



Prime Sugarloaf Site FOR SALE

Class "A" Medical - ±14,500 SF to ±72,500 SF



JMS
FAMILY COMPANIES

Table of Contents

- 03 EXECUTIVE SUMMARY
- 04 RENDERINGS
- 06 SURVEY
- 07 PHOTOS
- 08 AERIALS
- 09 IN THE AREA
- 10 ABOUT THE AREA
- 11 DEMOGRAPHICS
- 12 ATLANTA AT A GLANCE
- 15 BROKER PROFILES
- 16 ABOUT BULL REALTY



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Prime Sugarloaf Site - For Sale

Class "A" Medical - ±14,500 SF to ±72,500 SF

Opportunity to purchase a luxurious space perfectly designed for your practice. The Maison 6405 development is a prestigious ±40-acre mixed-use community created by JMS Family Companies anchored by a 140-room Marriot Autograph Hotel. The property brings together select retail, signature dining, and premiere hospitality in a destination designed to be effortlessly unforgettable.

The Sugarloaf area in Duluth is among the most affluent parts of Gwinnett County, one of Georgia's fastest growing counties. The area features the exclusive gated community of Sugarloaf Country Club, where luxury residences from \$2 million and up surround a 27-hole, Greg Norman–designed golf course that hosts the PGA Tour Champions' Mitsubishi Electric Classic. Directly across Maison 6405, the Gas South District spans ±118 acres and welcomes over 1.5 million guests annually, featuring a 13,000-seat arena, 708-seat theater, and extensive convention and meeting spaces hosting 400+ events each year.

The submarket also boasts a thriving medical sector anchored by leading healthcare systems such as Northside Hospital Duluth, Northside Hospital Gwinnett, Emory Healthcare at Sugarloaf, and Piedmont Eastside Medical Center, making Duluth an exceptional location for medical and professional businesses alike.

- Includes adjacent parking deck
- Pad is ±0.48 acre
- Gwinnett County OI zoning
- Greenway trails and scenic pond
- Rooftop restaurant
- Cigar bar
- Turkish-inspired luxury hammam spa
- High-end townhomes
- Conference Center

