



## SUGARLOAF DAY CENTER

6600 Sugarloaf Pkwy, Duluth GA 30097





## DEMOGRAPHICS

### 1 MILE



8,335  
Estimated population



11,252  
Estimated daytime population



\$139,493  
Average household income



3,196  
Households

### 3 MILE



75,213  
Estimated population



56,207  
Estimated daytime population



\$129,144  
Average household income



27,672  
Households

### 5 MILE



232,045  
Estimated population



121,761  
Estimated daytime population



\$117,547  
Average household income



83,470  
Households

## DRIVE TIME POPULATION

5  
Min



14,808

10  
Min



97,146

15  
Min

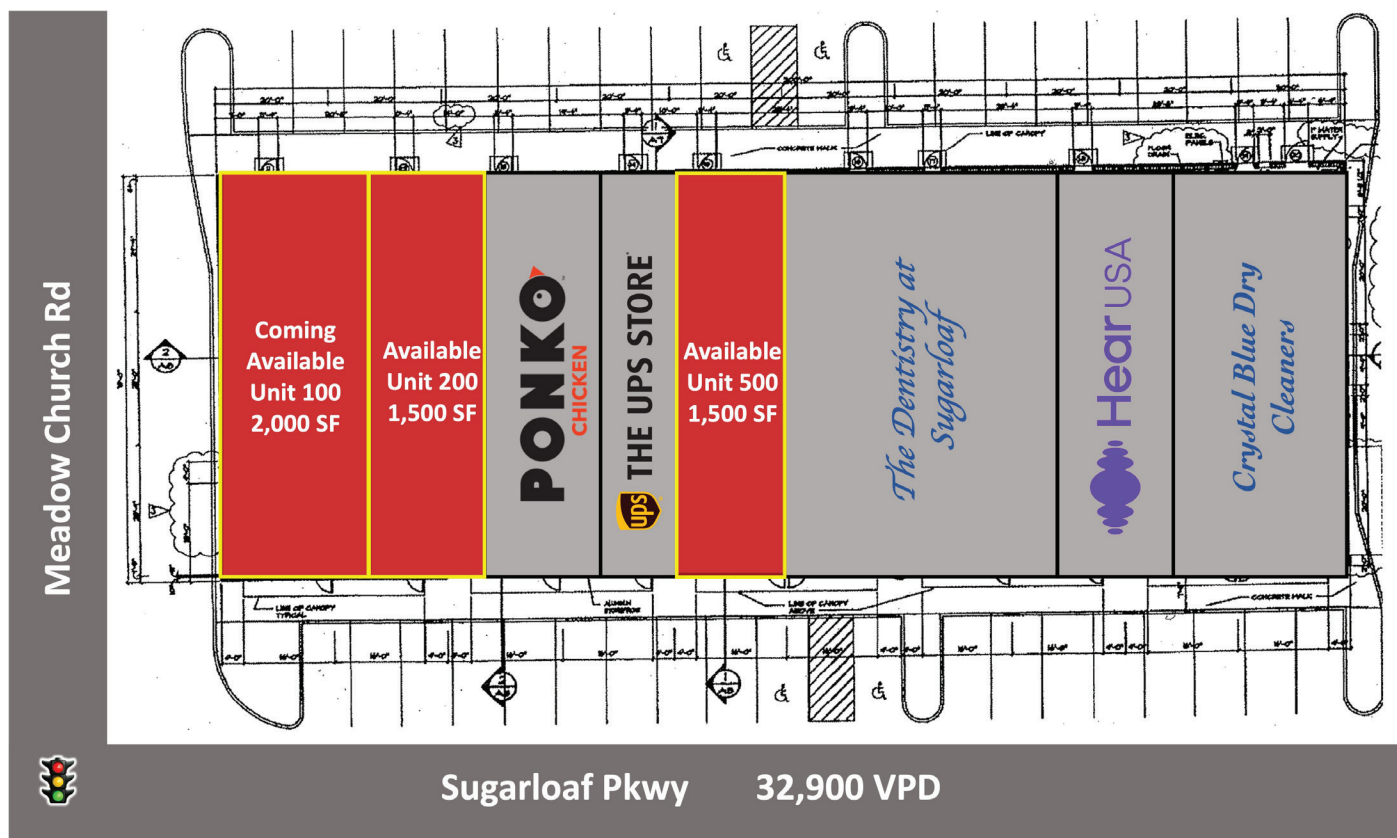


306,367

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

## SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	Available	2,000 SF	500	Available	1,500 SF
200	Available	1,500 SF	600-700	The Dentistry at Sugarloaf	3,600 SF
300	Ponko Chicken	1,500 SF	800	Hear USA	1,500 SF
400	The UPS Store	1,000 SF	900	Crystal Blue Dry Cleaners	2,400 SF

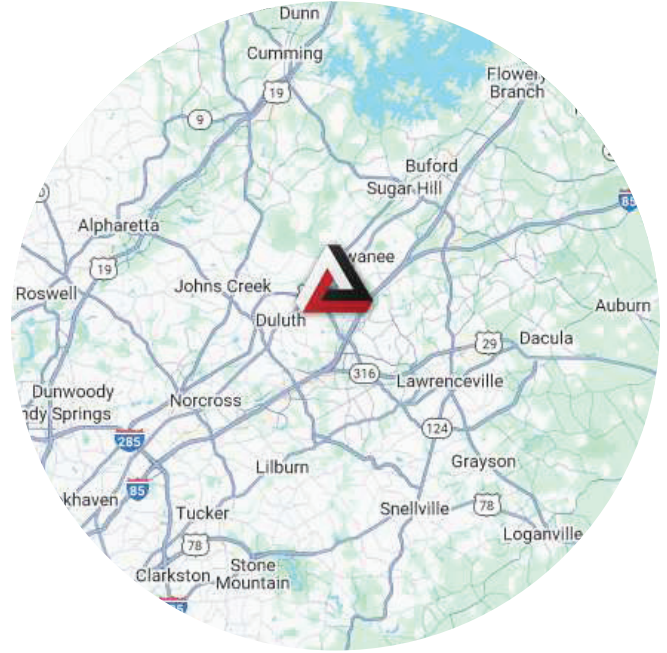


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## HIGHLIGHTS

- Two 1,500 SF retail spaces are available for lease.
- 2,000 SF endcap restaurant space with drive-thru coming available.
- Sugarloaf Day Center is at a lighted intersection with dedicated turn lanes from Sugarloaf Pkwy and Meadow Church Rd.
- Less than half a mile (only 3 minutes) from Gas South Arena and Convention Center.
- Less than 2 miles from Sugarloaf Mills Mall.
- Located in the Atlanta metro suburb of Duluth, a Gwinnett county city that has seen strong growth over the past few years.



44,900 on Sugarloaf Pkwy



Right In/Right Out on Sugarloaf Pkwy  
Cross access from Meadow Church Rd



Monument and facade access available

