

Sugarloaf Walk

Mixed-Use Development



PROPERTY DETAILS

- Beautiful new mixed-use construction within Legacy Park that includes almost 30,000 SF of retail / restaurant / service tenants along with 302 apartment units having an estimated 800 residents onsite
- The corporate headquarters for Primerica, Inc. (NYSE: PRI) is within Legacy Park and employs almost 2,900 people
- Within walking distance to the Gas South District and Arena which draws over 1.1 million visitors per year
- Sugarloaf Country Club is less than a mile away with almost 1,000 homes valued from \$600,000 to \$4,000,000
- Strong demographics include a Daytime Employment within 3 miles of 56,446 people
- Excellent visibility on Duluth Highway with 22,400 VPD
- Easy ingress & egress on Duluth Highway and Meadow Church Road
- Exit 107 provides easy access to Interstate 85 which averages 158,000 vehicles per day



Retail Leasing

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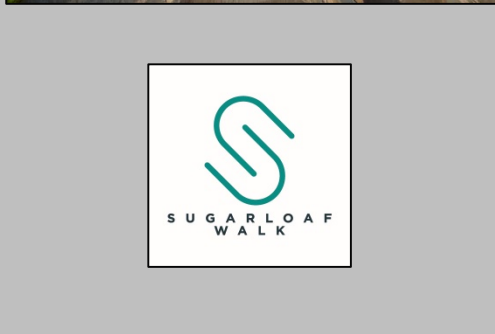
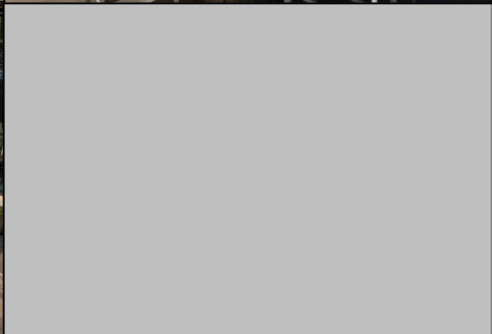


Residential Leasing (including Live/Work)

Maura Rodriguez | Community Director
Sugarloaf Walk Apartments
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Sugarloaf Walk Multi-Family



TRAFFIC COUNTS

Duluth Hwy. 120	18,100 VPD
Sugarloaf Pkwy.	44,900 VPD
I-85	170,000 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,700	91,225	243,021
Average HH Income	\$131,437	\$87,886	\$85,748
Median Home Value	\$766,903	\$265,920	\$244,467
Daytime Employment	14,376	57,757	116,324