Drone Video



SITE PRICE:
\$1,000,000



BUILDING PRICE:
Varies based on
buyer specs



SITE SIZE:
±0.48 Acres

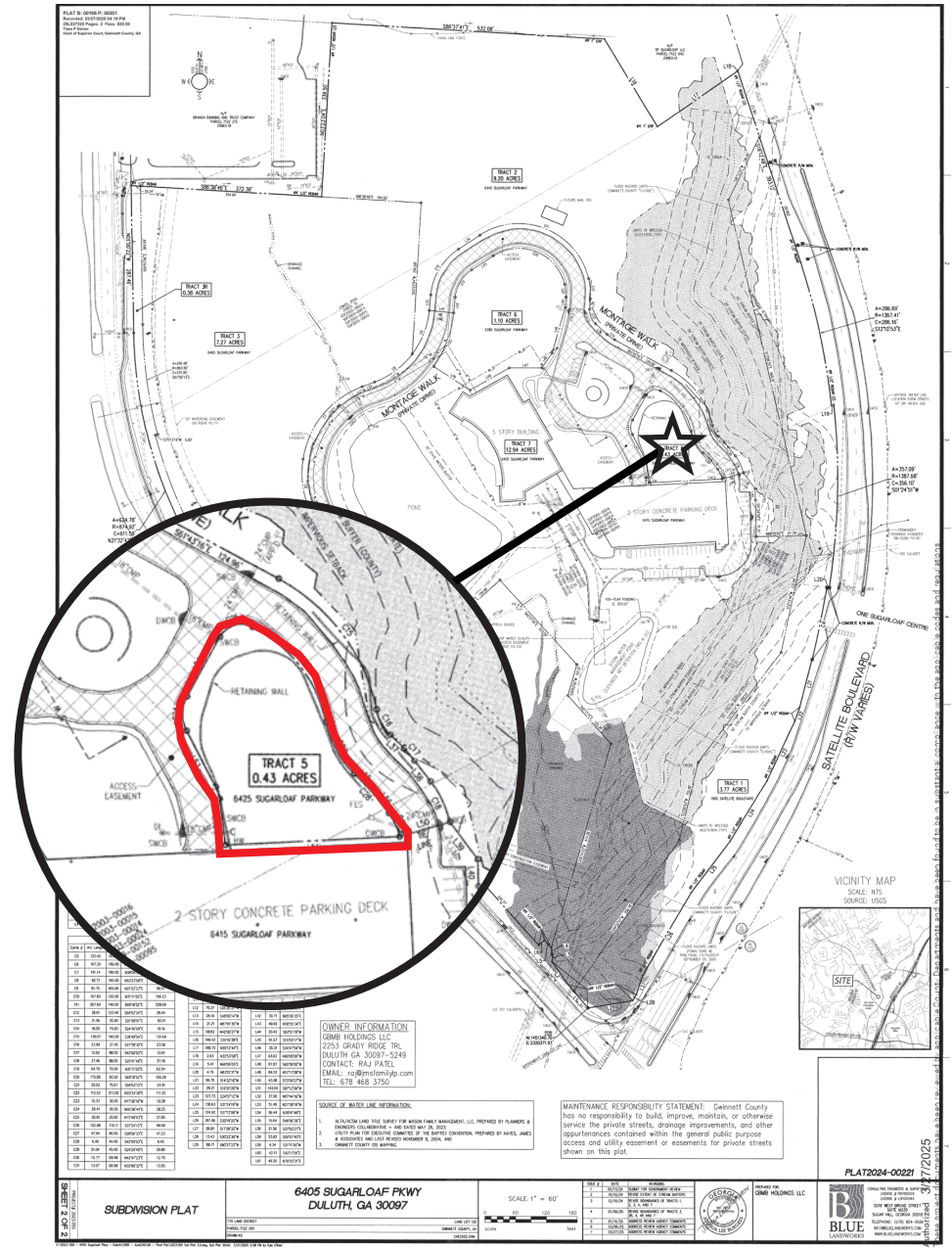
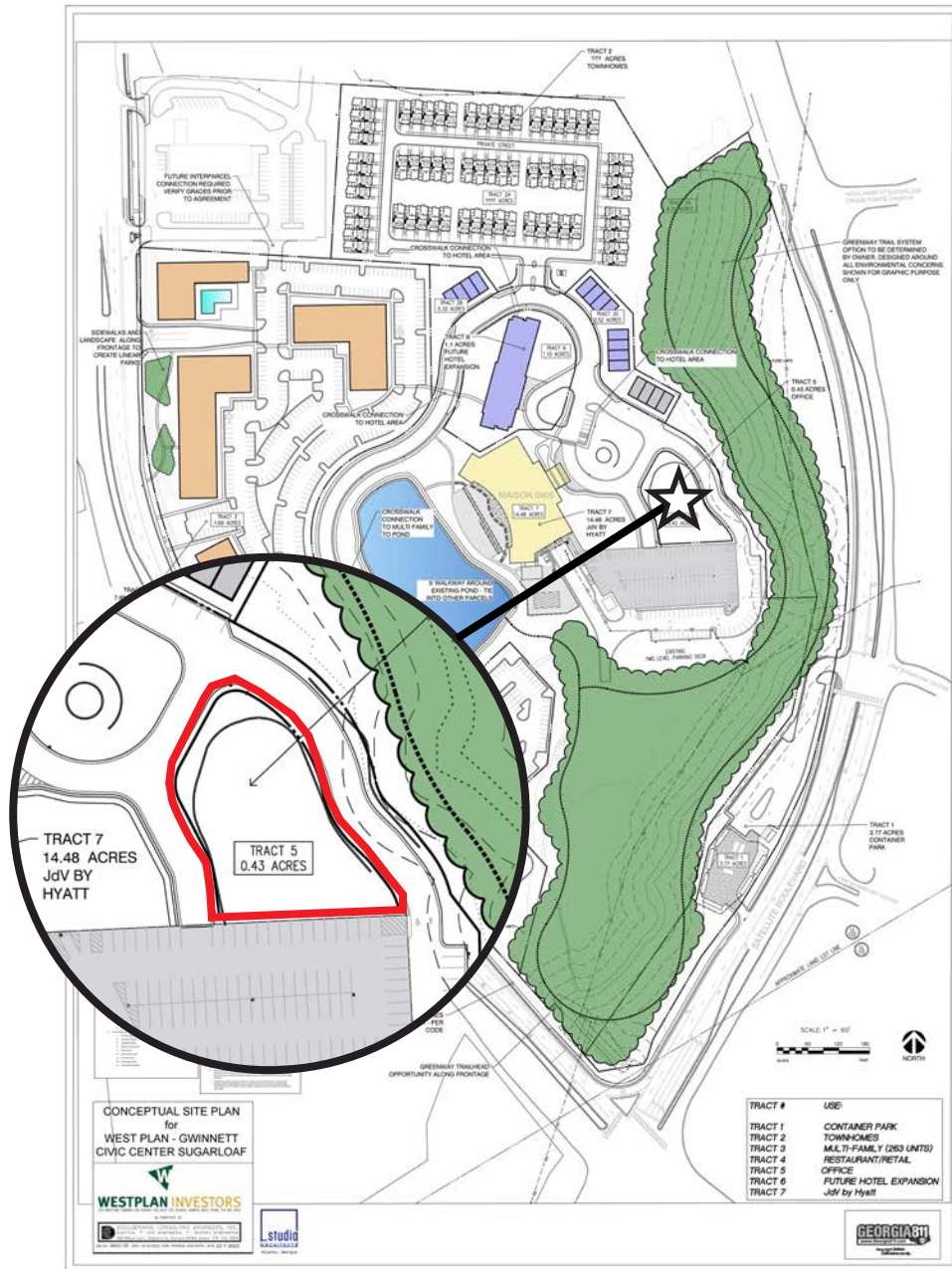
Renderings



