

# Sugarloaf Parkway

## Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- 1,215 - 2,000 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

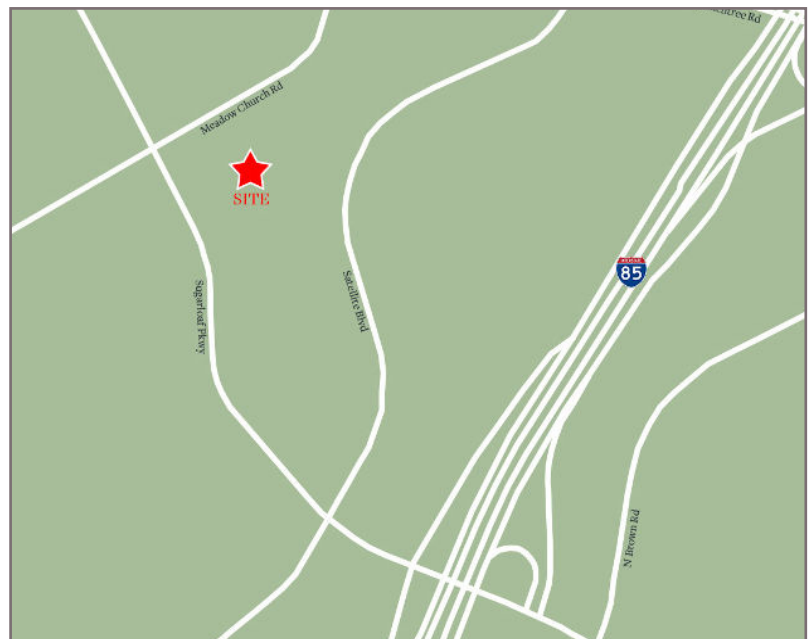
Kroger, Panera Bread, Great Clips and C2 Education.

### 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           | Ste        |                      |              |            |
|-------------------------|--------------|------------|----------------------|--------------|------------|
| Panera Bread            | 3,787        | 406        | C2 Education         | 1,785        | 301        |
| <b>Available</b>        | <b>1,215</b> | <b>405</b> | Brazilian Wax        | 1,870        | 302        |
| Five Spice Asian Fusion | 3,605        | 404        | Joanie Parker Hair   | 1,927        | 303        |
| Marco's Pizza           | 1,337        | 403        | <b>Available</b>     | <b>2,000</b> | <b>304</b> |
| Jimmy John's            | 1,499        | 402        | Sugarloaf Eyecare    | 2,547        | 305        |
| Dry Cleaners            | 1,215        | 401        | The Shipping Store   | 1,520        | 307        |
| Frontera Mex Mex Grill  | 5,000        | 101        | Dr. Beck, Dentist    | 1,280        | 308        |
| Great Clips             | 1,257        | 103        | Luciano's Ristorante | 4,000        | 309        |
| V-Nail                  | 1,193        | 104        |                      |              |            |
| Kroger                  | 64,905       | 201        |                      |              |            |

