

Sugarloaf Walk

Mixed-Use Development



PROPERTY DETAILS

Beautiful new mixed-use construction within Legacy Park that includes almost 30,000 SF of retail / restaurant / service tenants along with 302 apartment units having an estimated 800 residents onsite. The corporate headquarters for Primerica, Inc. (NYSE: PRI) is within Legacy Park and employs almost 2,900 people. Within walking distance to the Gas South District and Arena which draws over 1.1 million visitors per year. Sugarloaf Country Club is less than a mile away with almost 1,000 homes valued from \$600,000 to \$4,000,000. Strong demographics include a Daytime Employment within 3 miles of 56,446 people. Excellent visibility on Duluth Highway with 22,400 VPD. Easy ingress & egress on Duluth Highway and Meadow Church Road. Exit 107 provides easy access to Interstate 85 which averages 158,000 vehicles per day.



Retail Leasing

Michael Walker, CRRP, CLS
Vice President, Leasing
mwalker@BrandProperties.com
401.480.0863 Mobile (preferred)
770.476.4801 Office

Brian W. Smith
EVP, Leasing & Development
bsmith@BrandProperties.com
770.497.6464 Direct
901-569-8000 Mobile

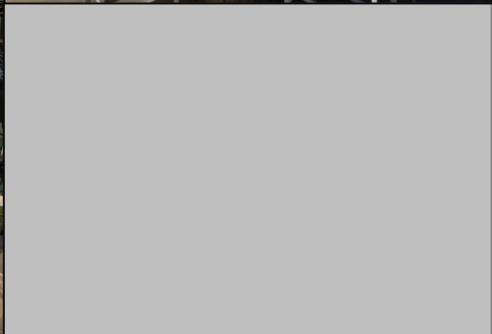
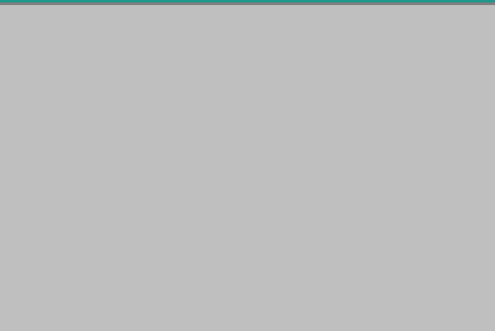


Residential Leasing (including Live/Work)

Maura Rodriguez | Community Director
Sugarloaf Walk Apartments
2200 Duluth Highway | Duluth, GA 30097

404.762.9255 Office
manager@SugarloafWalkApts.com
www.SugarloafWalkApartments.com

Sugarloaf Walk Multi-Family



TRAFFIC COUNTS

Duluth Hwy. 120	18,100 VPD
Sugarloaf Pkwy.	44,900 VPD
I-85	170,000 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,700	91,225	243,021
Average HH Income	\$131,437	\$87,886	\$85,748
Median Home Value	\$766,903	\$265,920	\$244,467
Daytime Employment	14,376	57,757	116,324