Renderings



Survey



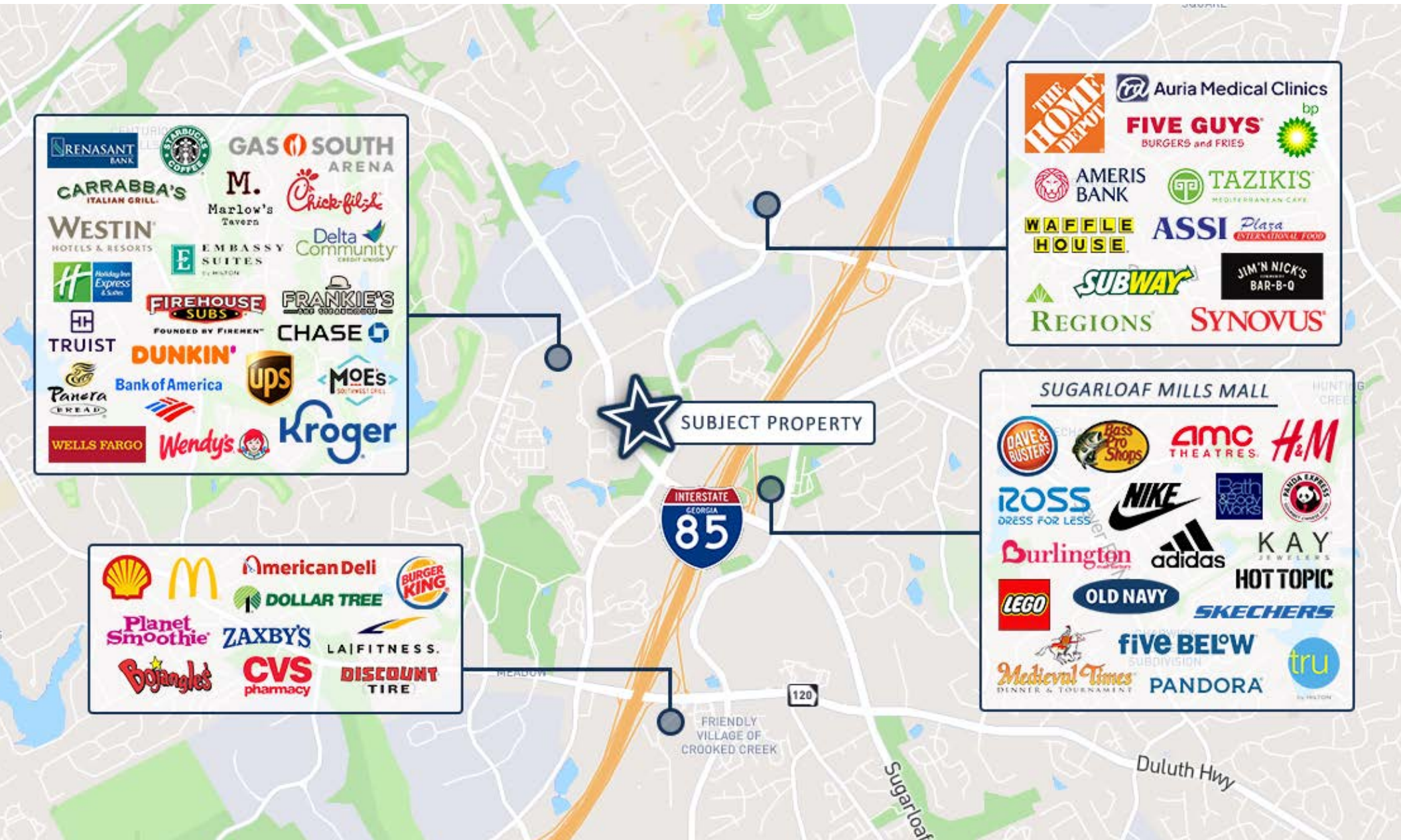
Photos



Aerials



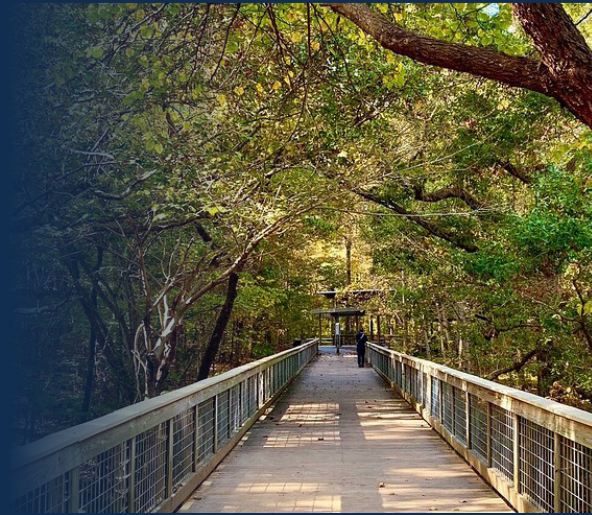
In The Area



ABOUT THE AREA

DULUTH, GA

Duluth, Georgia, located about 25 miles northeast of Atlanta in Gwinnett County, is a vibrant suburban city known for its charming blend of small-town atmosphere and modern amenities. The city is recognized for its strong sense of community, award-winning parks, and a lively, walkable downtown area filled with unique shops, restaurants, art galleries, and frequent events like concerts and festivals. Duluth is also celebrated for its cultural diversity, which is reflected in its thriving food scene and rich calendar of community events. As a growing hub for business and technology, it's home to several tech companies and global headquarters. Visitors and residents alike enjoy spending time at the Town Green, a central gathering spot with an amphitheater, fountains, and public art. The Southeastern Railway Museum offers a fun, educational experience for families and train enthusiasts, while the Red Clay Music Foundry provides live music and local performances in an intimate venue. Nature lovers appreciate McDaniel Farm Park, a restored 1930s farm featuring scenic trails and historic buildings. Whether you're exploring the outdoors, enjoying live entertainment, or indulging in global cuisine—from Korean BBQ to Southern comfort food—Duluth offers a unique and inviting experience in the heart of metro Atlanta.