Jinya Ramen Bar





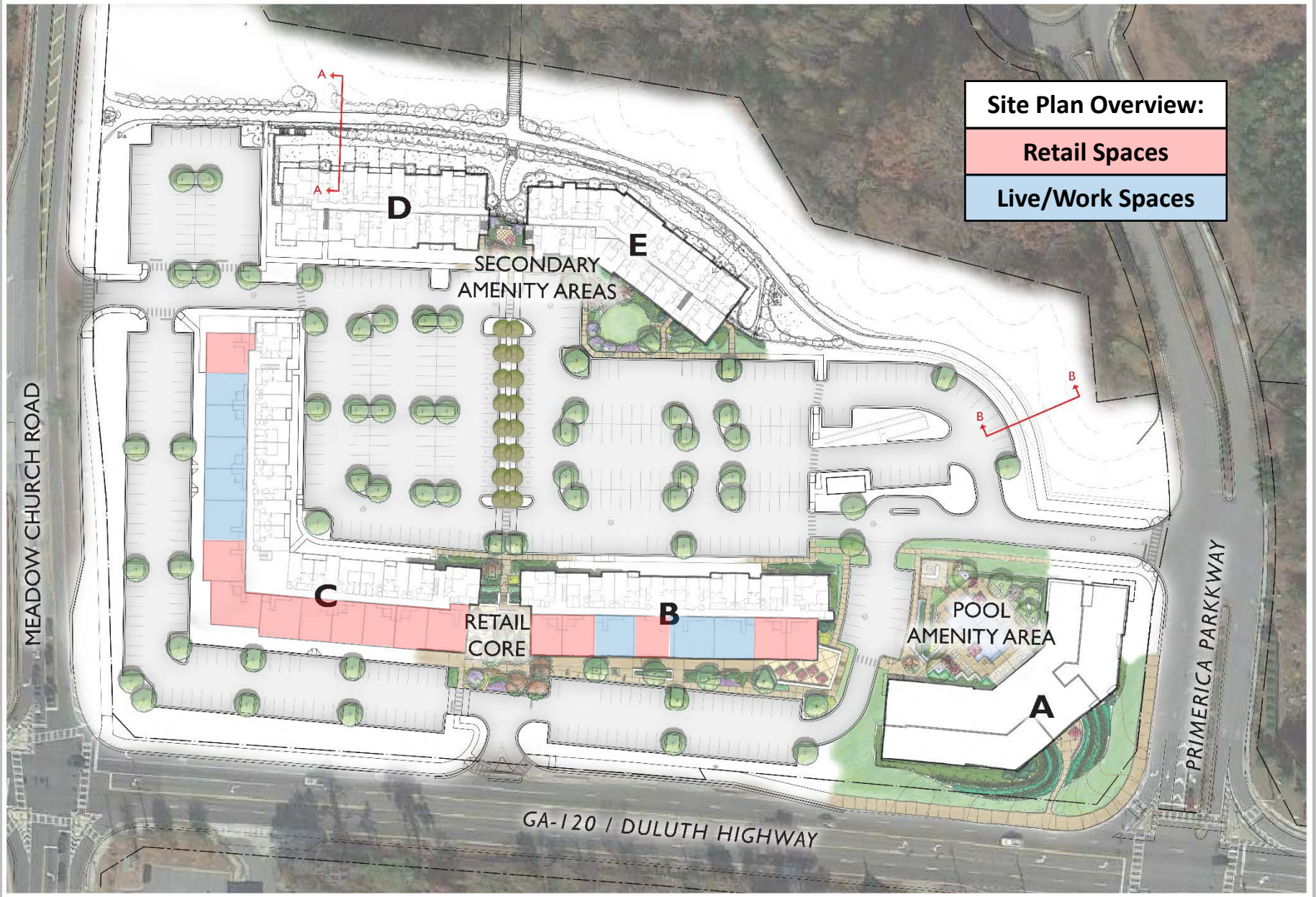
Elan Beauty Bar



Haave Beauty Salon and
