

Satellite Blvd near Duluth Hwy

LAND FOR SALE AT SATELLITE BLVD

OFFERING MEMORANDUM

Prepared by:

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Satellite Blvd
Duluth, GA 30096

PeterShin.

Satellite Blvd near Duluth Hwy

CONTENTS

01 Executive Summary

- Investment Summary

02 Location

- Location Summary
- Aerial View Map

03 Property Description

- Property Features
- Site Plan
- Property Images

04 Demographics

- Demographics

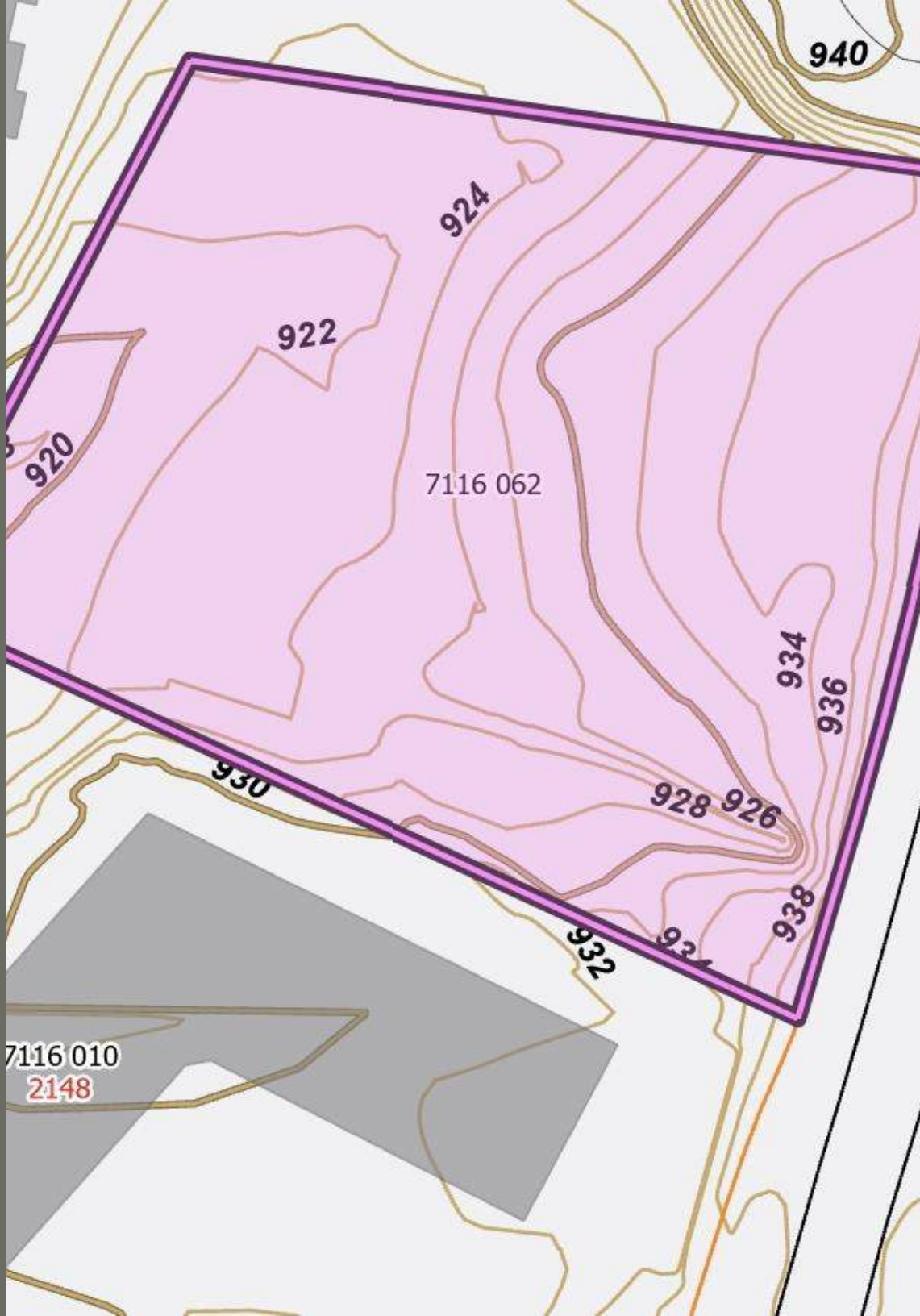
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2645 N Berkeley Lake Rd #108, Duluth, GA 30096

