

Sugarloaf Parkway

Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- Fully leased 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 \$119,659 within one mile radius from the shopping center
- Easy access to University of Georgia
- Close proximity to Lake Lanier



KEY TENANTS

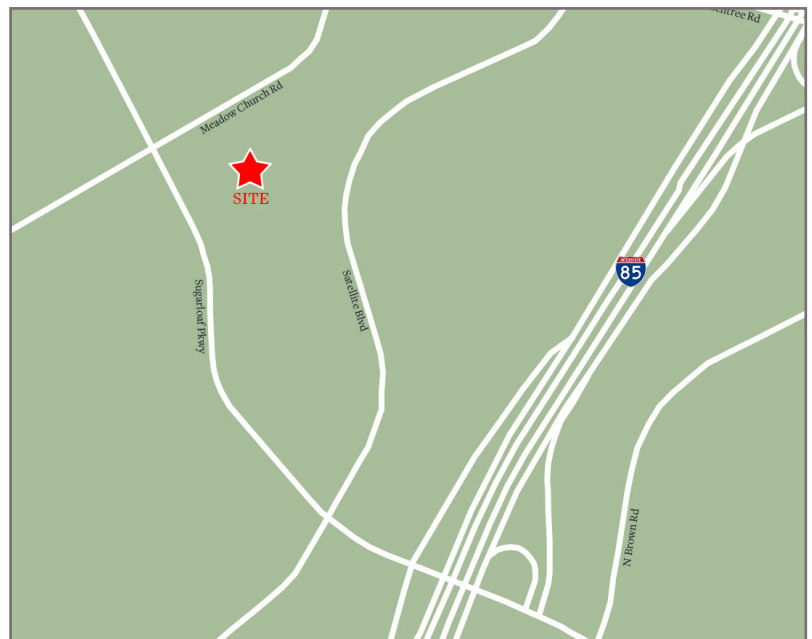
Kroger, Panera Bread, Great Clips, Jimmy John's, Marco's Pizza and Smoothie King.

TRAFFIC COUNTS

Sugarloaf Parkway	42,800	AADT
I-85	167,000	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,573	70,481	229,995
Households	3,617	25,841	83,823
Avg HH Income	\$119,659	\$124,331	\$111,784
Daytime Pop	16,806	62,286	138,622



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Tenant	Sf	Ste	Tenant	Sf	Ste
Panera Bread	3,787	406	Georgia Hemp Company	1,785	301
Smoothie King	1,215	405	Brazilian Wax	1,870	302
Red Ginger Asian Fusion	3,605	404	Joanie Parker Hair	1,927	303
Marco's Pizza	1,337	403	T-Mobile	2,000	304
Jimmy John's	1,499	402	MyEyeDr	2,547	305
Mochinut	1,215	401	The Shipping Store	1,520	307
Frontera Mex Mex Grill	5,000	101	Luciano's Ristorante	5,280	308/309
Great Clips	1,257	103			
V-Nail	1,193	104			
Kroger	64,905	201			