Elan Beauty Bar

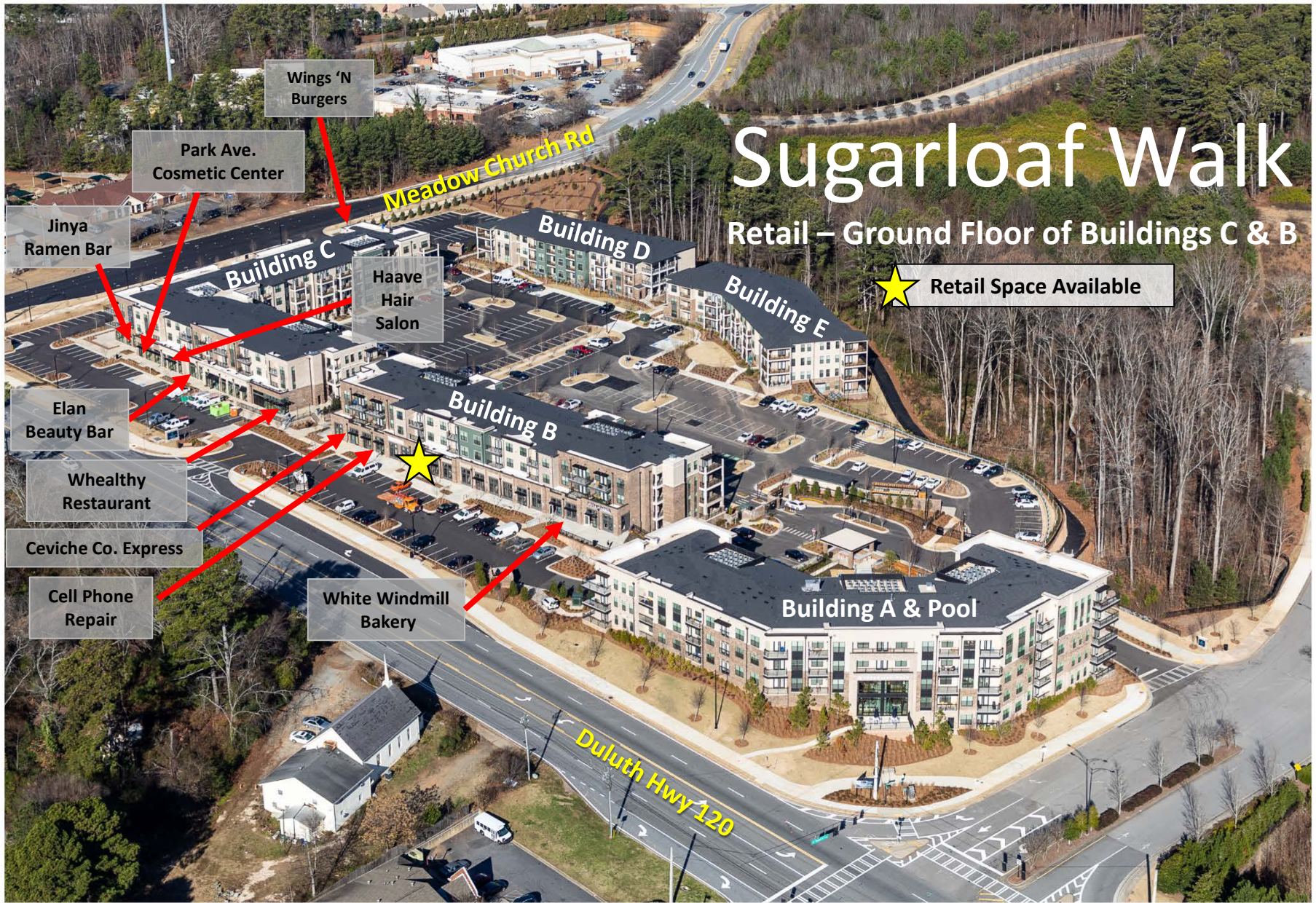


White Windmill Bakery



Site Plan Overview:

- Retail Spaces
- Live/Work Spaces

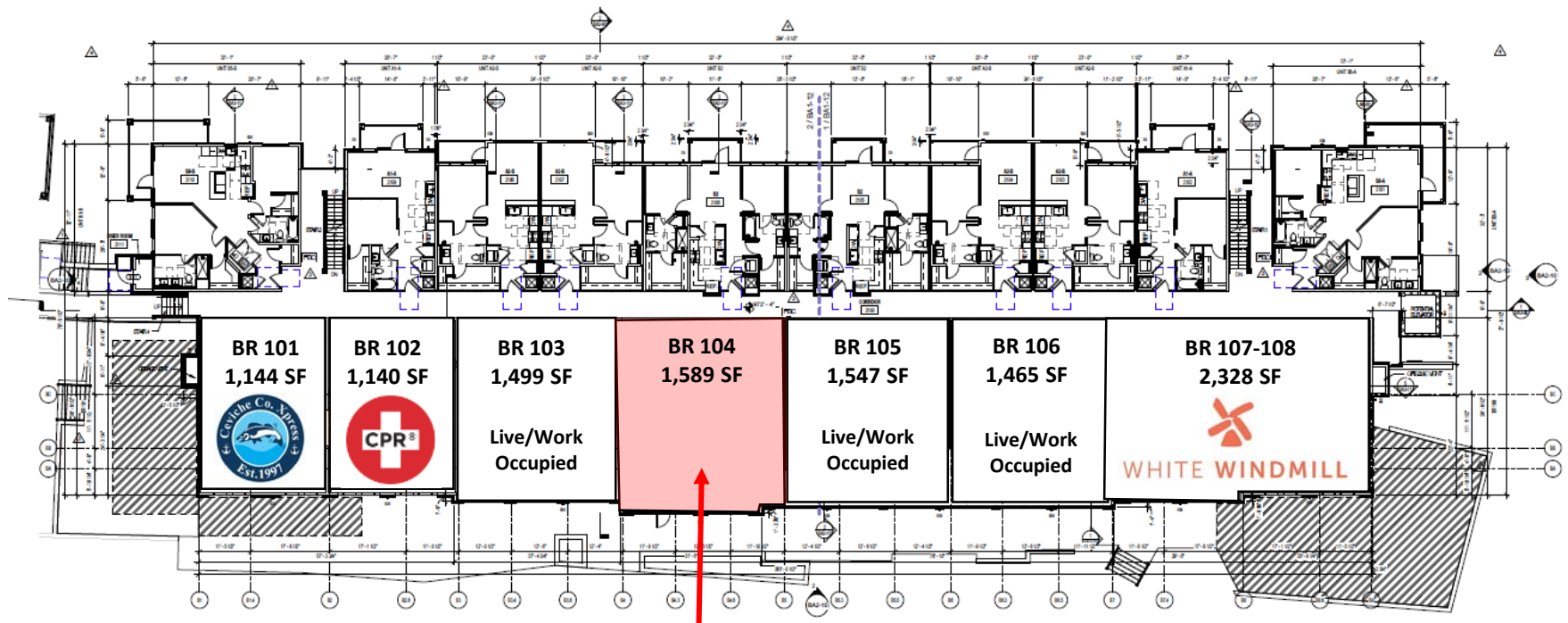


Sugarloaf Walk

Retail – Ground Floor of Buildings C & B

★ Retail Space Available

Building B Retail



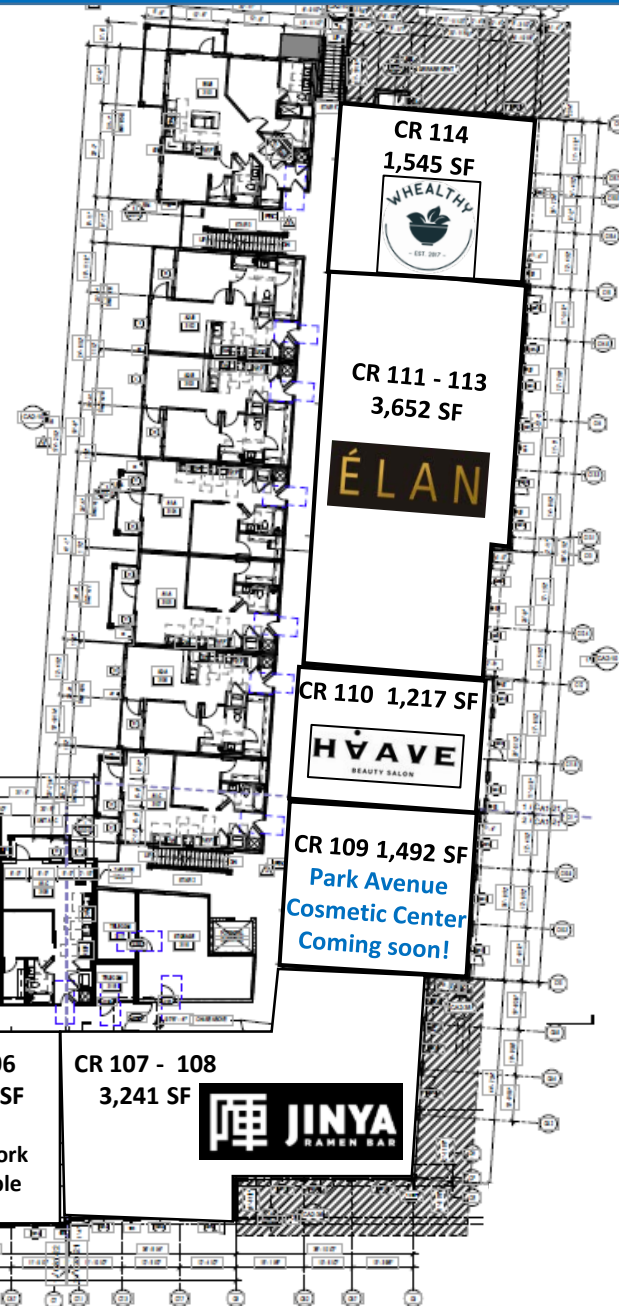
Retail Available

Facing Duluth Highway 120

Suite	Building B Tenants	SF
BR 101	Ceviche Co. Xpress Seafood	1,144
BR 102	CPR (Cell Phone Repair)	1,140
BR 103	Live/Work	1,499
BR 104	Available Retail	1,589
BR 105	Live/Work	1,547
BR 106	Live/Work	1,465
BR 107-108	White Windmill Coffee & Bakery	2,328
Building B - Total SF		10,712