Demographics



POPULATION

15 MIN	30 MIN	45 MIN
267,141	1,623,560	3,530,277



HOUSEHOLDS

15 MIN	30 MIN	45 MIN
96,314	589,511	1,351,502



AVERAGE HOUSEHOLD INCOME

15 MIN	30 MIN	45 MIN
\$105,134	\$136,965	\$136,879

Source: 2025 ESRI

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S.. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO

#6
BEST CITIES FOR JOBS IN U.S.
WALLETHUB 2024

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#4
FASTEST GROWING
U.S. METRO (2010-2019)
FREDDIE MAC 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

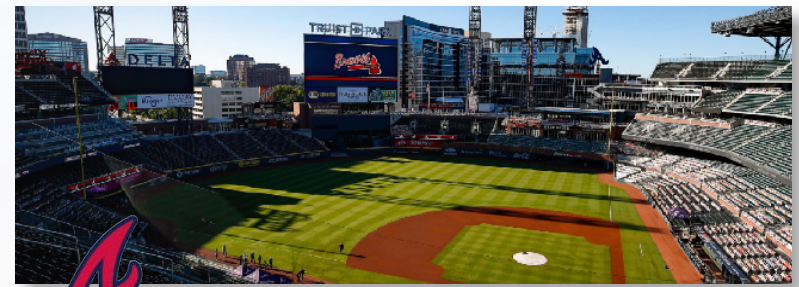
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

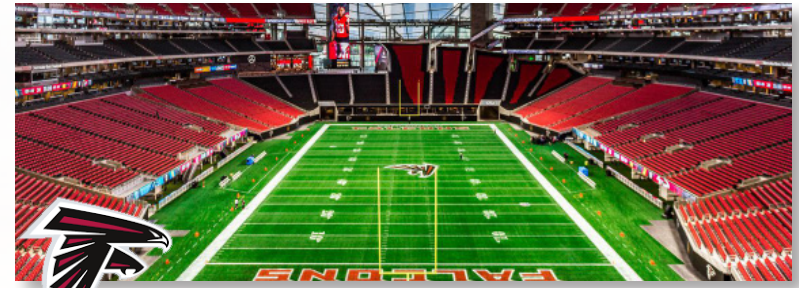
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profiles



LINDSAY BRERETON, CCIM
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Lindsay is an experienced commercial real estate professional with a focus in healthcare real estate. Services include but are not limited to tenant representation, site selection and project leasing. Clients benefit from over 20 years of healthcare real estate experience.

As a Portfolio Manager, with Meadows & Ohly, Lindsay has represented REITs and Atlanta based health systems in management of their respective Medical Office Buildings. These included the annual operating budgets, monthly financial reporting, lease negotiations, tenant fit outs, vendor procurement and implementation of all capital initiatives. Prior to this role, she worked with the San Francisco and Atlanta business units for Turner Construction Company where she attained construction and project management experience with various phases of commercial building projects/developments.

Lindsay is a Certified Commercial Investment Member (CCIM). She is also a member of the Commercial Investment Member Institute, National Association of Realtors, Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). Lindsay is a proud veteran of the United States Navy Reserves where she served as a naval officer with the Civil Engineer Corps. She attended California State University, Sacramento and obtained a degree in Civil Engineering.

Lindsay is married with two daughters and enjoys serving in the community and spending time with her family.



SHADIA JARAYSI
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Shadia Jaraysi serves as Bull Realty's V.P. of The Retail Group assisting clients in the acquisition and disposition of retail investment properties across the Southeast. Leveraging Bull Realty's extensive buyer databases, market research, and advanced marketing tools, Shadia provides exceptional service and results for her clients.

With deep family roots in the commercial real estate industry, Shadia has been immersed in the business from a young age, gaining hands-on experience including helping her father manage his retail properties. This early exposure has given her a well-rounded perspective that she applies when advising clients. Additionally, her brother's role as a commercial attorney adds another layer of industry insight. Shadia holds a Bachelor's Degree in Psychology from Kennesaw State University, which enhances her ability to understand and address the unique needs and goals of her clients.

An active member of the Atlanta Commercial Board of Realtors, Shadia is also fluent in Arabic, further expanding her ability to connect with diverse clients.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com/>



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES