

Sugarloaf Parkway

Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- 1,215 sf space available
- Kroger anchored center located in the metro Atlanta suburb of Duluth in Gwinnett County
- Gwinnett County is one of the fastest growing counties and home to major employers including Kroger, Publix, Walmart and US Postal Service
- Average household income of \$143,600 within one mile radius from the shopping center
- Easy access to University of Georgia
- Close proximity to Lake Lanier



KEY TENANTS

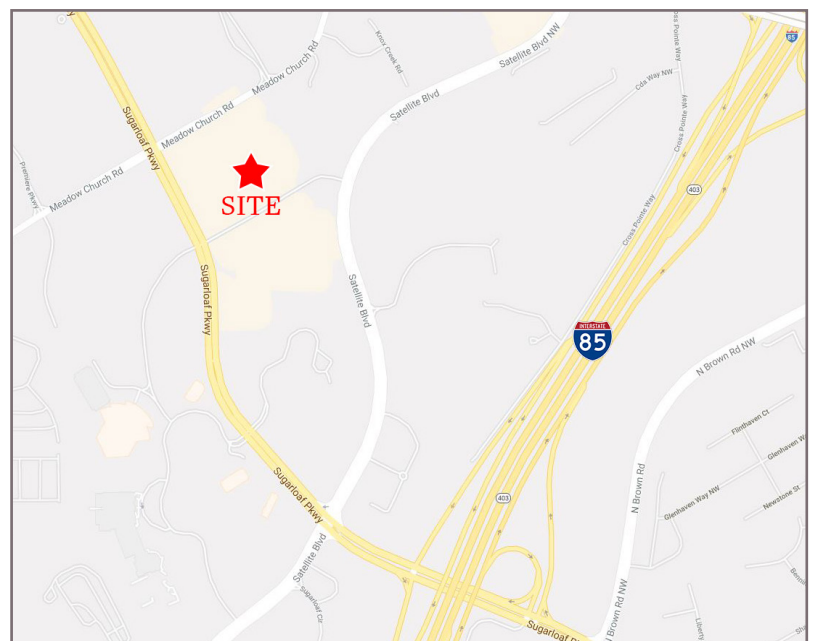
Kroger, Panera Bread, H&R Block, Great Clips and C2 Education.

TRAFFIC COUNTS

Sugarloaf Parkway	40,200	AADT
I-85	168,000	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,794	64,111	211,867
Households	2,804	21,203	72,204
Avg HH Income	\$143,600	\$110,742	\$94,277
Daytime Pop	13,450	51,357	126,518



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Tenant	SF		SF
1. Panera Bread	3,787	11. C2 Education	1,785
2. Available	1,215	12. Brazilian Wax	1,870
3. Five Spice Asian Fusion	3,605	13. Joanie Parker Hair	1,927
4. Marco's Pizza	1,337	14. H& R Block	2,000
5. Jimmy John's	1,499	15. Sugarloaf Eyecare	2,547
6. Dry Cleaners	1,215	16. The Shipping Store	1,520
7. Frontera Mex Mex Grill	5,000	17. Dr. Beck, Dentist	1,280
8. Great Clips	1,257	18. Luciano's Ristorante	4,000
9. V-Nail	1,193		
10. Kroger	64,905		

