

Sugarloaf Marketplace

LOCATION:

address: 1860 Duluth Highway, Bld 400
Lawrenceville, Georgia 30043
20 miles northeast of Atlanta

Come Join



DOLLAR TREE

AREA:

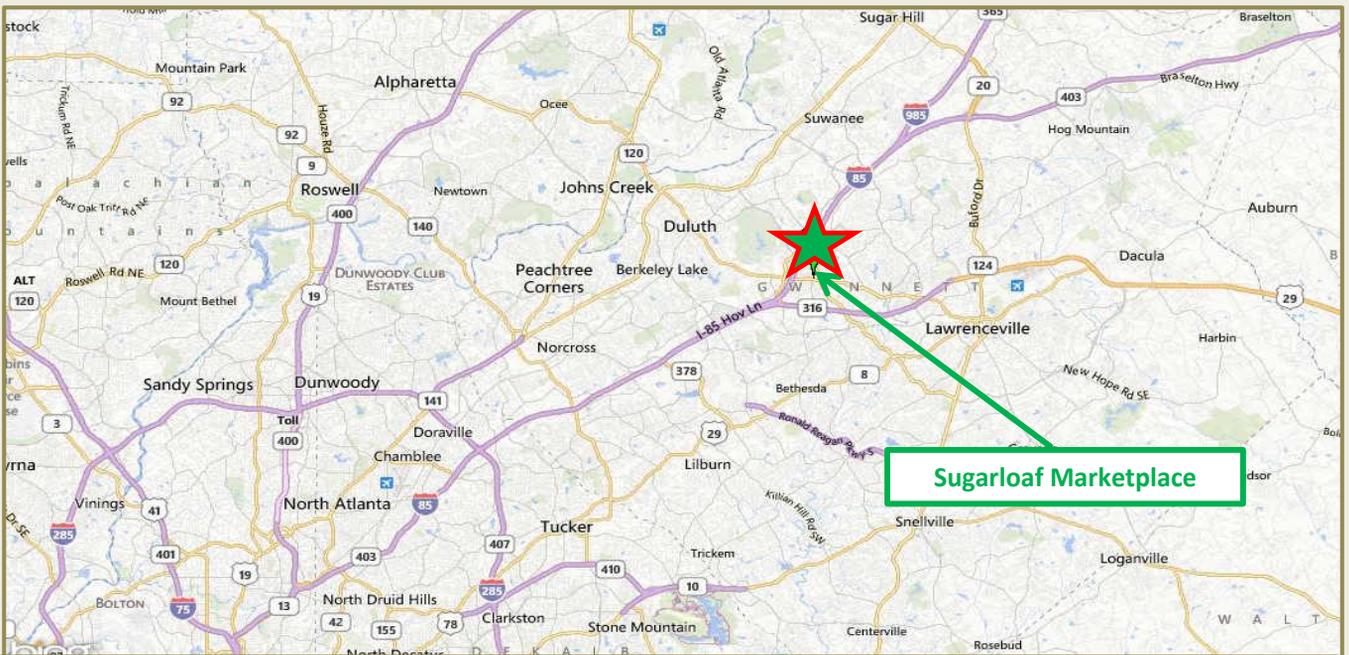
- within minutes of Gwinnett Arena, Conference and Convention Ctr and Gwinnett Performing Arts Center
- across the street from **Sugarloaf Mills**
- 1.2 million sf Mall Shopping destination including retailers: Bass Pro, AMC theatre, Medieval Times, BAM, Ross, Lego Outlet, Bose, Justice, etc.

SITE:

- LA Fitness anchored center (high daily traffic generator)
- Zoning: C-2
- Parking: 55 spaces (5.85 spaces/1000sf)

DEMOS:

	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
2010 Population	77,372	206,149	691,965
Average HH Income	\$76,939	\$73,851	\$85,185
Annual Growth	3%		
Sugarloaf Mills Trade Area:	1 million people		



From ATL: I-85 north to Duluth Highway exit, across the street from Sugarloaf Mills (Discover Mills Mall)



Leasing Information: Bill Harvin
Ph: (404) 661-3399

Email: WHARVIN701@AOL.COM
www.americanstardevelopment.com



Satellite Blvd



41,000vpd

Sugarloaf Pkwy



Sugarloaf Mills



Sugarloaf Marketplace

NEW
374 unit apartments

120

236,000vpd



38,000vpd



23,000vpd



NEW
374 unit apartments

ZAXBY'S

BP

DOLLAR TREE

Atkinson Rd.



120

CVS

LA|FITNESS

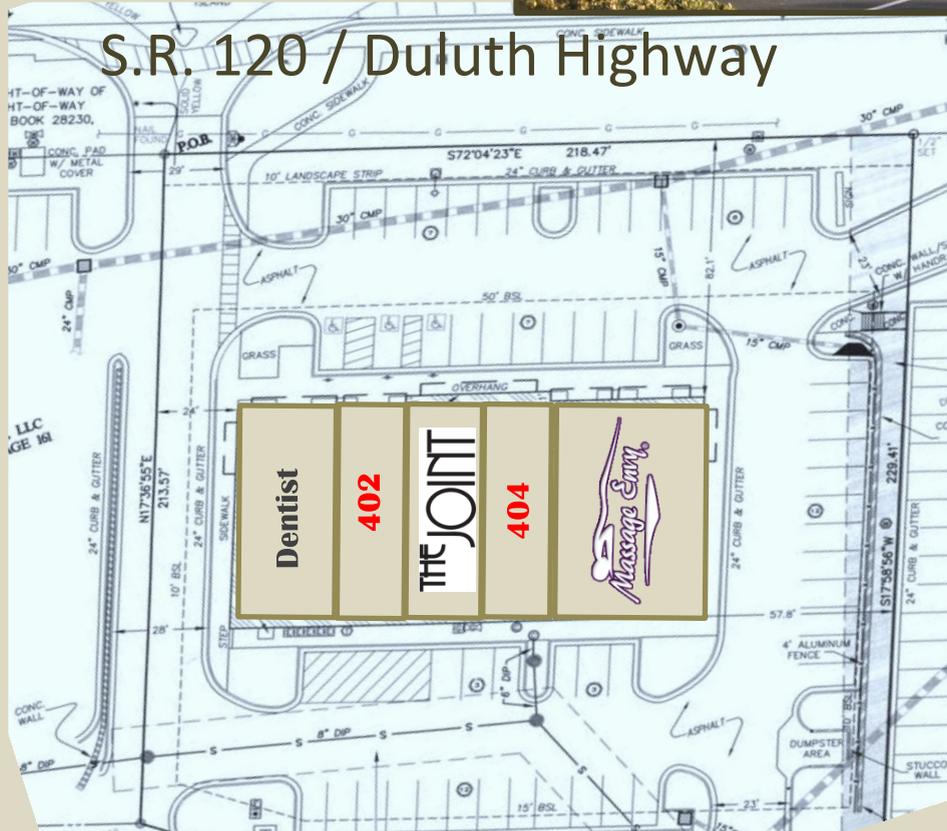
Sugarloaf
Marketplace

Sugarloaf Marketplace

Building Plan



S.R. 120 / Duluth Highway



DOLLAR TREE



Suite	Tenant	Square feet	Dimensions/ Notes
401	denist		
402	AVAILABLE	1380	
403	The Joint		
404	AVAILABLE	1090	
405	Massage Envy		



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