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01

Executive Summary

Investment Summary

SATELLITE BLVD NEAR DULUTH HWY

OFFERING SUMMARY

ADDRESS	Satellite Blvd Duluth GA 30096
COUNTY	Gwinnett
PRICE	\$1,600,000
LAND ACRES	2.5
ZONING TYPE	C2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,498	101,149	252,713
2025 Median HH Income	\$52,462	\$67,849	\$74,725
2025 Average HH Income	\$76,028	\$98,903	\$103,316

- Located directly on Satellite Blvd just north of Duluth Hwy, this 2.5 acre C2-zoned parcel offers a rare opportunity in one of Gwinnett's most active commercial corridors. The site sits just minutes from Sugarloaf Parkway and the Gas South District, home to major events, concerts, and year-round traffic.
- Approximately +/-7,000 to 10,000 SF area sits in an ideal condition for immediate vertical development depending on the permit and the developer. The remaining acreage offers excellent utility for parking, drive lanes, stormwater design, or outdoor enhancements — a key asset for users prioritizing customer flow, access, and code compliance without sacrificing building footprint.
- C2 Zoning – Supports a broad mix of uses: restaurant, medical, retail, hotel, office, and more.
Ideal Visibility & Access – Direct exposure to high-traffic Satellite Blvd.
Strong Demographics – 250K+ population within 5 miles and \$120K+ avg HH income nearby.
Proximity to Gas South Arena – Consistent event-driven and regional traffic flow.

Land is situated for a large sized parking lot and good for the driveway.



02

Location

Location Summary

Aerial View Map



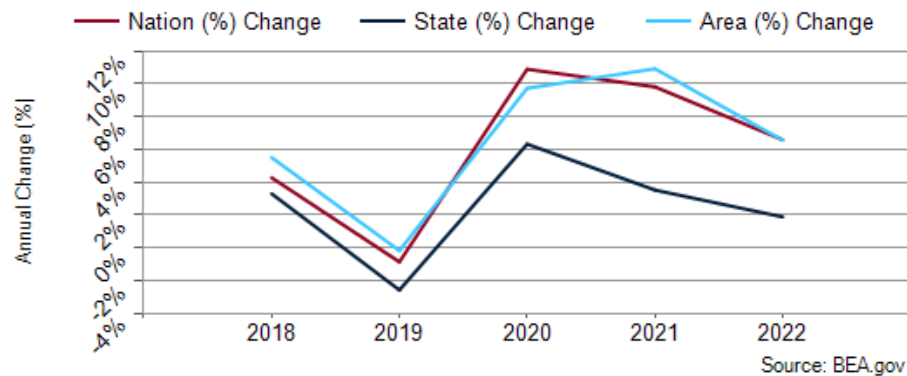
Just near the I-85 Ramp

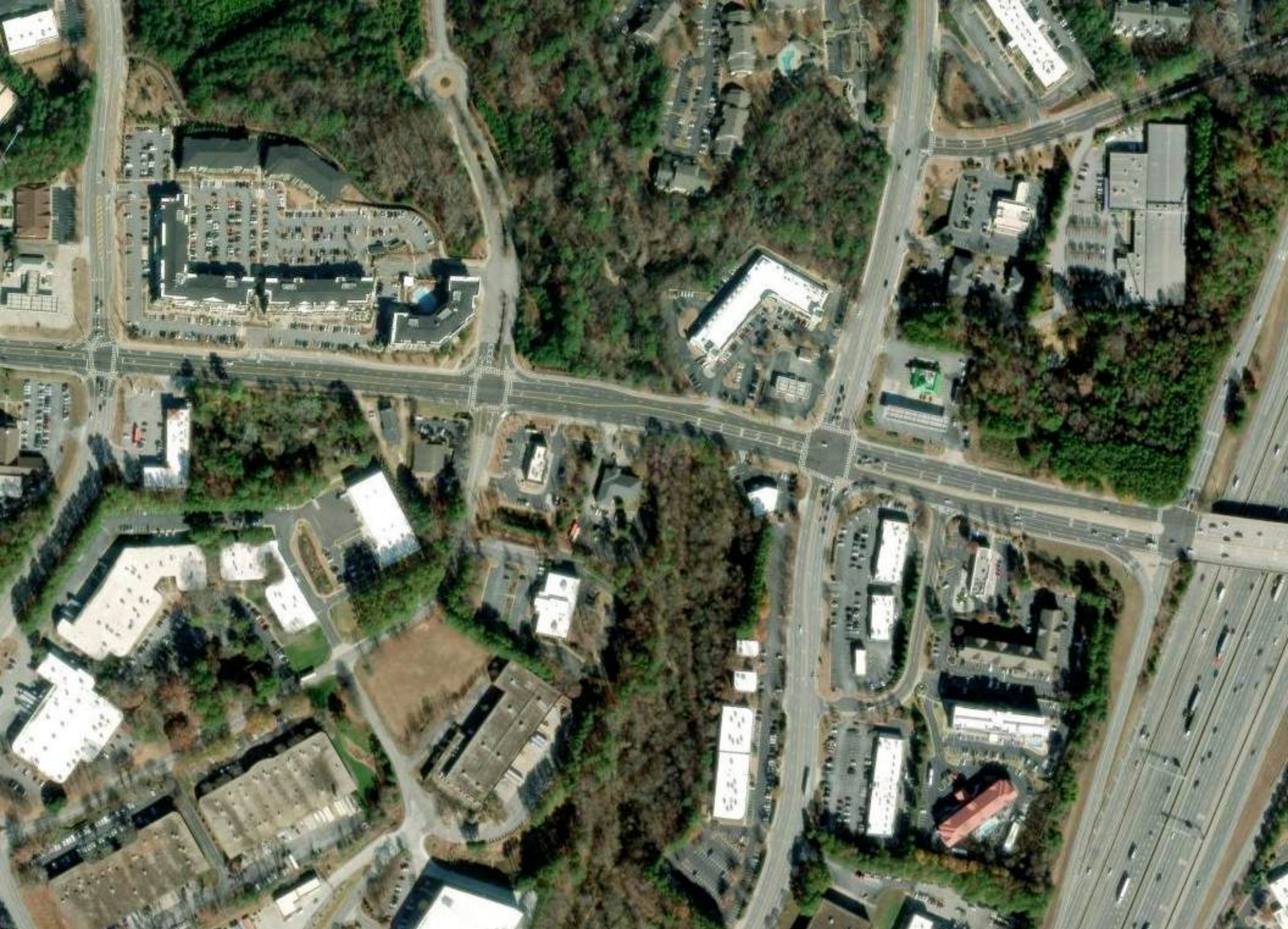
- The property is located on Satellite Blvd, just north of Duluth Hwy. It's only a minute away from Sugarloaf Parkway and the Gas South Arena. Situated next to a shopping center, it's directly across from Ice Link.

Largest Employers

AGCO	10,000
Primerica	8,000
Asbury Automotive Group	7,000
Viasat Inc.	5,000
Amazon	5,000
Northside Hospital Duluth	1,000
Hollis Cobb Associates, Inc.	500
Formetco, Inc.	500

Gwinnett County GDP Trend







03

Property Description

Property Features

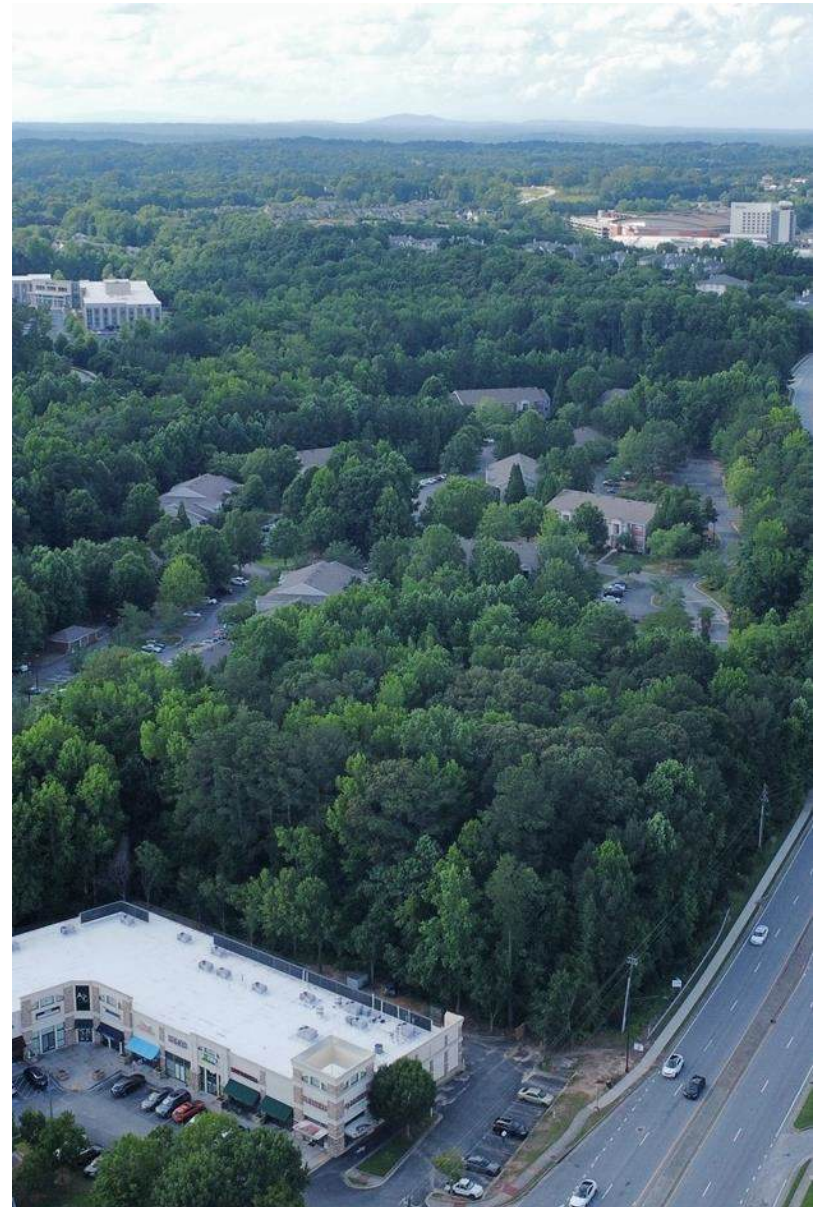
Site Plan

Property Images

SATELLITE BLVD NEAR DULUTH HWY

PROPERTY FEATURES

LAND ACRES	2.5
ZONING TYPE	C2









04

Demographics

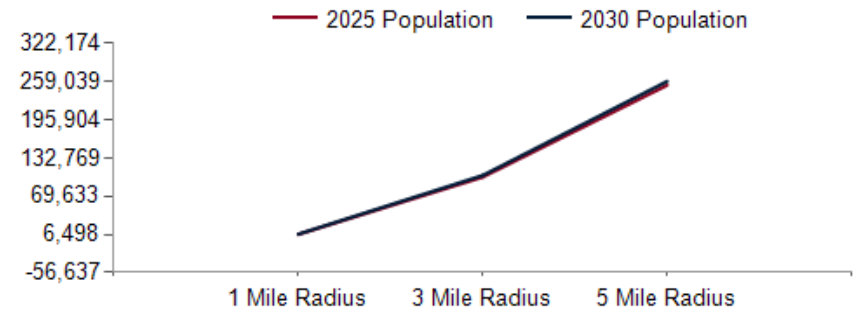
Demographics

SATELLITE BLVD NEAR DULUTH HWY

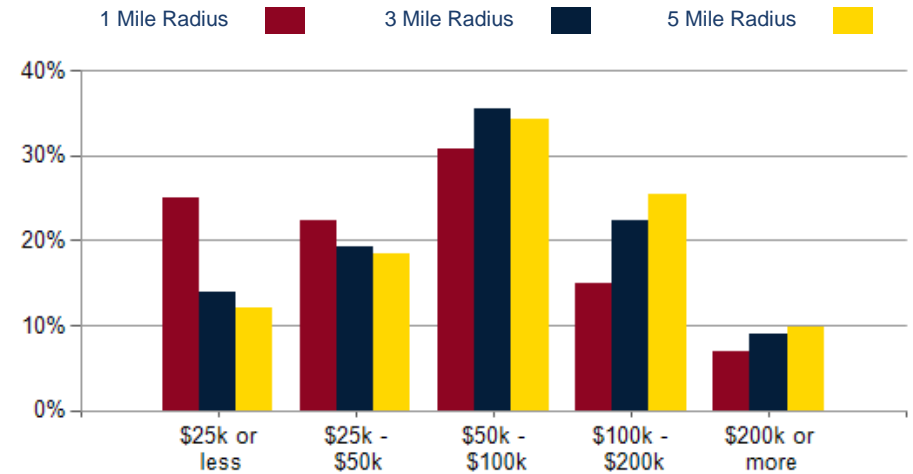
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,656	56,771	164,329
2010 Population	4,651	79,340	207,778
2025 Population	6,498	101,149	252,713
2030 Population	6,973	103,925	259,039
2025-2030: Population: Growth Rate	7.10%	2.70%	2.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	485	2,941	5,982
\$15,000-\$24,999	143	2,240	4,802
\$25,000-\$34,999	145	2,413	5,980
\$35,000-\$49,999	419	4,786	10,389
\$50,000-\$74,999	458	7,973	17,586
\$75,000-\$99,999	318	5,255	13,021
\$100,000-\$149,999	317	5,235	14,686
\$150,000-\$199,999	57	3,100	7,981
\$200,000 or greater	172	3,374	8,782
Median HH Income	\$52,462	\$67,849	\$74,725
Average HH Income	\$76,028	\$98,903	\$103,316

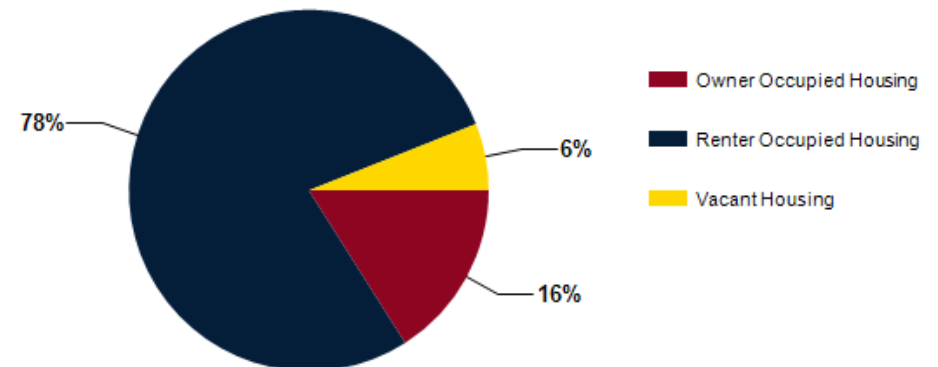
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,140	22,448	60,886
2010 Total Households	1,663	28,269	72,041
2025 Total Households	2,514	37,318	89,211
2030 Total Households	2,740	38,844	92,599
2025 Average Household Size	2.58	2.70	2.82
