

Sugarloaf Parkway

Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- 1,280 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 \$154,978 within one mile radius from the shopping center
- Easy access to University of Georgia
- Close proximity to Lake Lanier



KEY TENANTS

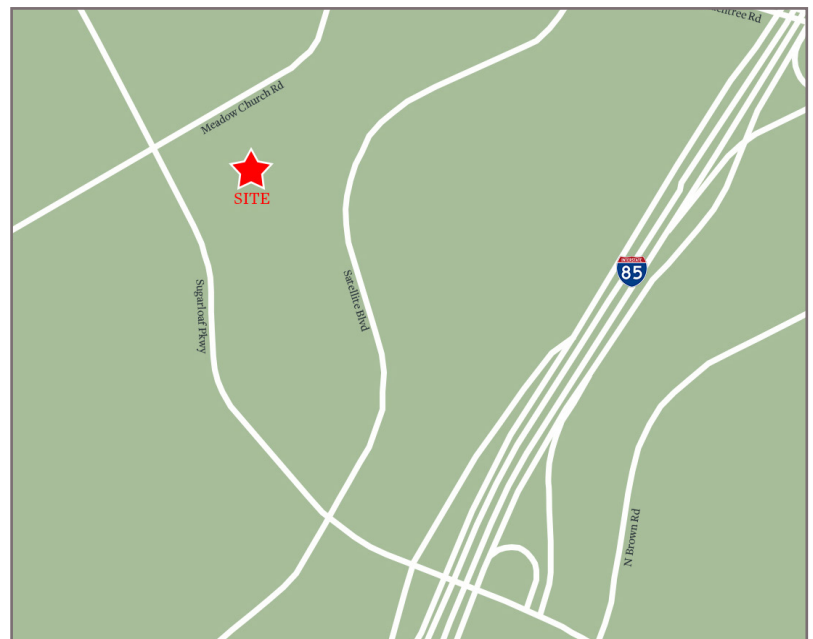
Kroger, Panera Bread, Great Clips and C2 Education.

TRAFFIC COUNTS

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

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,770	69,184	218,523
Households	2,865	22,961	75,056
Avg HH Income	\$154,978	\$112,117	\$97,575
Daytime Pop	12,363	45,272	109,962



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Tenant	Sf	Ste			
Panera Bread	3,787	406	C2 Education	1,785	301
Smoothie King	1,215	405	Brazilian Wax	1,870	302
Five Spice Asian Fusion	3,605	404	Joanie Parker Hair	1,927	303
Marco's Pizza	1,337	403	H&R Block	2,000	304
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	Available	1,280	308
Great Clips	1,257	103	Luciano's Ristorante	4,000	309
V-Nail	1,193	104			
Kroger	64,905	201			