Suite	Building C Tenants	SF
CR 101	Wings 'N Burgers	1,496
CR 102	Live / Work	1,217
CR 103	Live / Work	1,140
CR 104	Live / Work	1,269
CR 105	Live / Work	1,269
CR 106	Live / Work	1,544
CR 107-108	Jinya Ramen Bar	3,241
CR 109	Park Avenue Cosmetic Center – Coming Soon!	1,492
CR 110	Haave Beauty Salon (Full Service Hair)	1,217
CR111-113	Elan Beauty Bar (Nails/Lashes/Waxing)	3,652
CR 114	Whealthy Restaurant	1,545
Building C – Total SF		19,082

Building C Retail

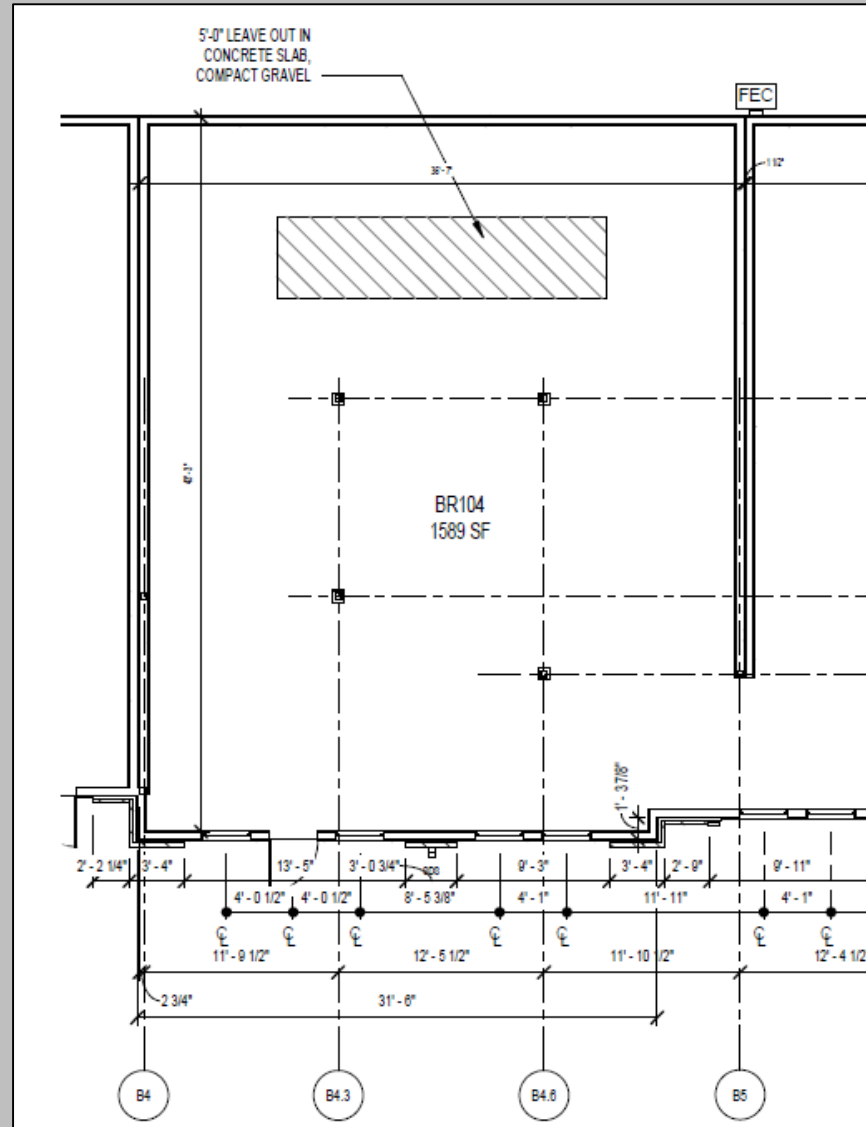


Facing Duluth Highway 120

