

# SUGARLOAF MARKETPLACE

## DULUTH, GEORGIA

34.02165 N / 84.12006 W

### 2220 Peachtree Industrial at Sugarloaf Parkway, 30097

- 60,223 SF retail space in a mixed use center with 330 new "Heights at Sugarloaf" luxury apartments
- Anchored by Sprouts Farmers Market - specialty retailer of fresh, natural, and organic food
- Join national retailers: Zoe's Kitchen, Chipotle Hollywood Feed, Schlotzsky's Austin Bakery
- Six quality restaurants
- MAIN AT MAIN intersection
- Excellent visibility and pylon signage
- Signalized access
- Located in Atlanta's affluent Gwinnett County with more than 128,000 households with average annual household incomes of over \$111,541 (2 mile radius)
- Explosive population, forecasted 9% growth over the next 5 years
- Highly educated population, 50% has a bachelors degree or higher



<u>DEMOGRAPHICS</u>	2 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Population	24,904	51,747	185,456
2021 Population (projected)	27,730	56,910	202,297
AVG HH Income	\$ 111,541	\$ 105,924	\$ 94,970

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TENANTS		
SUITE	TENANT	SF
A-100	Banfield Pet Hospital	
A-110	Supercuts	
A-120	The Joint	
B-100	Hollywood Feed	
B-110	Bare Waxing Studio	
B-120	Luxury Nails	
B-130	Orangetheory Fitness	
C	Sprouts	
OP1-A	SunTrust Bank	
OP1-B	AVAILABLE	3,500
OP5-A	Zoe's Kitchen	
OP5-B	Menchie's	
OP5-C	Firenza	2,700
OP6-A	AT&T	
OP6-B	Chipotle	
<b>TOTAL</b>		<b>6,200</b>

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 RETAIL SERVICES