



3140 BRECKINRIDGE BLVD, DULUTH, GA 30096

6.88 AC SHOVEL READY SELF STORAGE DEVELOPMENT OPPORTUNITY

TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

- 04.** Property Overview
- 05.** Area Demographics
- 06.** Unit Mix
- 07.** Gwinnett County
- 08.** Proximity to Demand Drivers
- 09.** Surrounding Residential Developments
- 10.** Gwinnett's Largest Employers by Number of Employees
- 11.** Contact Us



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- ✓ 6.88 AC
- ✓ Fully Entitled, Shovel Ready
- ✓ 75,690 NRSF and Additional 18,000 NRSF of Boat & RV Parking
- ✓ Utilities Available to Site
- ✓ 746 Potential Units
- ✓ 3-Story Facility
- ✓ 1,250 Feet Visibility on Breckinridge Blvd
- ✓ Signage Available on 2 Existing Monument Signs
- ✓ Dedicated Property Entrance
- ✓ Opportunity to Add 5' x 30' Signage

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION	14,732	108,208	259,083
2024 HOUSEHOLDS	6,317	38,899	89,253
AVG HOUSEHOLD INCOME	\$54,698	\$69,496	\$83,408



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 POPULATION PROJECTION	15,413	112,945	269,921
2024 POPULATION	14,732	108,208	259,083
2020 POPULATION	14,266	106,192	256,904
GROWTH 2024-2029	4.6%	4.4%	4.2%
GROWTH 2010-2024	3.3%	1.9%	0.8%
HOUSEHOLDS			
2029 PROJECTION	6,619	40,615	93,037
2024 ESTIMATE	6,317	38,899	89,253
2020 CENSUS	6,088	38,216	88,485
2024 HOUSEHOLDS BY HH INCOME			
<\$25,000	1,232	7,154	14,208
\$25,000-\$50,000	2,250	10,970	21,320
\$50,000-\$75,000	1,578	8,690	18,062
\$75,000-\$100,000	643	4,963	11,373
\$100,000-\$125,000	347	2,551	6,793
\$125,000-\$150,000	99	1,445	6,411
\$150,000-\$200,000	100	1,695	5,431
\$200,000+	67	1,432	5,654
2024 AVG HOUSEHOLD INCOME	\$54,698	\$69,496	\$83,408
DAYTIME EMPLOYMENT	9,260	56,532	113,064

UNIT MIX - ENTITLED

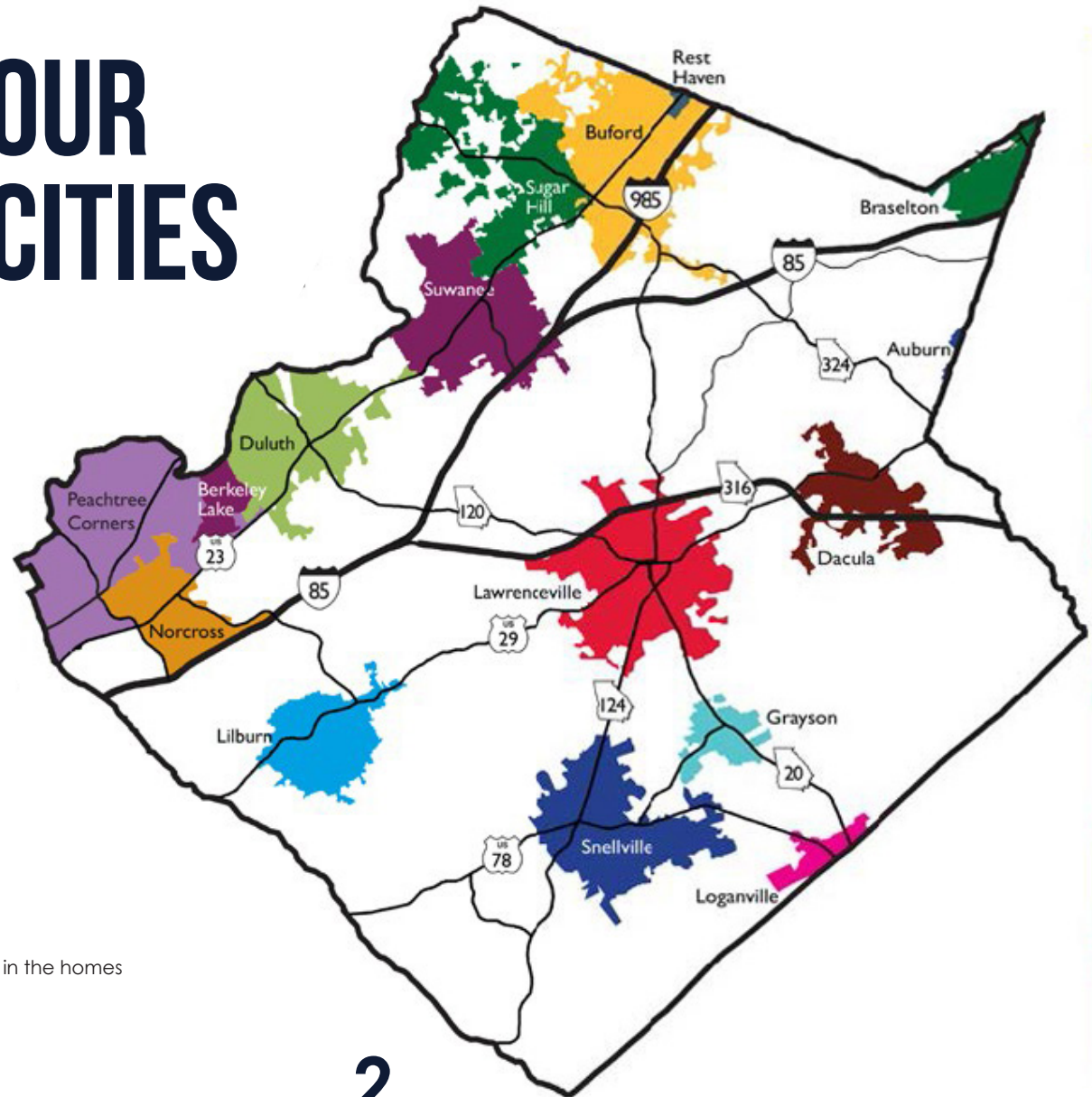
TYPE	SIZE	TOTAL	UNIT SF	TOTAL SF
Climate-Controlled Main	2.5x5	18	13	225
Climate-Controlled Main	5x5	4	25	100
Climate-Controlled Main	5x10	24	50	1,200
Climate-Controlled Main	5x12	1	60	60
Climate-Controlled Main	5x15	6	75	450
Climate-Controlled Main	7.5x10	5	75	375
Climate-Controlled Main	8x10	1	80	80
Climate-Controlled Main	9x10	2	90	180
Climate-Controlled Main	10x10	54	100	5,400
Climate-Controlled Main	10x11	1	110	110
Climate-Controlled Main	10x12	1	120	120
Climate-Controlled Main	10x15	56	150	8,400
Climate-Controlled Main	10x16	2	160	320
Climate-Controlled Main	10x20	20	200	4,000
Climate-Controlled Main	10x25	2	250	500
Climate-Controlled Main	10x28	1	280	280
Climate-Controlled Main	10x30	10	300	3,000
Climate-Controlled Main	10x34	1	340	340
Climate-Controlled Elev	5x5	32	25	800
Climate-Controlled Elev	5x10	76	50	3,800
Climate-Controlled Elev	5x12	4	60	240
Climate-Controlled Elev	5x15	8	75	600
Climate-Controlled Elev	7.5x10	24	75	1,800
Climate-Controlled Elev	8x10	2	80	160
Climate-Controlled Elev	9x10	4	90	360
Climate-Controlled Elev	10x10	190	100	19,000
Climate-Controlled Elev	10x11	6	110	660
Climate-Controlled Elev	10x14	2	140	280
Climate-Controlled Elev	10x15	99	150	14,850
Climate-Controlled Elev	10x16	4	160	640
Climate-Controlled Elev	10x18	2	180	360
Climate-Controlled Elev	10x20	30	200	6,000
Climate-Controlled Elev	10x22	2	220	440
Climate-Controlled Elev	10x28	2	280	560
Parking	12x30	50	0	0
TOTALS		746		75,690

GWINNETT COUNTY

After decades of rapid growth, almost a million Gwinnett residents enjoy a great location, excellent schools, a wide range of housing options, available jobs and an outstanding quality of life. The 16 cities in Gwinnett cover just a quarter of its 437 square miles, and 75 percent of the population lives in unincorporated areas. Gwinnett features a strong, fiscally conservative county government that provides excellent public safety, transportation, water and sewer, and planning and development plus facilities and services that contribute to a renowned quality of life. Some county services, like fire protection and emergency medical response, cover all residents and businesses county wide.

Nicole Hendrickson chairs a five-member Board of Commissioners and Glenn Stephens is the appointed County Administrator. Gwinnett County has maintained the highest possible credit ratings since 1997. A series of voter-approved special purpose local option sales tax programs over the last three decades has raised more than \$3.5 billion for pay-as-you-go infrastructure projects, facilities and equipment.

OUR CITIES



200,000

Students in Gwinnett
County Public Schools

100

Languages spoken in the homes
on GCPS system

7

Career & college academies in
the GCPS system

7

STEM/STEAM certified public
schools in GCPS system

2

Broad
Prizes won by
for urban education

GCPS

PROXIMITY TO DEMAND DRIVERS



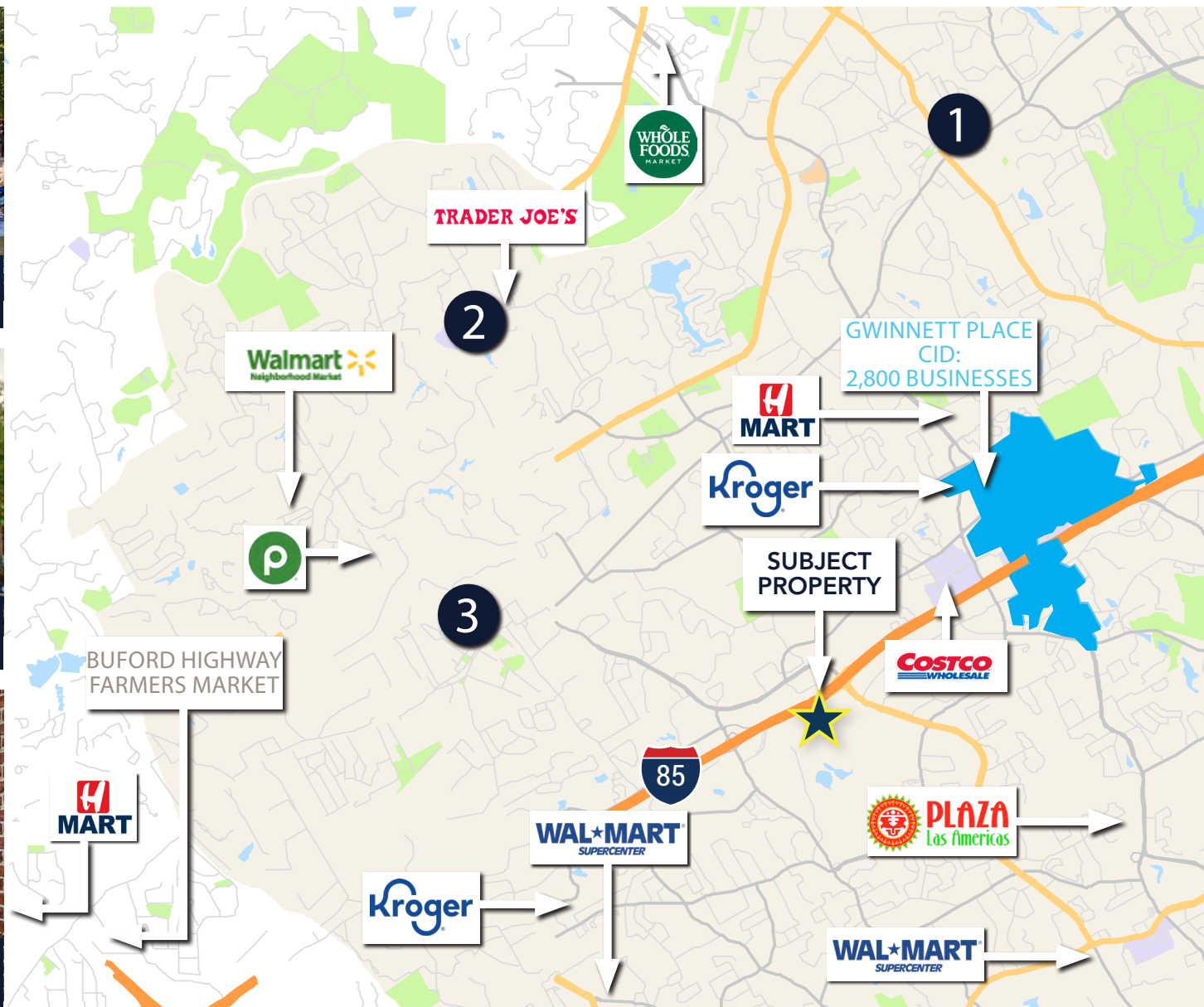
1. Downtown Duluth • 8 Min Drive
40+ Stores in a walkable downtown



2. Peachtree Corners • 16 Min Drive
2,300 businesses in a regional setting



3. Downtown Norcross • 15 Min Drive
52 Stores in a walkable downtown



2,800
businesses total

Annual economic
impact of
\$13.4B

Home to **23%**
of the county's Class A office
space and 10% of the
county's total office space

\$6.3B
in annual sales alone

\$1.8B
in wages and
benefits generated
from CID businesses.

170+
popular dining
establishments

6.88 AC SHOVEL READY SELF STORAGE DEVELOPMENT OPPORTUNITY

SURROUNDING RESIDENTIAL DEVELOPMENTS



SURROUNDING RESIDENTIAL DEVELOPMENTS

Property	Address	Type	Units	Property	Address	Type	Units	Property	Address	Type	Units
Celadon on Club	3355 Club Dr Lawrenceville, GA 30044	Recently Developed Multifamily	352	6405 Sugarloaf Pkwy	6405 Sugarloaf Pkwy Duluth, GA 30097	Proposed Surrounding Multifamily Developments	428	Satellite Commons	2651 Satellite Blvd Duluth, GA 30096	Multifamily Developments Under Construction	712
Edison Sugarloaf	1399 Herrington Rd Lawrenceville, GA 30044	Recently Developed Multifamily	330	Orchid Grove	2300 Pleasant Hill Rd Duluth, GA 30096	Proposed Surrounding Multifamily Developments	320	Revel	6400 Sugarloaf Pky Duluth, GA 30097	Multifamily Developments Under Construction	500
Mason Sugarloaf	5805 Sugarloaf Pkwy Lawrenceville, GA 30043	Recently Developed Multifamily	312	6405 Sugarloaf Pkwy Phase II	6405 Sugarloaf Pkwy Duluth, GA 30097	Proposed Surrounding Multifamily Developments	270	Gwinnett Place Mall	3175 Satellite Blvd Duluth, GA 30096	Multifamily Developments Under Construction	340
Sugarloaf Walk	2200 Duluth Hwy, Duluth GA 30097	Recently Developed Multifamily	302	Steve Reynolds	3270 Steve Reynolds Blvd, Duluth, GA 30096	Proposed Surrounding Multifamily Developments	200	Sweetwater Green	3143 Bell Nook Wy Lawrenceville, GA 30044	Multifamily Developments Under Construction	450
Avonlea Pointe	2000 Satellite Pointe Duluth, GA 30096	Recently Developed Multifamily	292	Meadow Church Road	2549 Meadow Church Rd, Duluth, GA 30097	Proposed Surrounding Multifamily Developments	181	Gwinnett Place	142 Old Peachtree Rd NW, Suwanee, GA 30024	Multifamily Developments Under Construction	350
Highlands at Sweetwater Creek	2789 Satellite Blvd, Duluth GA 30096	Recently Developed Multifamily	290	Duluth Hwy	2449 Duluth Hwy Duluth, GA 3009	Proposed Surrounding Multifamily Developments	132	TOTAL 2,352			
Rey on Reynolds	3360 Steve Reynolds Blvd Duluth, GA 30096	Recently Developed Multifamily	286	Duluth Hwy	1747 Duluth Hwy Lawrenceville, GA 30043	Proposed Surrounding Multifamily Developments	126				
The Darnell	4270 Phil Niekro Pkwy Norcross, GA 30093	Recently Developed Multifamily	246	Lawrenceville Hwy	1355 Lawrenceville Hwy Lawrenceville, GA 30046	Proposed Surrounding Multifamily Developments	346				
Lyra by Radius	3865 Shackleford Rd Duluth, GA 30096	Recently Developed Multifamily	228	TOTAL 2,003							
Sugarloaf Grove	1850 Duluth Hwy Lawrenceville, GA 30043	Recently Developed Multifamily	194								
Evanshire	2978 Duluth Highway Duluth, GA 30096	Recently Developed Multifamily	140								
Sherwood Crossing	3424 Senna Rd Duluth, GA 30096	Recently Developed Multifamily	34								
TOTAL 3,006											

SURROUNDING MULTIFAMILY



SURROUNDING MULTIFAMILY

Property	Address	Units	Property	Address	Units	Property	Address	Units	Property	Address	Units
Subject Property	3140 Breckinridge Blvd Duluth, GA 30096	-	Sugarloaf Summit	1887 Duluth Hwy Lawrenceville, GA 30043	378	Reflections on Sweetwater	3405 Sweetwater Rd Lawrenceville, GA 30044	280	Lealand Place	2945 Cruse Rd NW Lawrenceville, GA 30044	192
Cortland Duluth	1335 Herrington Rd Duluth, GA 30096	843	The Maddox	4370 Satellite Blvd Duluth, GA 30096	372	Hartley at Sweetwater Creek	1500 Boggs Rd NW Duluth, GA 30096	280	Grove at Stonebrook	1405 Beaver Ruin Rd Norcross, GA 30093	188
The Everett	4015 Satellite Blvd Duluth, GA 30096	564	Celadon on Club	3355 Club Dr Lawrenceville, GA 30044	352	Signature at Sugarloaf	2255 Satellite Blvd Duluth, GA 30097	268	Ellington Woods	1359 Beaver Ruin Rd Norcross, GA 30093	180
Crest at Sugarloaf	1400 Herrington Rd Lawrenceville, GA 30044	540	Parc 85	2620 N Berkeley Lake Rd NW, Duluth, GA 30096	344	Paramont	4201 Pleasant Lake Village Ln Duluth, GA 30096	266	The Eclipse	4155 Satellite Blvd Duluth, GA 30096	175
Bridgewater	1500 Ridge Brook Trail Duluth, GA 30096	532	Wesley St. Claire	3350 Sweetwater Rd Lawrenceville, GA 30044	343	Grande Club	3740 Club Dr Duluth, GA 30096	264	Water Vista	3402 Water Vistas Pkwy Lawrenceville, GA 30044	170
Summit Station at Duluth	3925 Satellite Blvd Duluth, GA 30096	520	Reserve at Sugarloaf	2605 Meadow Church Rd Duluth, GA 30097	333	Amberlake Village	2906 Old Norcross Rd Duluth, GA 30096	264	Flats at Riverview	1470 Boggs Rd NW Duluth, GA 30096	164
Arbors at Breckinridge	2100 Arbor Dr, Duluth GA 30096	514	Edison Sugarloaf	1399 Herrington Rd Lawrenceville, GA 30044	330	Veranda	100 Veranda Chase Dr Lawrenceville, GA 30044	250	View at Sugarloaf	5355 Sugarloaf Pkwy Lawrenceville, GA 30043	130
Wesley Place	3250 Sweetwater Rd Lawrenceville, GA 30044	510	Everly	2800 Herrington Woods Ct Lawrenceville, GA 30044	324	Darnell	4270 Phil Niekro Pkwy Norcross, GA 30093	246	MainStreet Breckinridge	3500 Breckinridge Blvd Duluth, GA 30096	110
MAA Pleasant Hill	2500 Pleasant Hill Rd Duluth, GA 30096	502	The Berkeley	2580 N Berkeley Lake Rd NW Duluth, GA 30096	323	Madison Apartments	3348 Fairway Oaks Dr Lawrenceville, GA 30044	243	HearthSide Sugarloaf	5600 Sugarloaf Pkwy Lawrenceville, GA 30043	110
Anzio	3100 Sweetwater Rd Lawrenceville, GA 30044	448	Mason Sugarloaf	5805 Sugarloaf Pkwy Lawrenceville, GA 30043	312	Magnolia Pointe	1475 Boggs Rd NW Duluth, GA 30096	242	Oaknoll Townhomes	1205 Oak Loch Trace Norcross, GA 30093	80
Avana Court	3800 Club Dr, Duluth GA 30096	446	Retreat at Sweetwater	3355 Sweetwater Rd Lawrenceville, GA 30044	308	Gwinnett Square	4175 Satellite Blvd Duluth, GA 30096	239	Britain Village	1291 Britain Dr NW Lawrenceville, GA 30044	68
Cortland Portico	2110 Preston Park Dr NW Duluth, GA 30096	440	Park on Sweetwater	3400 Sweetwater Rd Lawrenceville, GA 30044	304	Columns at Club Drive	3920 Club Dr Duluth, GA 30096	234	TOTAL 20,711		
MAA McDaniel Farm	3355 McDaniel Rd Duluth, GA 30096	425	Marquis at Sugarloaf	2200 Satellite Blvd Duluth, GA 30097	303	Lyra by Radius	3865 Shackleford Rd Duluth, GA 30096	228			
Merritt at Sugarloaf	2951 Satellite Blvd NW Duluth, GA 30096	424	Sugarloaf Walk	2200 Duluth Hwy Duluth, GA 30097	302	Shores on Sweetwater	3525 Club Dr Lawrenceville, GA 30044	200			
Brentwood Downs	500 Pleasant Hill Rd Lilburn, GA 30047	408	Oxford	3400 Club Lakes Pkwy Lawrenceville, GA 30044	300	Sugarloaf Grove	1850 Duluth Hwy Lawrenceville, GA 30043	194			
Cortland Sugarloaf	5375 Sugarloaf Pkwy Lawrenceville, GA 30043	406	Avonlea Pointe	2000 Satellite Pointe Duluth, GA 30096	292						
Breckinridge Vue	3450 Breckinridge Blvd Duluth, GA 30096	400	Herrington Mill	1564 Herrington Rd Lawrenceville, GA 30043	292						
Gables Sugarloaf	100 Woodiron Dr Duluth, GA 30097	386	Highlands at Sweetwater Creek	2789 Satellite Blvd Duluth, GA 30096	290						
MAA Prescott	1655 Centerview Dr Duluth, GA 30096	384	Rey on Reynolds	3360 Steve Reynolds Blvd Duluth, GA 30096	286						
Gwinnett Pointe	1300 Beaver Ruin Rd Norcross, GA 30093	382	Elliot Gwinnett Place	4025 Arc Way Norcross, GA 30093	284						

6.88 AC SHOVEL READY SELF STORAGE DEVELOPMENT OPPORTUNITY

GWINNETT'S LARGEST EMPLOYERS BY NUMBER OF EMPLOYEES

COMPANY	LOCATION	DESCRIPTION	EMPLOYEES
Gwinnett County Public Schools	Suwanee	Public Schools	23,300
Gwinnett County Government	Lawrenceville	Local Government	5,300
Northside Hospital (Both Locations)	Lawrenceville/Duluth	Hospitals, General Medical & Surgical	4,650
Publix Distribution & Manufacturing	Lawrenceville	Grocer Distribution	2,230
Primerica Inc.	Duluth	Insurance Agents, Brokers, Service	1,791
Eastside Medical Center	Snellville	Hospitals, General Medical & Surgical	1,250
Georgia Gwinnett College	Lawrenceville	Colleges, Universities	1,127
Assurant Inc. Service Center	Duluth	Insurance Carriers, Other	950
WIKA USA	Lawrenceville	Industrial Instruments for Measurement	807
Global Industrial	Buford	Industrial Machinery & Equipment	750
Price Industries	Suwanee	Sheet Metal Work	700
Pruitt Health	Norcross	Offices of Holding Companies, Other	600
Boehringer Ingelheim/Merial Inc.	Duluth	Pharmaceutical Preparations	575
Atlanta Journal/Constitution	Norcross	Newspapers, Publishing and or Printing	550
Sage	Lawrenceville	Prepackaged Software	540
Comcast Cable Communications Inc.	Norcross	Cable & Other Pay Television Services	530
AGCO Corp.	Duluth	Farm Machinery & Equipment	510
McKesson Corp. (Both Locations)	Duluth/Suwanee	Medical, Dental and Hospital Equip & Supplies, Drugs, Drug Proprietarys, & Sundries	510
Pond & Co.	Norcross	Engineering Services	500
Crawford & Co.	Norcross	Finance, Insurance, and Real Estate	450
Gwinnett Technical College	Lawrenceville	Colleges, Junior, & Technical Institutes	419
Immucor	Norcross	In Vitro & In Vivo Diagnostic Substance	400
Lund International/VentShade	Lawrenceville	Motor Vehicle Parts & Accessories	400



Atlanta, GA - riseprop.com - 404.500.8961



JARED SIEGEL

Managing Director
678.641.3770
jared@riseprop.com



JOSHUA YAO

Director
678.620.7102
josh@riseprop.com

RELATIONSHIP DRIVEN

Reliable, Responsive and Long Term Focused

INTEGRITY

Do the right thing. Everytime

HUSTLE

Your Vision is Our Mission, we don't stop till you are satisfied

INNOVATION

An unrelenting drive to break the status quo.

BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.