Facing Meadow Church Road



Building B:
Available Retail
Space BR-104



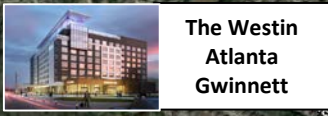


**Subject Property
Sugarloaf Walk**

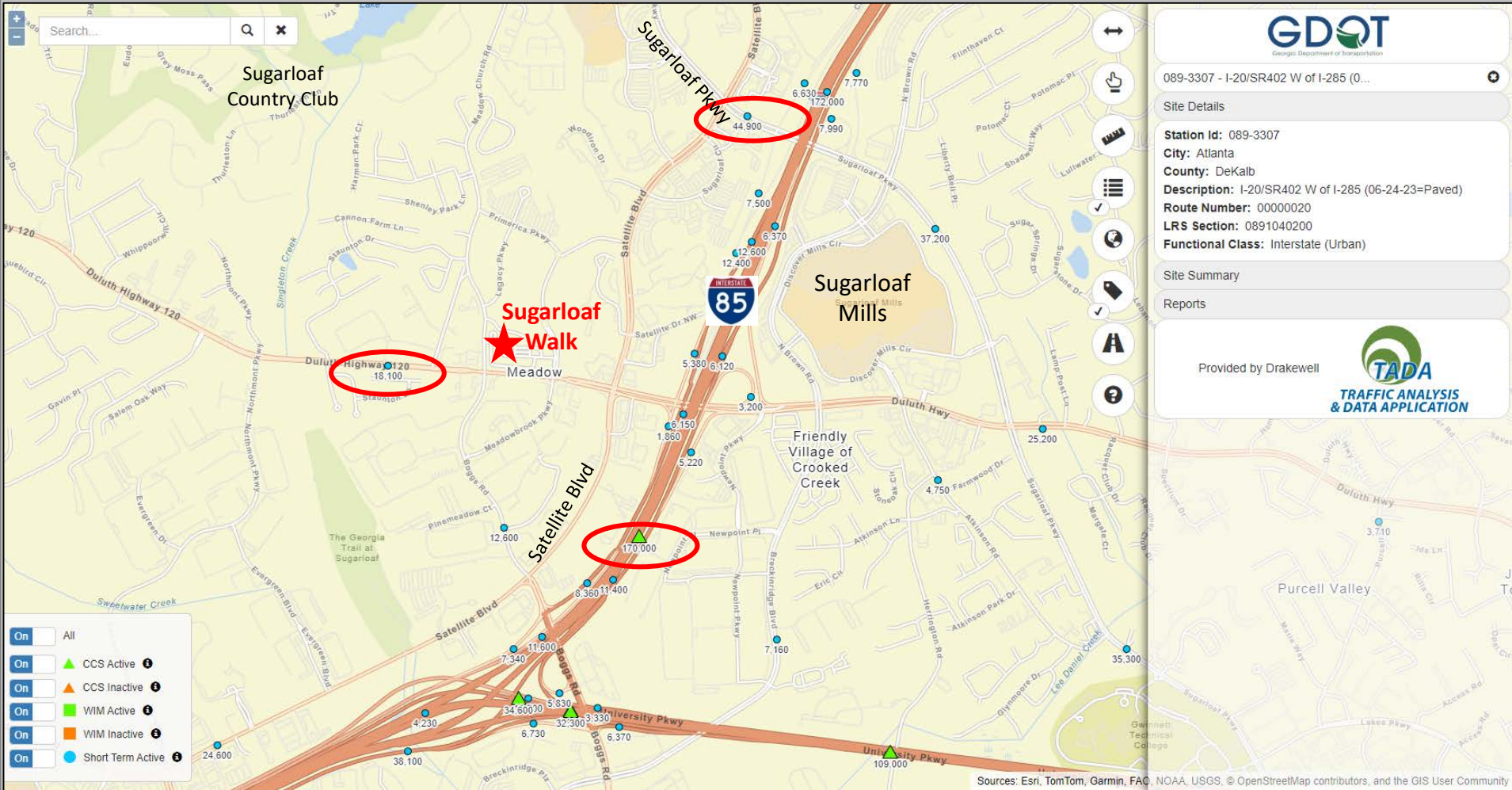
SUGARLOAF MILLS
A SIMON CENTER

- Sweet Treat
- AMC THEATRES
- H&M
- Burlington
- OFF 5TH
- BAM! BOOKS-A-MILLION
- ROSS DRESS FOR LESS
- OFF BROADWAY SHOES
- FOREVER 21

Sugarloaf Country Club
Almost 1,000 homes
\$600,000 - \$4,000,000



**The Westin
Atlanta
Gwinnett**



GDOT
Georgia Department of Transportation

089-3307 - I-20/SR402 W of I-285 (0...