Jinya Ramen Bar





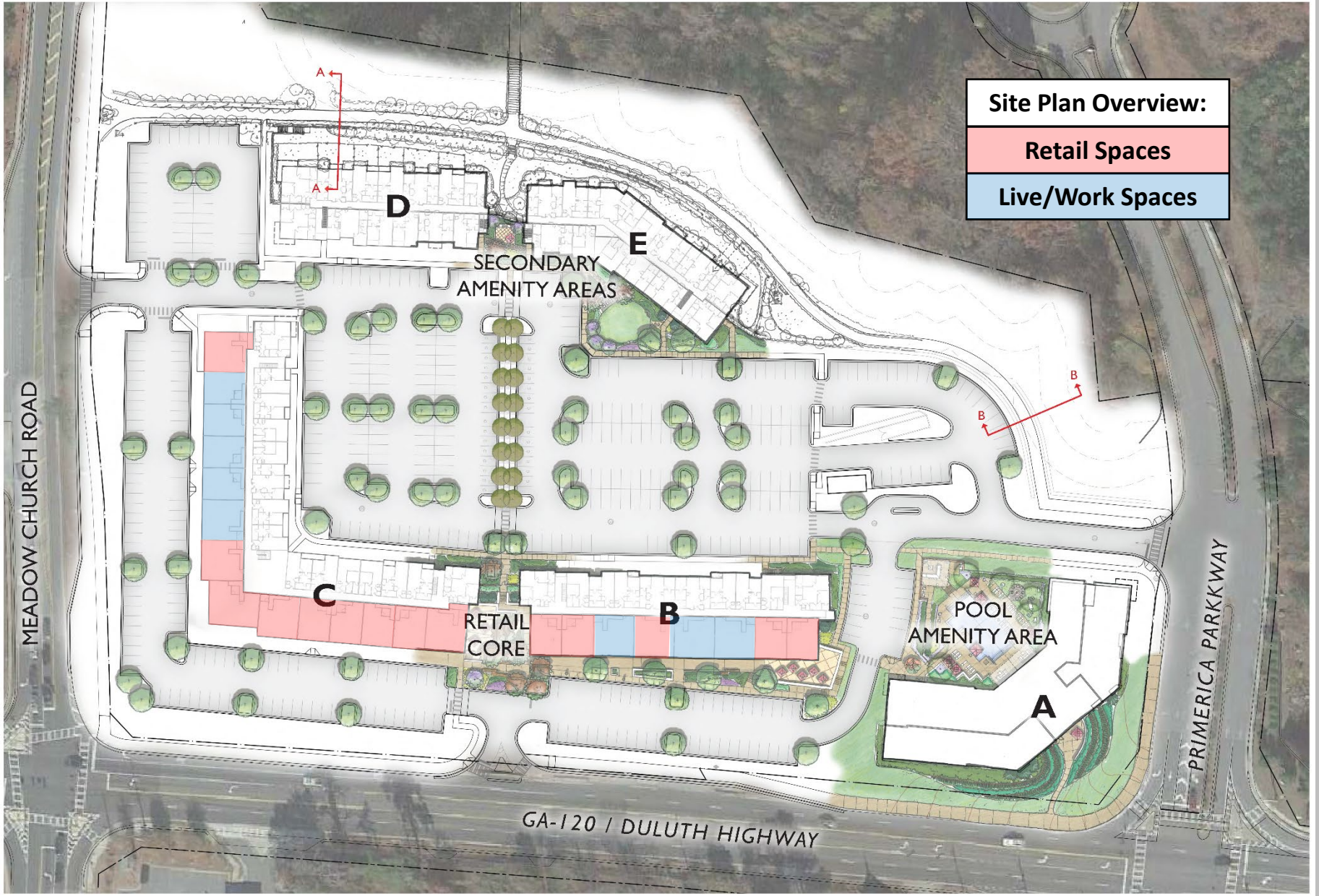
Elan Beauty Bar



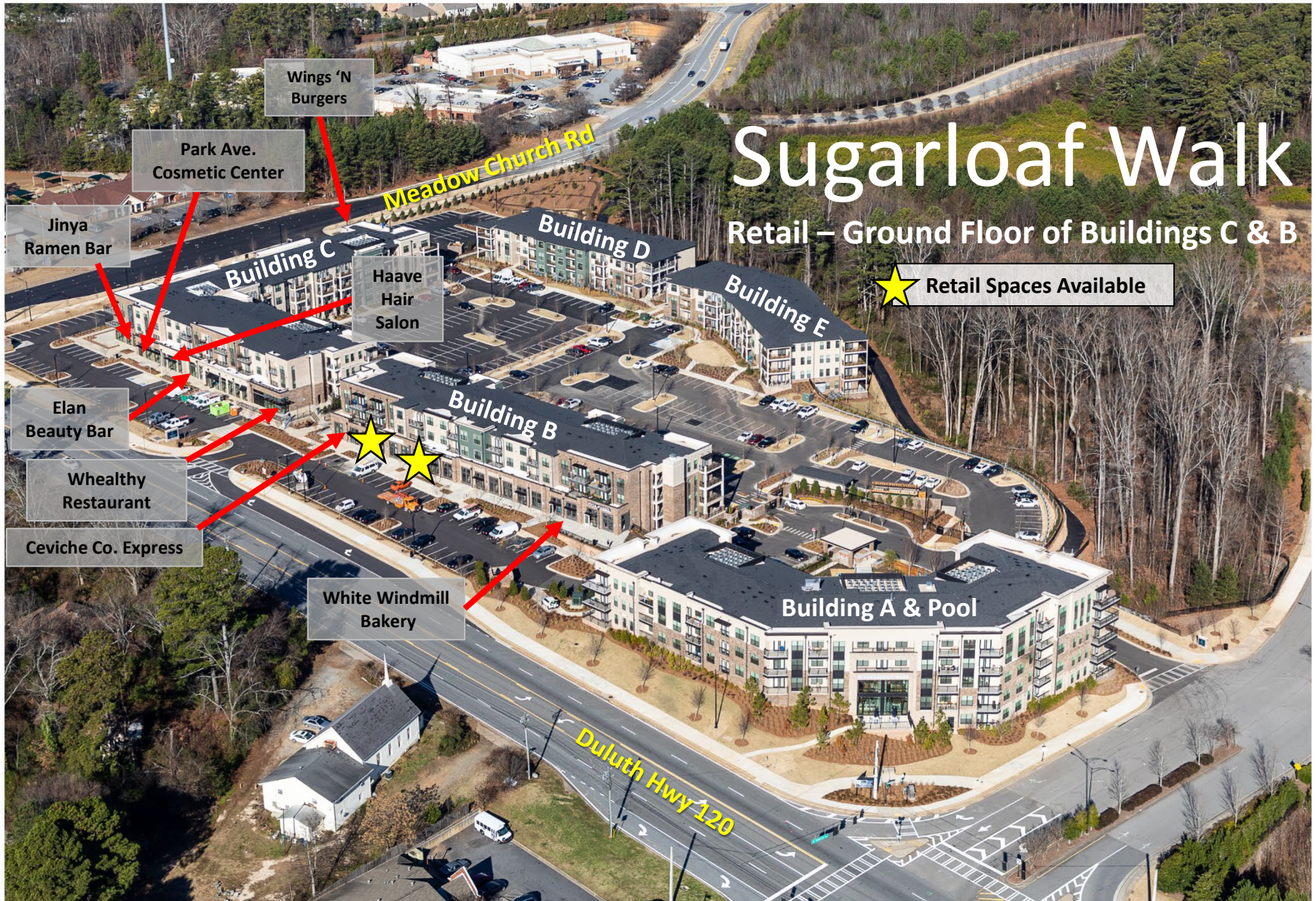
Haave Beauty Salon and
Elan Beauty Bar



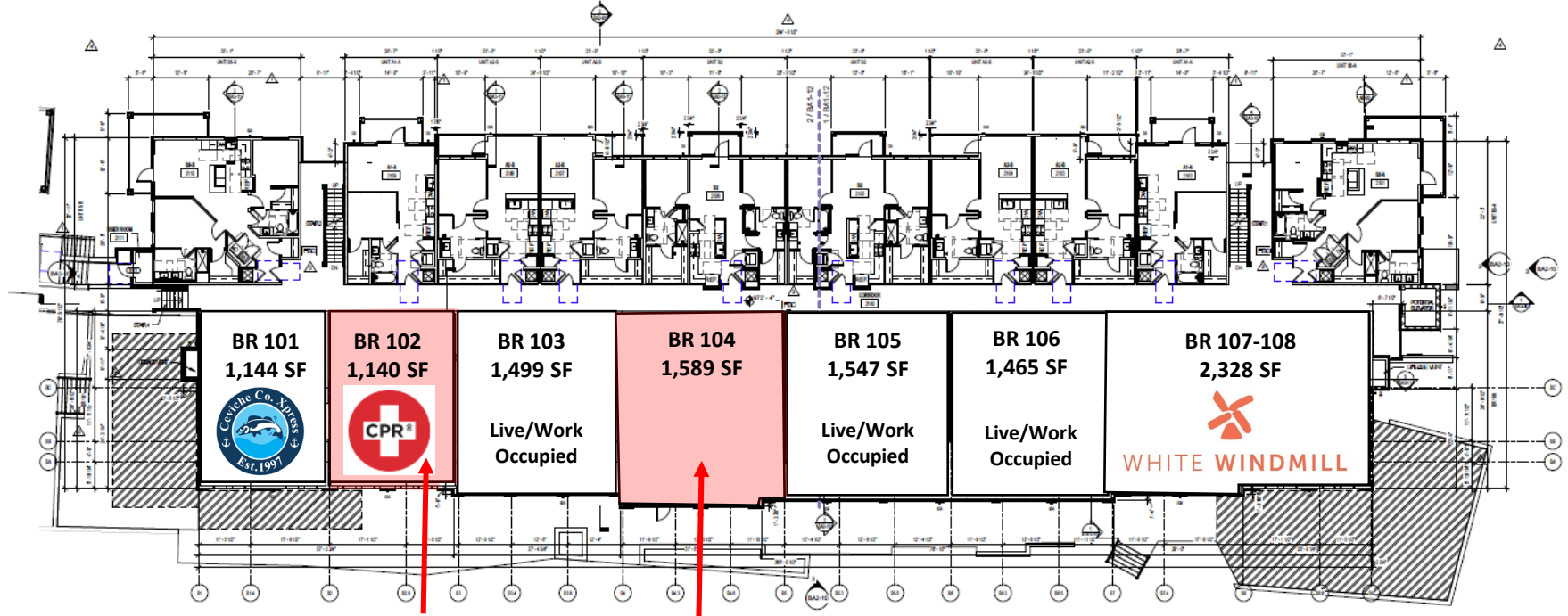
White Windmill Bakery



Site Plan Overview:
Retail Spaces
Live/Work Spaces



Building B Retail



Retail Available

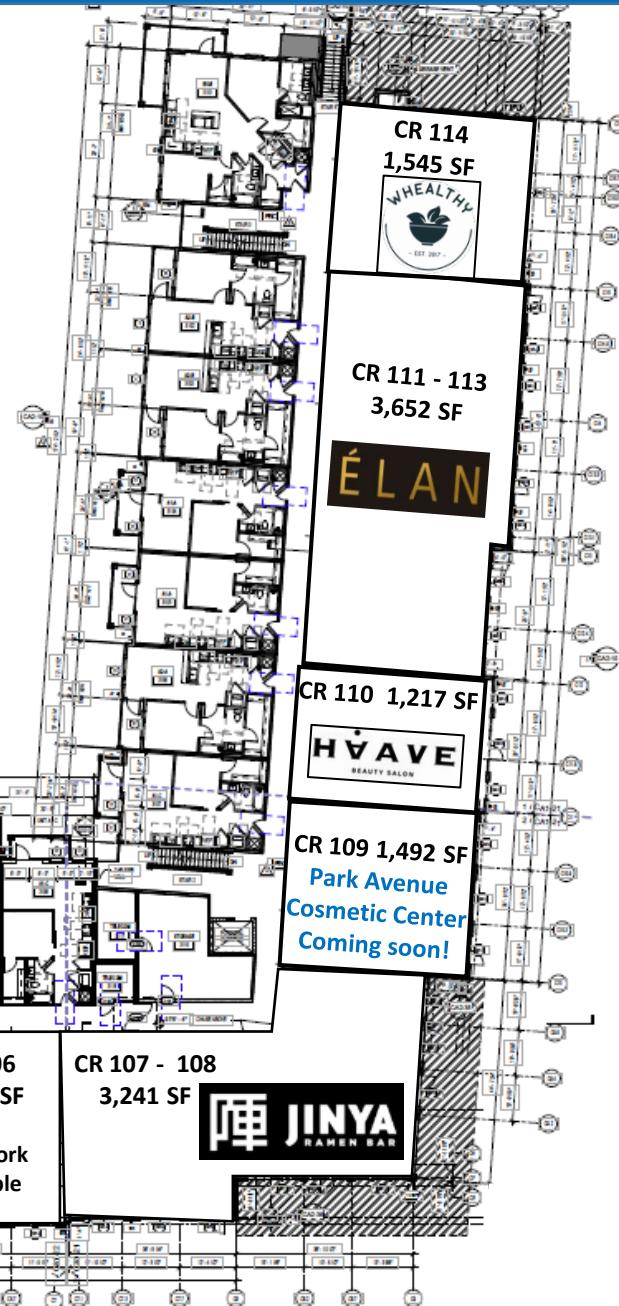
Retail Available

Facing Duluth Highway 120

Suite	Building B Tenants	SF
BR 101	Ceviche Co. Xpress Seafood	1,144
BR 102	Available Retail	1,140
BR 103	Live/Work	1,499
BR 104	Available Retail	1,589
BR 105	Live/Work	1,547
BR 106	Live/Work	1,465
BR 107-108	White Windmill Coffee & Bakery	2,328
Building B - Total SF		10,712

