

AVAILABLE

COMMERCIAL DEVELOPMENT OPPORTUNITY

2020 SATELLITE BLVD • DULUTH, GA 30097

CBRE





PROPERTY OVERVIEW

PRIME RETAIL LOCATION

The Sugarloaf Parkway area in Duluth, Georgia, is a vibrant and rapidly developing corridor in Gwinnett County, northeast of Atlanta. Sugarloaf Parkway is a major east-west thoroughfare that runs through Duluth and Lawrenceville making the area easily accessible within the county. The trade area blends suburban comfort with urban amenities, making it a popular destination for residents, businesses, and visitors alike. Site highlights include:

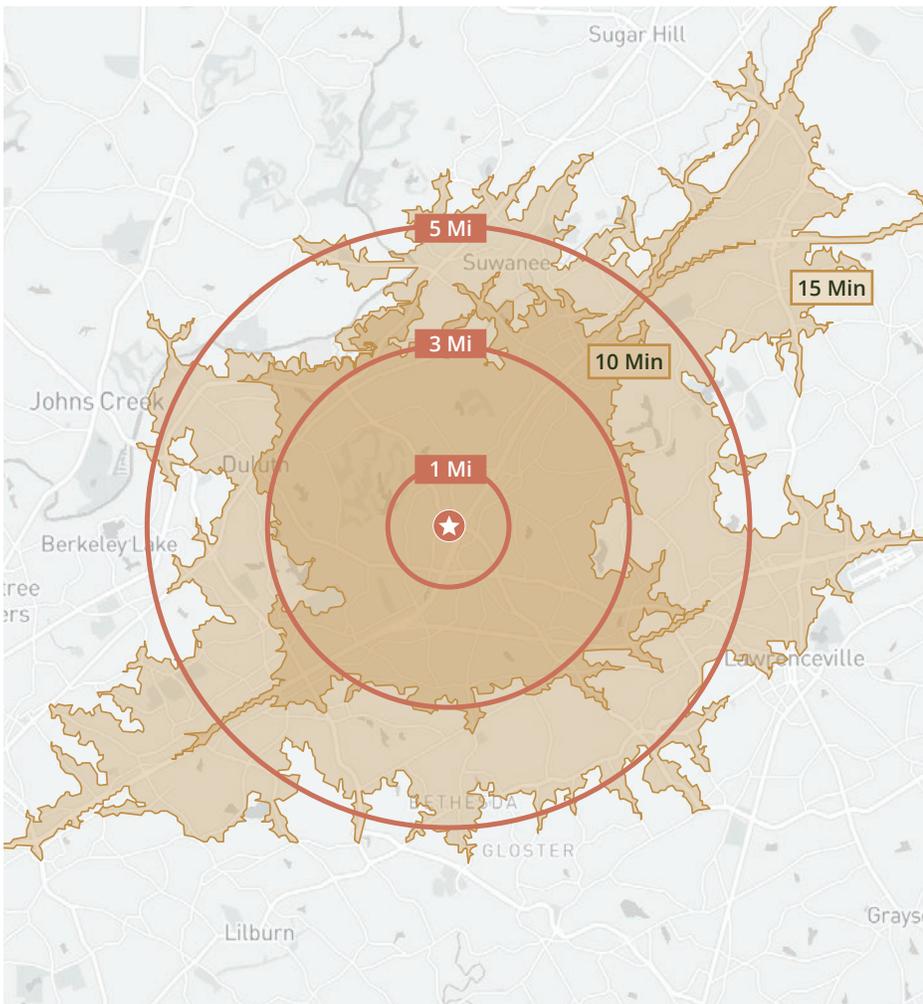
- ±1.3 acres available
- Chick-fil-A may retain a portion of the property for additional parking.
- Parcel # 7115 030
- Zoning: C2 - General Business
- Easily accessible to the I-85 and Sugarloaf Pkwy interchange.
- Just west of the site, the Gas South District attracts over 93,000 visitors monthly.

PHOTOS



DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	9,081	22,555	\$80,022	3,788	37.6
3 Miles	80,917	103,996	\$85,670	29,603	37.2
5 Miles	243,454	264,559	\$80,615	87,478	36.4
5 Minutes	16,863	40,021	\$78,510	6,715	37.6
10 Minutes	116,873	155,755	\$81,525	43,429	36.8
15 Minutes	338,376	386,719	\$79,739	119,985	36.1



BUSINESSES (3 MI)

- 3,337

EMPLOYEES (3 MI)

- 49,510

MAJOR EMPLOYERS

- Primerica
- Boehringer Ingelheim Animal Health
- AGCO

MAJOR TRAFFIC GENERATORS

- Sugarloaf Mills
- Sugarloaf Parkway
- Galleria at Sugarloaf

AREA HOTELS

- 15 Hotels / 1,983 Rooms

TRADE AREA



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