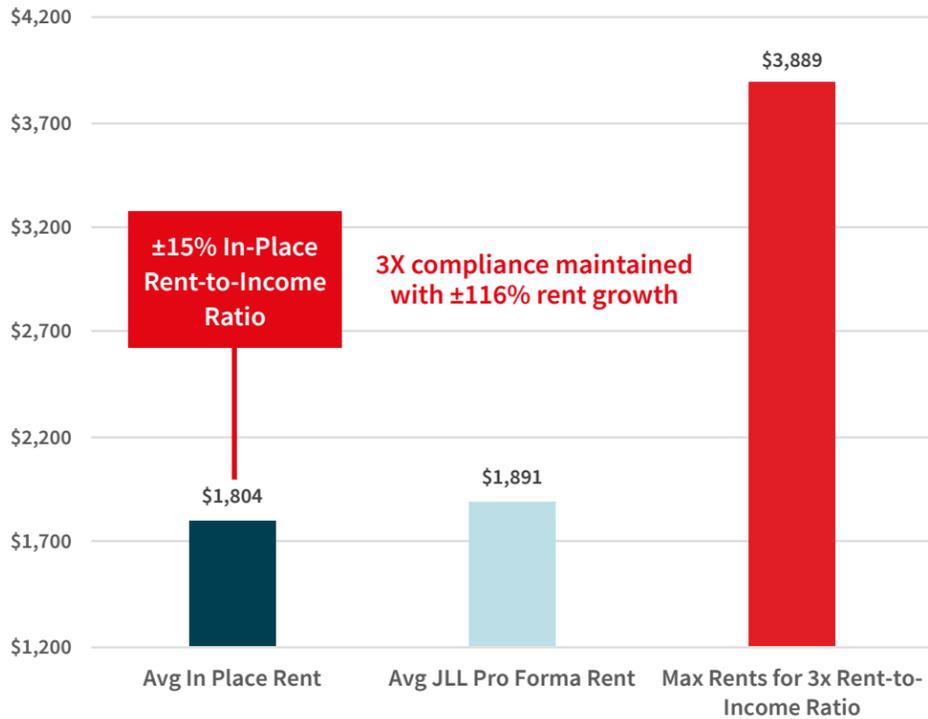
# Investment Highlights

## Outstanding Area Demographics

**\$140k** average household income (3-mile radius)

**60%** of residents have a bachelor's degree or higher (3-mile radius)

HH Income Support  $\pm 116\%$  rent growth



## Optimally Positioned for Commuters to Major Employment Hubs

Buford/Sugar Hill (12 Minutes)	Johns Creek (15 Minutes)	Peachtree Corners/Norcross (16 Minutes)
amazon	Alcon	SIEMENS
GLOBAL INDUSTRIAL	NORTHSHORE HOSPITAL	Comcast
MITSUBISHI	MCKESSON	Honeywell
Alpharetta (22 Minutes)	Lawrenceville (20 Minutes)	Dunwoody/Sandy Springs (30 Minutes)
AT&T	RICOH	Mercedes-Benz
ADP	CISCO	ups
Microsoft	TARGET	State Farm

## Access to Top Tier Schools without the Cost Burden of Homeownership

**\$715K** median sale price (Redfin, 30097 zip code)

**±61%** Discount to Homeownership

- A** Peachtree Ridge High School
  - A** Hull Middle School
  - A** Burnette Elementary School
- Based on Niche Overall Grades*

