

THE SHOPPES OF SUGARLOAF





Property Highlights

Redevelopment! 13,000 SF retail building adjacent to a new freestanding Starbucks with a drive thru!

Huge daytime traffic with 5,248 Employees within 1 mile and 48,148 employees within 3 miles

Tons of students in the area with Gwinnett Tech (4,789 students) and Discovery High School (2,000 students) within 2 minutes

Starbucks has already begun construction with a targeted open date of September 2018

2nd Generation Restaurant Space Available - 2,339 SF

TRAFFIC COUNTS

45,913 VPD - Sugarloaf Parkway

24,786 VPD - Old Norcross Road

Total Population

Daytime Employees

Avg HH Income

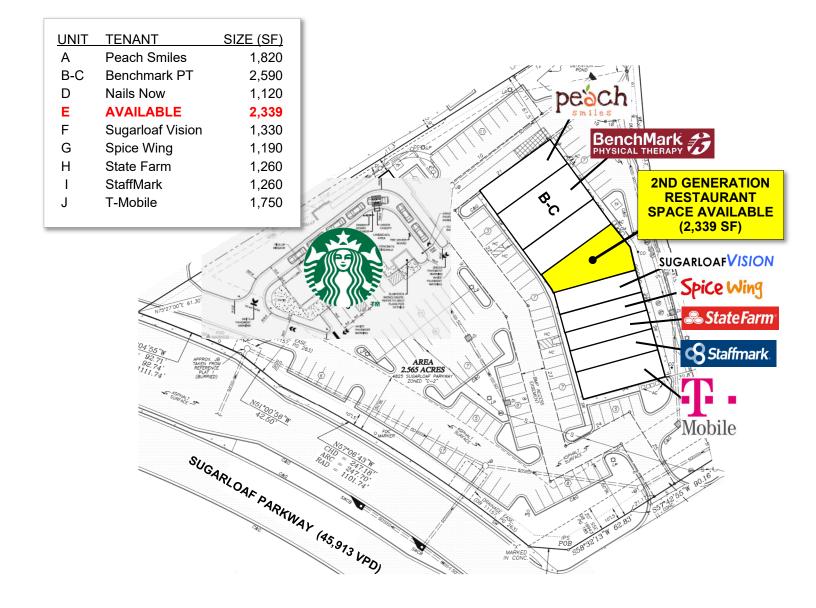
1-mile	3-mile	5-mile
7,670	99,884	235,079
4,742	49,425	120,829
\$80,107	\$76,761	\$82,064

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee in

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