Suite	Building C Tenants	SF
CR 101	Wings 'N Burgers	1,496
CR 102	Live / Work	1,217
CR 103	Live / Work	1,140
CR 104	Live / Work	1,269
CR 105	Live / Work	1,269
CR 106	Live / Work	1,544
CR 107-108	Jinya Ramen Bar	3,241
CR 109	Park Avenue Cosmetic Center – Coming Soon!	1,492
CR 110	Haave Beauty Salon (Full Service Hair)	1,217
CR111-113	Elan Beauty Bar (Nails/Lashes/Waxing)	3,652
CR 114	Whealthy Restaurant	1,545
	Building C – Total SF	19,082

Building C Retail

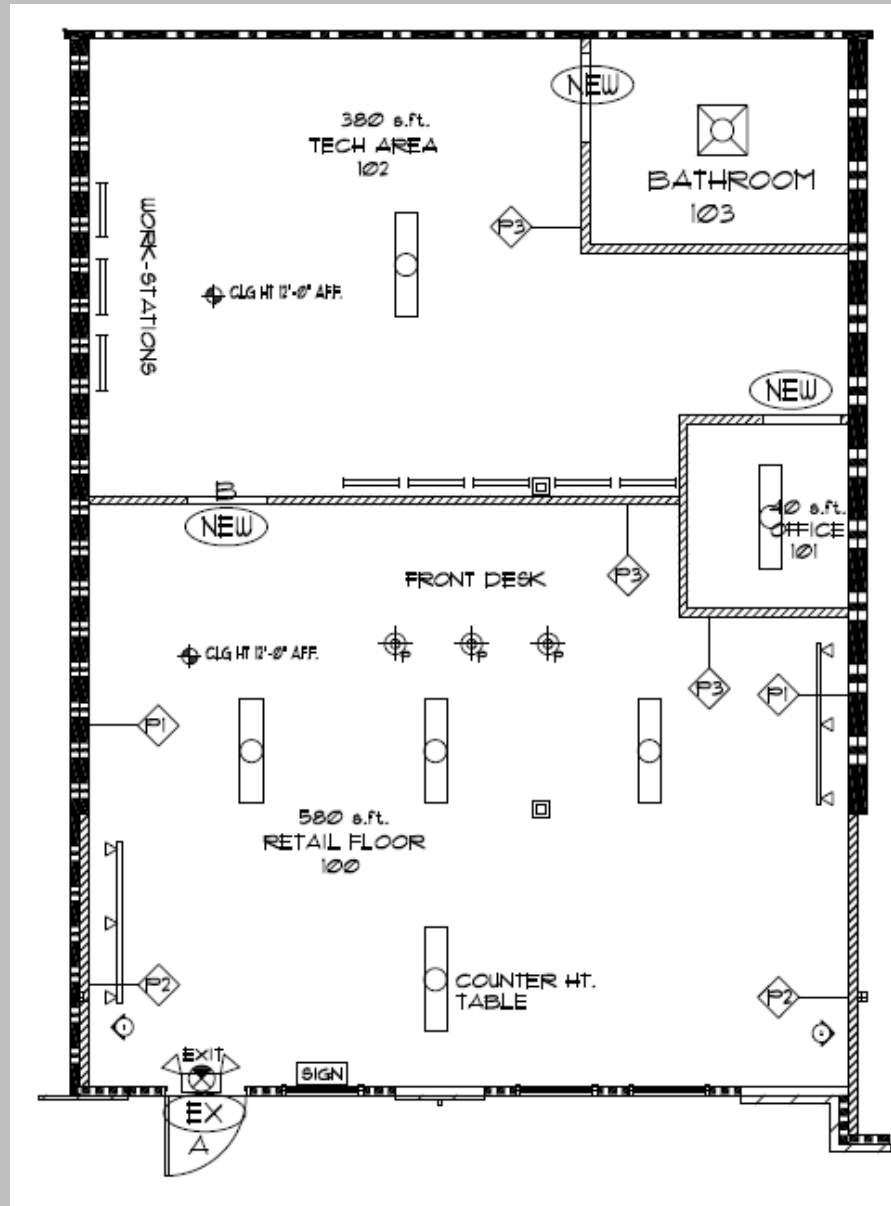


Facing Duluth Highway 120

Facing Meadow Church Road



Building B:
Available Retail
Space BR-102
1,140 SF



Building B:
Available Retail
Space BR-104
1,589 SF

