



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
Total Population	7,670	99,884	235,079
Daytime Employees	4,742	49,425	120,829
Avg HH Income	\$80,107	\$76,761	\$82,064



UNIT	TENANT	SIZE (SF)
A	Peach Smiles	1,820
B-C	Benchmark PT	2,590
D	Nails Now	1,120
E	AVAILABLE	2,339
F	Sugarloaf Vision	1,330
G	Spice Wing	1,190
H	State Farm	1,260
I	StaffMark	1,260
J	T-Mobile	1,750



