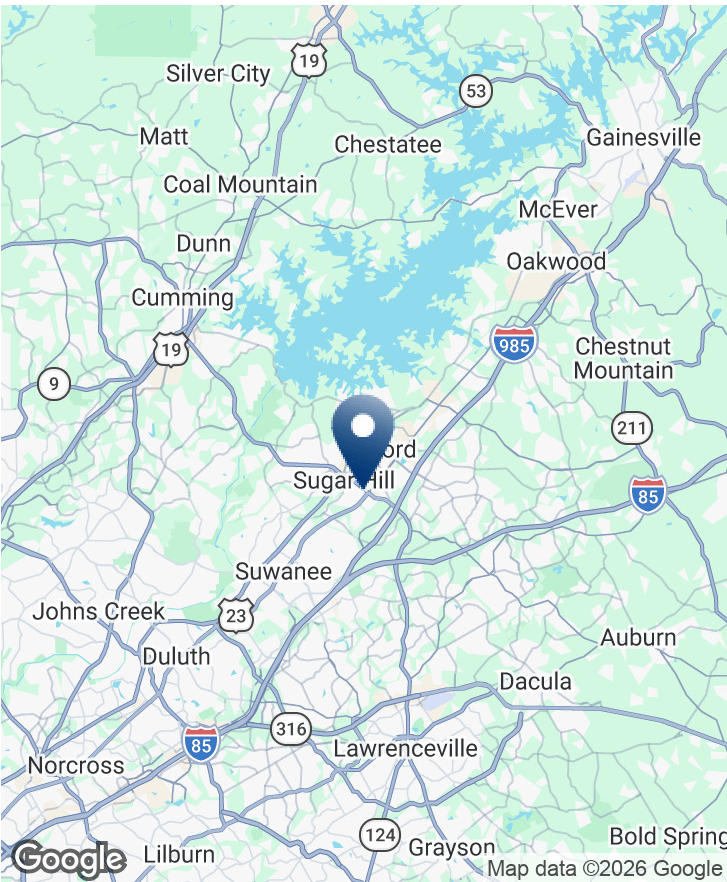


Sugar Hill Station



4450 Nelson Brogdon Boulevard NE, Sugar Hill, GA 30518

Retail Space For Lease



PROPERTY DESCRIPTION

With new anchor tenant Ollie's Bargain Outlet now open, Sugar Hill Station features O'Reilly Auto Parts, Beauty Now, Dunkin', Papa John's, Enterprise and Georgia Institute of Cosmetology.

The property is located at the busy intersection of GA-20 and Buford Highway, minutes from I-985 and Peachtree Industrial Blvd., 2 miles from Mall of Georgia and 5 miles from Lake Lanier.

PROPERTY HIGHLIGHTS

- Retail space and one outparcel available
- Signalized entrance with 5 points of ingress/egress
- 40,100 VPD on GA-20

