

DAY CENTER AT SUGARLOAF

6600 Sugarloaf Parkway | Duluth, GA, 30097



THE NEIGHBORHOOD

RETAIL SPACE AVAILABLE: 1,500 SF | 1,500 SF

» Day Center at Sugarloaf is positioned along one of Gwinnett County's primary commercial corridors near the intersection of Sugarloaf Parkway and Meadow Church Road.

» The center serves surrounding affluent residential communities and strong daytime population driven by nearby office, hospitality and entertainment destinations including the Gas South District and TPC Sugarloaf.

» The property benefits from excellent visibility and access along Sugarloaf Parkway with traffic counts exceeding 40,000 vehicles per day and multiple points of ingress/egress.

» Tenants include a mix of neighborhood-serving retail, restaurant and service users that cater to both local residents and visitors to the Sugarloaf corridor.

» Nearby retailers include: Kroger, Walgreens, Wendy's, Bank of America, Truist Bank, Panera Bread, Jimmy John's, Dunkin' and additional national and regional retailers along the Sugarloaf Parkway corridor that reinforce the area's strong retail draw



	1-Mile	3-Mile	5-Mile
Population	7,637	75,278	236,047
Households	3,220	28,253	86,723
Average Household Income	\$154,152	\$139,181	\$126,398

RETAIL MARKET AREA

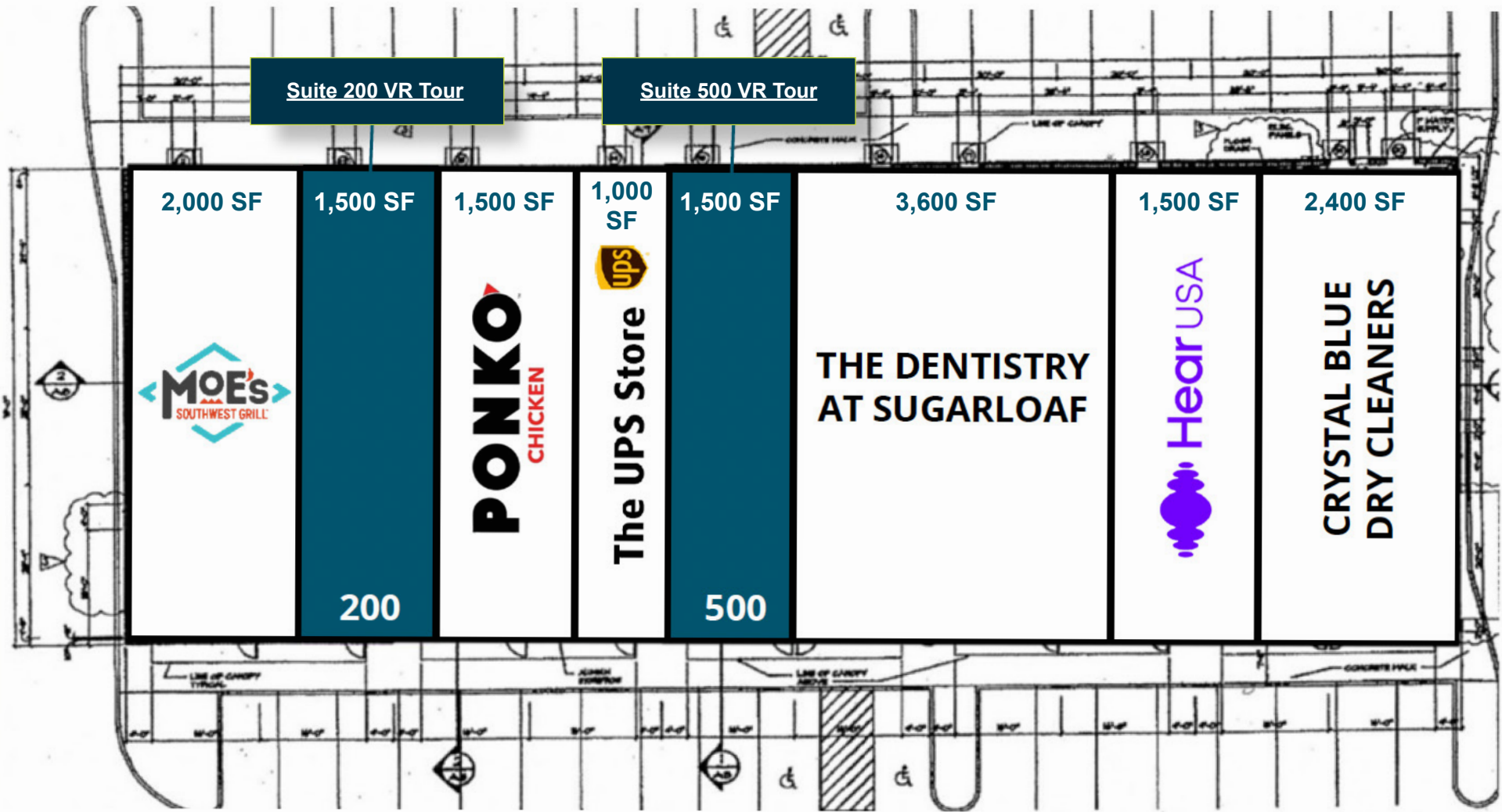
- 2 Minutes from I-85
- Adjacent to Gas South District
- Minutes from TPC Sugarloaf
- Gateway to the Sugarloaf Business Corridor
- Surrounded by Affluent Residential Communities



CENTRALLY LOCATED

Day Center at Sugarloaf blends a thriving business community with premier shopping, dining, entertainment, and residential amenities, making it one of Gwinnett County's most dynamic commercial corridors. Conveniently positioned along Sugarloaf Parkway with direct access to I-85, the area benefits from strong visibility, steady traffic, and connectivity throughout the region. Anchored by destinations such as the Gas South District, TPC Sugarloaf, and Sugarloaf Mills, the corridor attracts a diverse mix of residents, employees, visitors, and shoppers. With a strong daytime population, affluent surrounding neighborhoods, and a growing mix of retail, hospitality, and office uses, Day Center at Sugarloaf continues to stand out as a premier location for business and everyday convenience.

FLOOR PLAN



LEASING INFORMATION

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