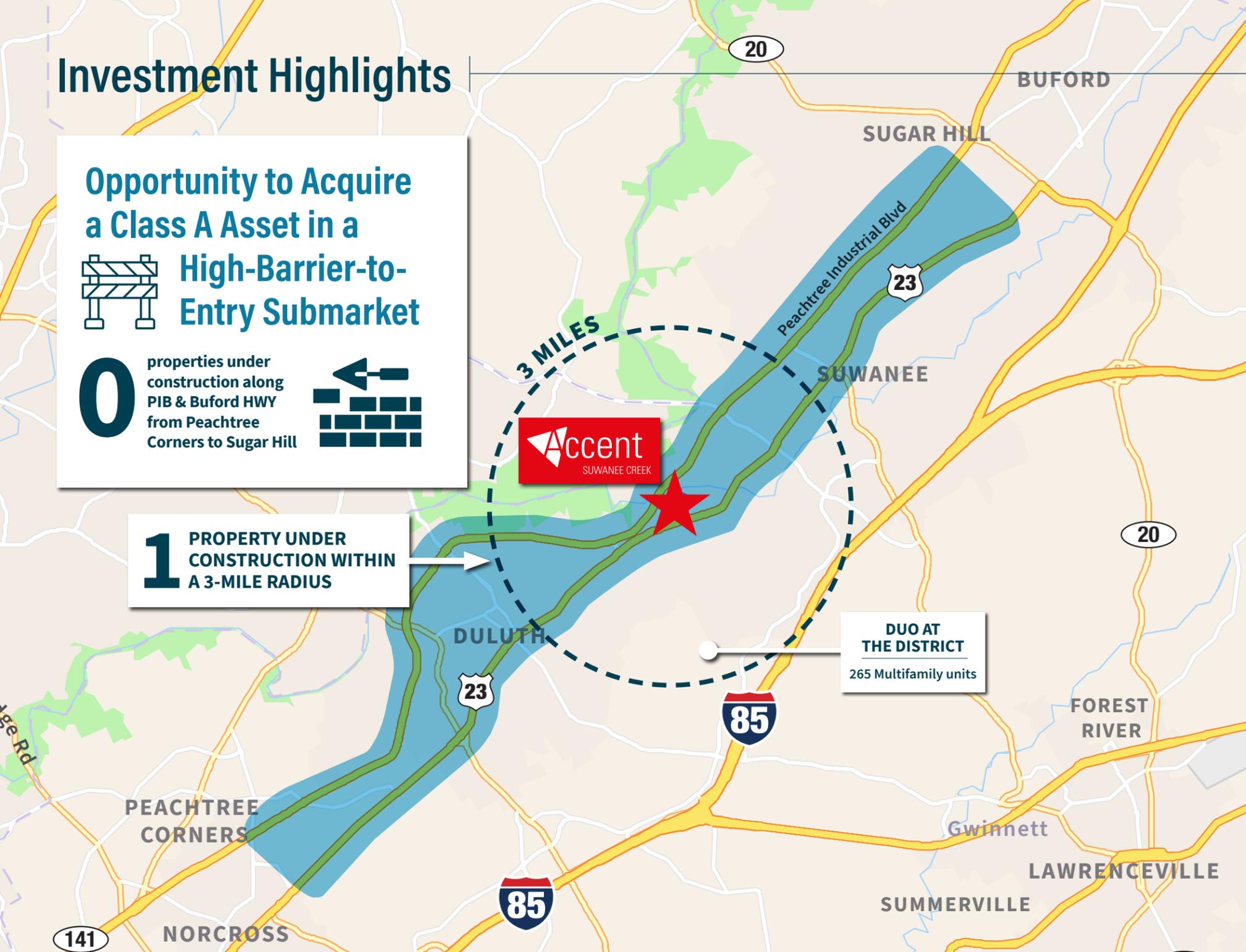
# Investment Highlights

**Opportunity to Acquire a Class A Asset in a High-Barrier-to-Entry Submarket**

**0** properties under construction along PIB & Buford HWY from Peachtree Corners to Sugar Hill

**1** PROPERTY UNDER CONSTRUCTION WITHIN A 3-MILE RADIUS

**DUO AT THE DISTRICT**  
265 Multifamily units

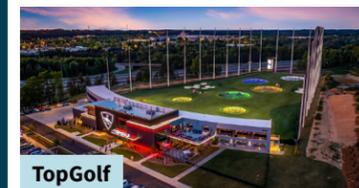


## Unparalleled Access to a Plethora of Retail and Entertainment

**Suwanee Town Center** 180K+ SF of Retail and Office



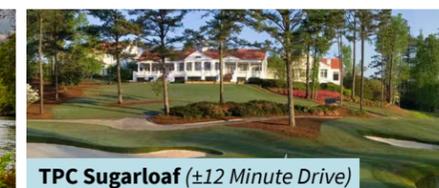
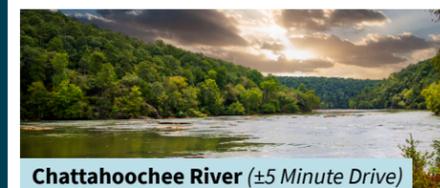
**Exchange at Gwinnett** ±465K SF of Retail & Entertainment



**The Mall of Georgia** #1 Largest Mall in the Southeast ±1.7MM SF 200+ Stores



**Nearby Parks and Golf Courses**





# Accent

## SUWANEE CREEK

### Execution Team

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#### **John Weber**

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SEE A BRIGHTER WAY