

Sugarloaf Parkway

Duluth, Georgia

6555 Sugarloaf Parkway, Duluth, GA 30097

- Fully leased 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 \$86,098 within one mile radius from the shopping center
- Easy access to University of Georgia
- Close proximity to Lake Lanier



KEY TENANTS

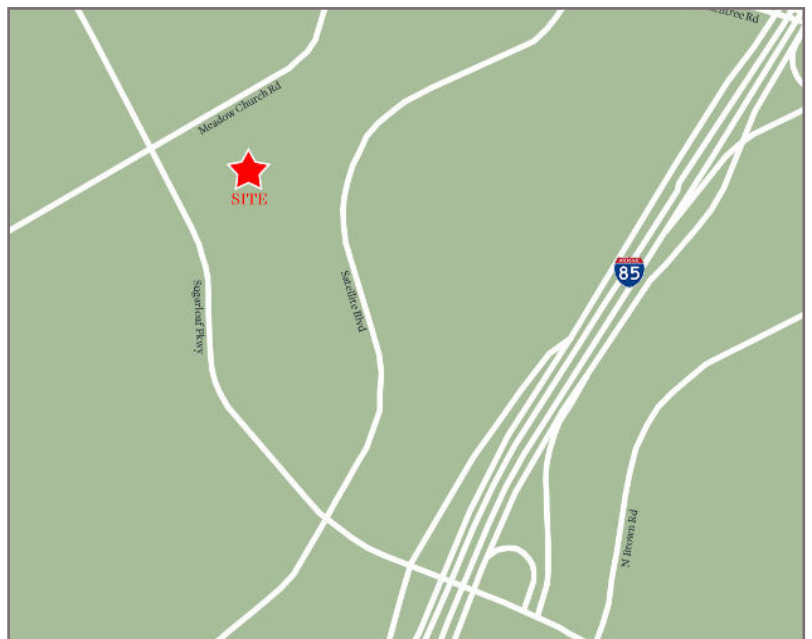
Kroger, Panera Bread, Great Clips, Jimmy John's, Marco's Pizza and Smoothie King.

TRAFFIC COUNTS

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

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	10,108	71,854	231,499
Households	3,640	24,592	80,671
Avg HH Income	\$86,098	\$100,010	\$90,065
Daytime Pop	18,016	68,932	147,638



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Tenant	Sf	Ste			
Panera Bread	3,787	406	Georgia Hemp Company	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	T-Mobile	2,000	304
Jimmy John's	1,499	402	MyEyeDr	2,547	305
Mochinut	1,215	401	The Shipping Store	1,520	307
Frontera Mex Mex Grill	5,000	101	Luciano's Ristorante	5,280	308/309
Great Clips	1,257	103			
V-Nail	1,193	104			
Kroger	64,905	201			

