

Paragon at Satellite is excited to announce the development of a New Lifestyle of Retail Resort Shopping Center in Duluth, GA called "The Paragon at Satellite". The new center spans 26 acres with road frontage stretching over half a mile, and encompassing up to 300,000 sq ft of class "A" retail and office space.

The Paragon at Satellite is expected to establish a strong market presence due to its location and visibility. The site is opportunely positioned in the center of Gwinnett County – one of the fastest growing counties in the nation with current population numbers exceeding 700,000 and growing. More importantly the Paragon will be visible to and from Interstate I-85, quite likely the most highly traveled road in Metro Atlanta (over 240,000 vehicles per day). To take full advantage of the tremendous visibility the building's roofline was stretched 75 ft up into the air to resemble towers from a European Palace. The aim behind the entire design theme is to grab people's attention in order to draw patrons from throughout the market area.

When they come, the Paragon should more than meet expectations. Along with a Four Points by Sheraton Hotel and Banquet, a first class driving range includes three tier hi-tech golf with automatic tees, a 60,000 sq. ft of total family entertainment center includes bowling alley, there are 20 ft wide "boardwalk" style side walks with multiple types of decorative masonry, water fountains, European influenced architecture and landscaping throughout, and a unique mix of shops including standard national tenants to eclectic specialty shops with an international flair. Also, Gwinnett County has also purchased 90 acres of land behind "Paragon" to put in a recreational park and has asked for access through different parts of the shopping center for visitors which we have agreed to.

Further enhancing the site's exposure, the county has already laid out plans for two new road extensions that will directly contribute to the Paragon's market presence. The first is the extension of Satellite Blvd beyond Beaver Ruin and continuing over I-85. The second is the extension of near by West Liddell Rd. also extending over I-85. The county is also implementing major landscape and streetscape improvements along Beaver Ruin Rd and the I-85 exits nearest the site.

For more information on how your company can be a part of The Paragon at Satellite please contact our leasing/sales department.

Sincerely,



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