

The Shoppes at Sugarloaf Station

6601 Sugarloaf Parkway, Suite 220
Duluth, Georgia 30097

FOR LEASE

Ste. 220 - 1,386 Sq. Ft.



Outstanding Demographics

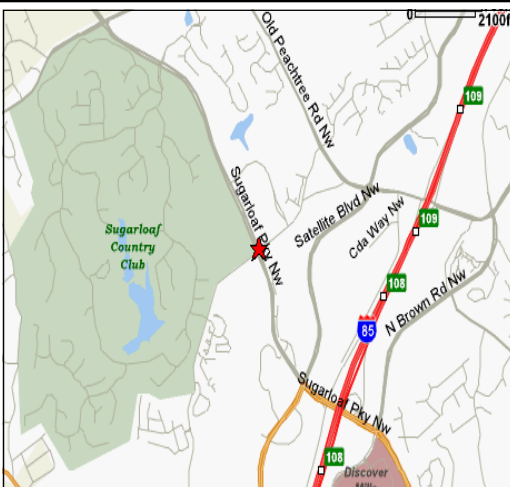
	0-1 Miles	0-3 Miles	0-5 Miles
2024 Est. Average HH Income	\$111,004	\$110,379	\$99,040
Population 2024 Estimate	7,166	69,662	224,361
Population 2029 Estimate	7,369	72,885	234,776

TRAFFIC COUNTS

Sugarloaf Pkwy
34,322 VPD

Property Highlights:

- Professional Office Buildout
- Reception Area, (4) Private Offices, (2) Restrooms and Break Room
- Ideal for Small Medical, Insurance or Law Office
- Convenient Location off I-85
- Located Across From Gas South Arena, and Sugarloaf Country Club
- Ample Parking
- Monument Signage Available
- Unincorporated Gwinnett County - Not in the City Limits of Duluth
- Zoning - C-2 Retail

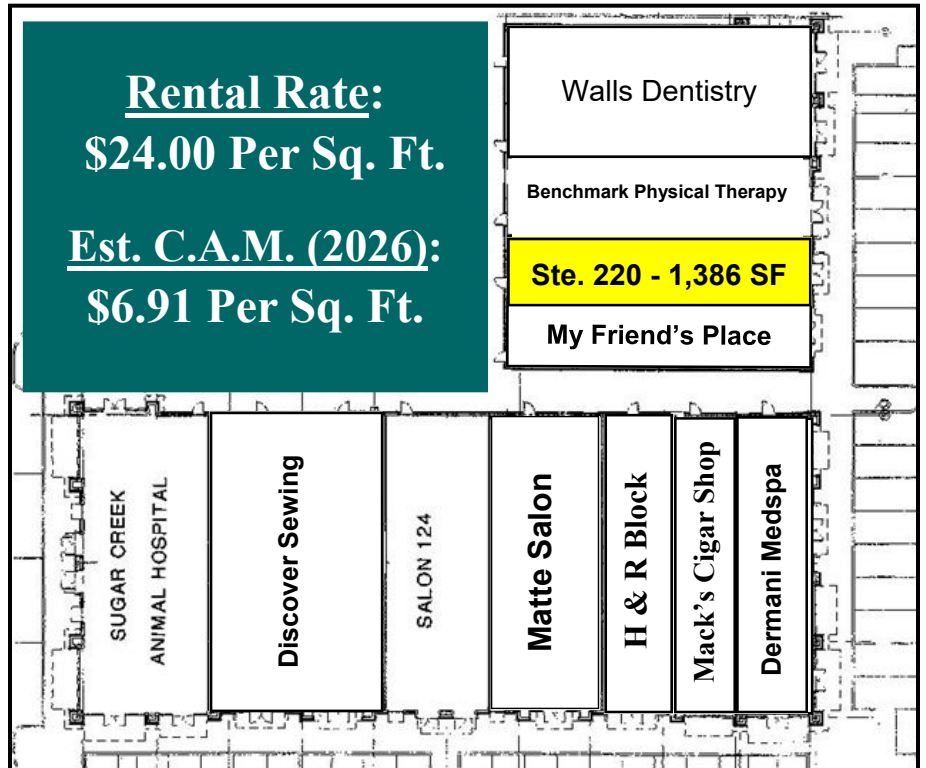


Rental Rate:

\$24.00 Per Sq. Ft.

Est. C.A.M. (2026):

\$6.91 Per Sq. Ft.



For Leasing Information:

PHILIP HOLLIER

770-814-0061

philip@nygaardproperties.com

