



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

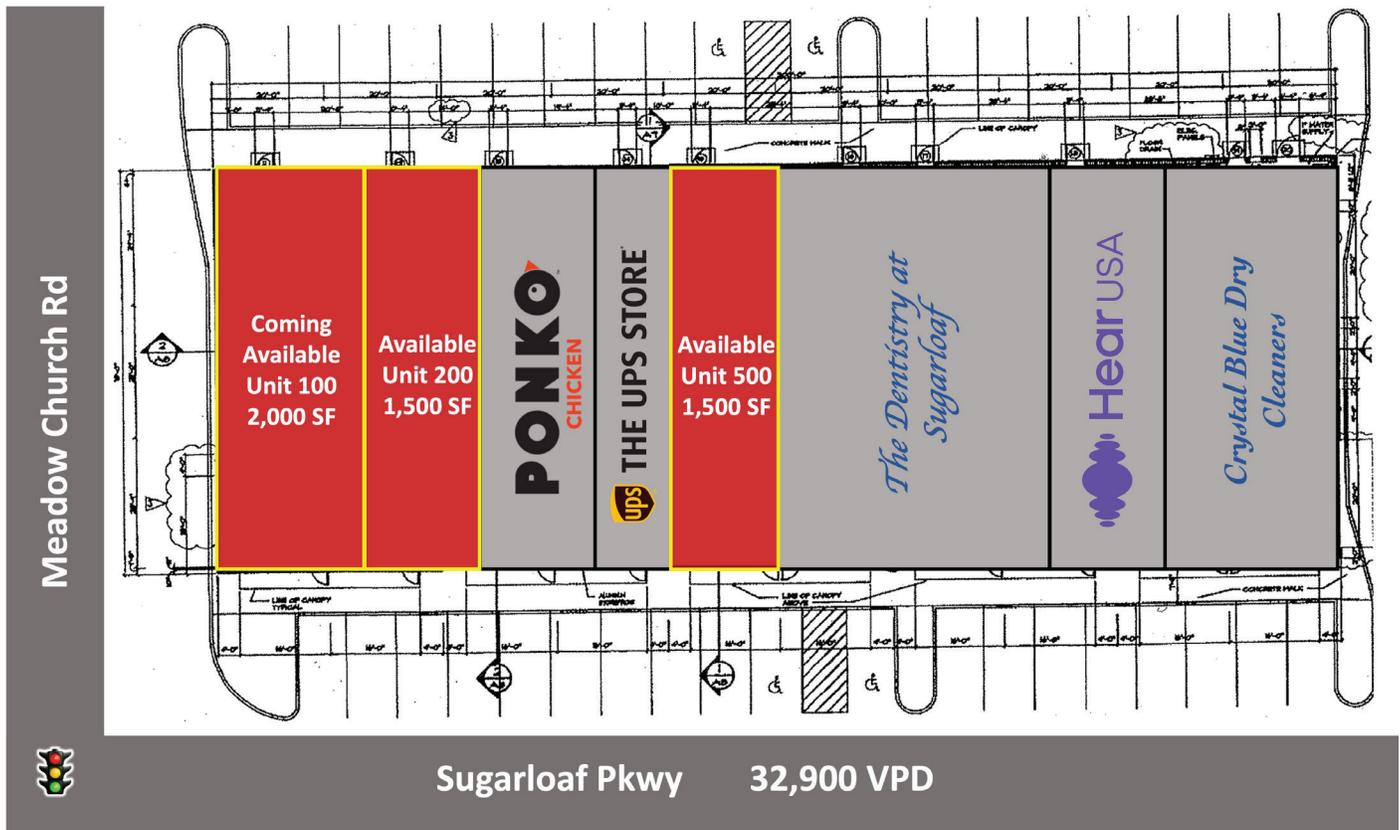
10
Min  97,146

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