2025-2030: Households: Growth Rate	8.70%	4.00%	3.75%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	619	8,941	20,580
2025 Population Age 35-39	470	7,455	18,277
2025 Population Age 40-44	459	7,196	17,976
2025 Population Age 45-49	435	6,594	16,844
2025 Population Age 50-54	410	6,705	17,321
2025 Population Age 55-59	345	5,919	15,420
2025 Population Age 60-64	331	5,481	14,468
2025 Population Age 65-69	243	4,283	11,238
2025 Population Age 70-74	137	2,962	7,743
2025 Population Age 75-79	119	1,987	5,024
2025 Population Age 80-84	83	1,181	2,727
2025 Population Age 85+	60	997	2,288
2025 Population Age 18+	4,996	79,036	196,309
2025 Median Age	34	35	36
2030 Median Age	35	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,386	\$63,101	\$68,152
Average Household Income 25-34	\$64,542	\$85,145	\$91,954
Median Household Income 35-44	\$55,133	\$75,263	\$84,045
Average Household Income 35-44	\$80,267	\$105,337	\$113,544
Median Household Income 45-54	\$60,692	\$78,975	\$86,443
Average Household Income 45-54	\$90,538	\$113,948	\$117,507
Median Household Income 55-64	\$54,894	\$77,847	\$82,588
Average Household Income 55-64	\$84,623	\$115,440	\$115,161
Median Household Income 65-74	\$52,931	\$60,103	\$62,371
Average Household Income 65-74	\$72,114	\$90,853	\$90,782
Average Household Income 75+	\$66,871	\$70,349	\$66,979

