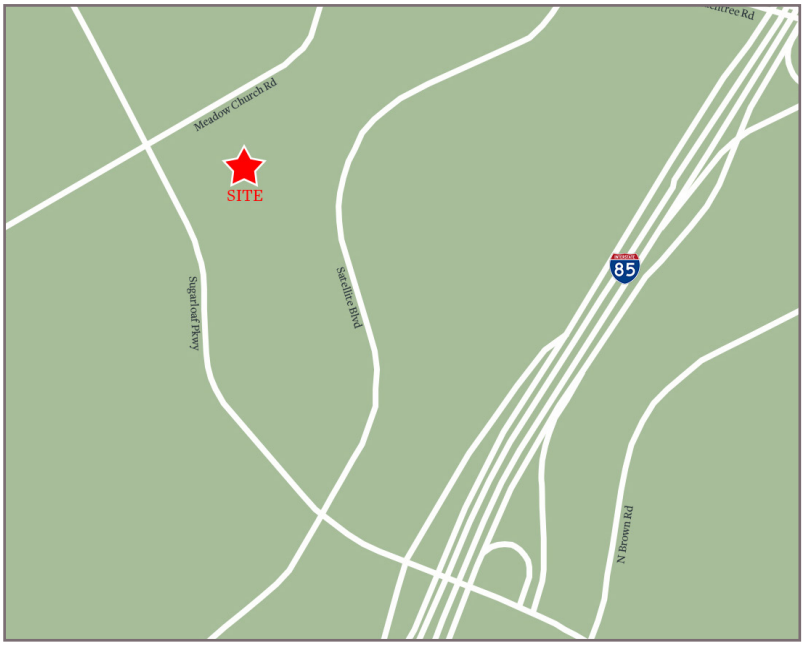
Sugarloaf Parkway
Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- 1,499-2,000 sf 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 $133,145 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	34,572	AADT
I-85	153,119	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,994	74,042	233,327
Households	3,732	29,348	88,544
Avg HH Income	$150,205	$140,709	$125,420
Daytime Pop	17,169	63,441	143,973

RPC

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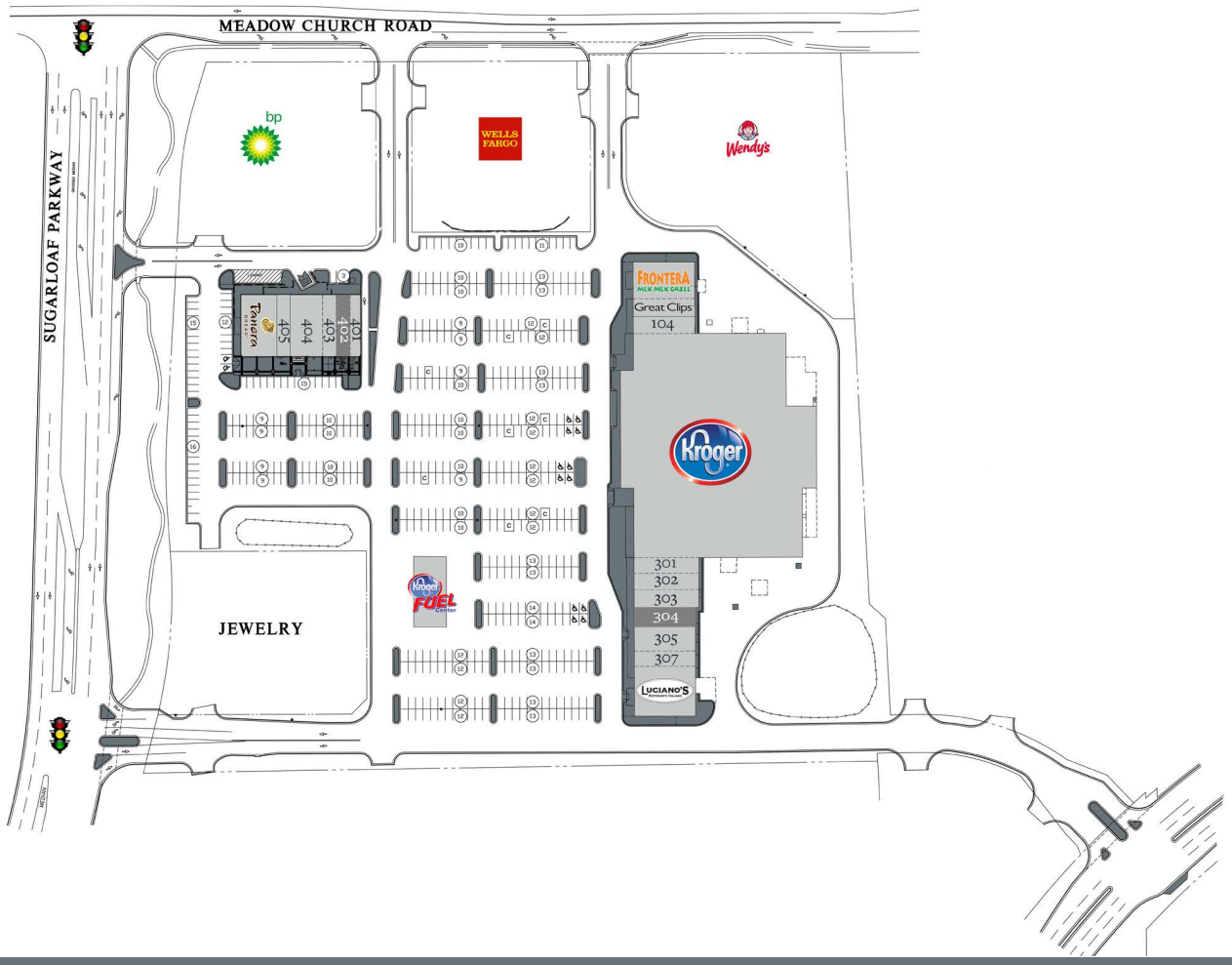
Tenant	Sf	Ste
Panera Bread	3,787	406
Smoothie King	1,215	405
Red Ginger Asian Fusion	3,605	404
Marco's Pizza	1,337	403
Available	**1,499**	**402**
Wingstop	1,215	401
Frontera Mex Mex Grill	5,000	101
Great Clips	1,257	103
V-Nail	1,193	104
Kroger	64,905	201
True Bliss	1,785	301
Brazilian Wax Joanie	1,870	302
Parker Hair	1,927	303
Available	**2,000**	**304**
MyEyeDr The Shipping	2,547	305
Store Luciano's	1,520	307
Ristorante	5,280	308/309



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