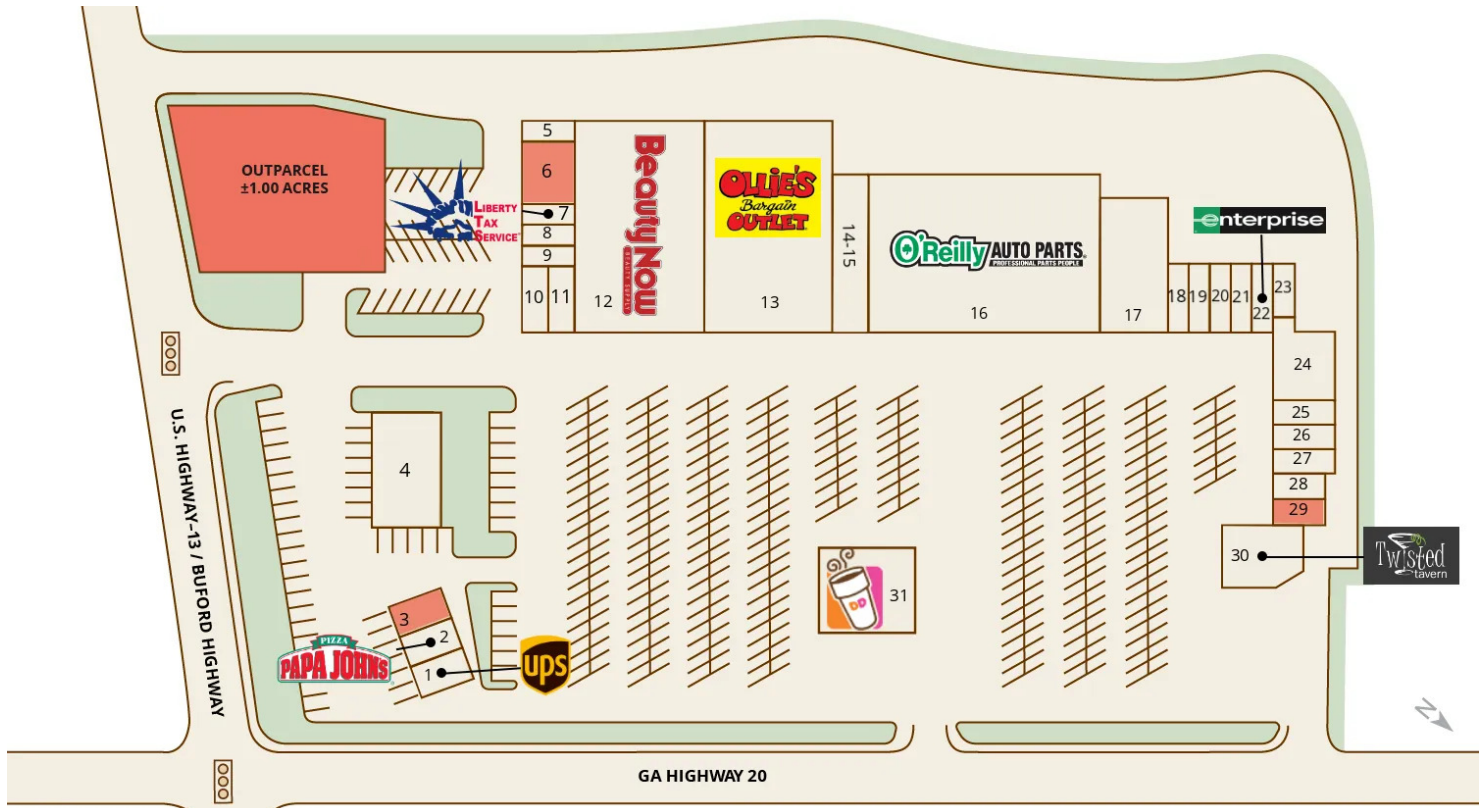
DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	17,168	44,315	79,198
Total Population	49,925	126,143	230,580
Average HH Income	\$97,285	\$107,844	\$115,819

Contact

Benjamin Halpern | bhalpern@halpernent.com | 770-508-3325

Sugar Hill Station

4450 Nelson Brogdon Boulevard NE, Sugar Hill, GA 30518



SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
1	UPS Store	1,500 SF	18	Reyna Dominican Hair Salon	1,300 SF
2	Papa John's	1,500 SF	19	Elite Nails	1,300 SF
3	Available	1,500 SF	20	Acupuncture	1,300 SF
4	GA Institute of Cosmetology	6,000 SF	21	Mystique Brows	1,300 SF
5	Guardian Insurance	1,000 SF	22	Enterprise Rent-A-Car	1,300 SF
6	Available	3,000 SF	23	Silk Flower Garden Storage	1,300 SF
7	Liberty Tax Service	1,000 SF	24	NLO Sports Complex	4,800 SF
8	Elite Barbers & Beauty	1,000 SF	25	Prime Scholar Academy	1,200 SF
9	A-1 Driving School	1,000 SF	26	Juices Wild Vitamin & Juice Bar	1,200 SF
10	Dawghouse	1,500 SF	27	Kari House Malaysian Restaurant	1,200 SF
11	Tobacco Shack	1,500 SF	28	Dog Groomer	1,500 SF
12	Beauty Now	25,000 SF	29	Available	1,000 SF
13	Ollie's Bargain Outlet	25,000 SF	30	Twisted Tavern	4,575 SF
14-15	Peri Peri Food Court	5,250 SF	31	Dunkin'	3,200 SF
16	O'Reilly Auto Parts	33,750 SF	Outparcel 1	Available	1 Acres
17	Atlanta Fitness 24-7	8,450 SF			