

Sugarloaf Parkway

Duluth, Georgia

[6555 Sugarloaf Parkway, Duluth, GA 30097](#)

- 2,000 sf available
- 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 \$133,145 within one mile radius from the shopping center
- Easy access to University of Georgia
- Close proximity to Lake Lanier



KEY TENANTS

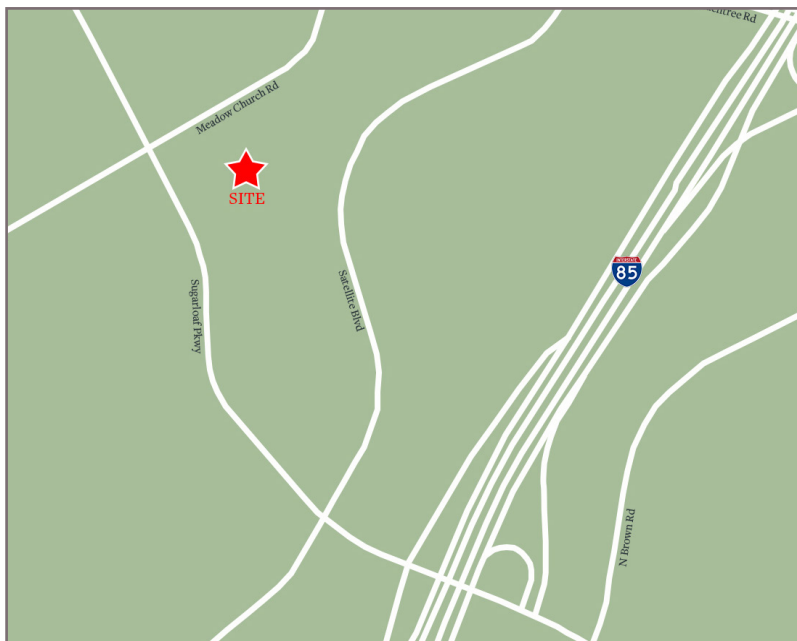
Kroger, Panera Bread, Great Clips, Jimmy John's, Marco's Pizza and Smoothie King.

TRAFFIC COUNTS

Sugarloaf Parkway	34,726	AADT
I-85	155,630	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,451	74,436	235,148
Households	3,877	27,000	85,001
Avg HH Income	\$133,145	\$137,655	\$120,912
Daytime Pop	16,686	63,450	142,877



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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
Red Ginger Asian Fusion	3,605	404	Joanie Parker Hair	1,927	303
Marco's Pizza	1,337	403	Available	2,000	304
Jimmy John's	1,499	402	MyEyeDr	2,547	305
Wingstop	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			