Site Details

Station Id: 089-3307
 City: Atlanta
 County: DeKalb
 Description: I-20/SR402 W of I-285 (06-24-23=Paved)
 Route Number: 00000020
 LRS Section: 0891040200
 Functional Class: Interstate (Urban)


Site Summary

Reports

Provided by Drakewell

TADA
TRAFFIC ANALYSIS & DATA APPLICATION

Demographic Summary Report

Sugarloaf Walk			
2200 Duluth Hwy, Duluth, GA 30097			
Building Type:	Multi-Family		
Building Size:	354,000 SF		
# of Units:	302		
Avg Unit Size:	890 SF		
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,006	94,720	251,159
2023 Estimate	7,700	91,225	243,021
2010 Census	6,179	74,015	204,310
Growth 2023 - 2028	3.97%	3.83%	3.35%
Growth 2010 - 2023	24.62%	23.25%	18.95%
2023 Population by Hispanic Origin			
2023 Population	991	23,792	65,494
White	2,729 35.44%	38,977 42.73%	110,821 45.60%
Black	1,931 25.08%	27,265 29.89%	71,500 29.42%
Am. Indian & Alaskan	19 0.25%	735 0.81%	2,256 0.93%
Asian	2,826 36.70%	21,535 23.61%	50,707 20.87%
Hawaiian & Pacific Island	4 0.05%	118 0.13%	252 0.10%
Other	190 2.47%	2,595 2.84%	7,484 3.08%
U.S. Armed Forces	5	47	123
Households			
2028 Projection	2,968	33,348	87,915
2023 Estimate	2,854	32,133	85,103
2010 Census	2,285	26,150	71,726
Growth 2023 - 2028	3.99%	3.78%	3.30%
Growth 2010 - 2023	24.90%	22.88%	18.65%
Owner Occupied	1,413 49.51%	17,181 53.47%	49,379 58.02%
Renter Occupied	1,441 50.49%	14,952 46.53%	35,723 41.98%
2023 Households by HH Income			
Income: <\$25,000	379 13.28%	5,175 16.10%	12,443 14.62%
Income: \$25,000 - \$50,000	504 17.66%	7,728 24.05%	19,815 23.28%
Income: \$50,000 - \$75,000	319 11.18%	6,276 19.53%	17,578 20.65%
Income: \$75,000 - \$100,000	204 7.15%	3,617 11.26%	10,958 12.88%
Income: \$100,000 - \$125,000	287 10.06%	2,730 8.50%	8,214 9.65%
Income: \$125,000 - \$150,000	250 8.76%	1,576 4.90%	4,854 5.70%
Income: \$150,000 - \$200,000	267 9.36%	2,505 7.80%	5,688 6.68%
Income: \$200,000+	644 22.56%	2,526 7.86%	5,553 6.53%
2023 Avg Household Income	\$131,437	\$87,886	\$85,748
2023 Med Household Income	\$101,829	\$63,809	\$65,340

Daytime Employment

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	13,214	575	23	51,284	4,190	12	100,924	9,995	10
Trade Transportation & Utilit...	1,090	73	15	11,896	808	15	24,727	1,773	14
Information	284	20	14	2,088	138	15	3,731	268	14
Financial Activities	3,606	112	32	7,814	713	11	11,467	1,319	9
Professional & Business Se...	6,660	149	45	12,029	813	15	19,335	1,705	11
Education & Health Services	417	113	4	5,660	783	7	21,034	2,900	7
Leisure & Hospitality	864	50	17	7,319	498	15	13,084	982	13
Other Services	266	56	5	4,219	423	10	6,893	1,004	7
Public Administration	27	2	14	259	14	19	653	44	15
Goods-Producing Industries	1,162	56	21	6,473	408	16	15,400	1,139	14
Natural Resources & Mining	2	1	2	53	5	11	107	10	11
Construction	327	22	15	2,012	239	8	4,978	712	7
Manufacturing	833	33	25	4,408	164	27	10,315	417	25
Total	14,376	631	23	57,757	4,598	13	116,324	11,134	10