

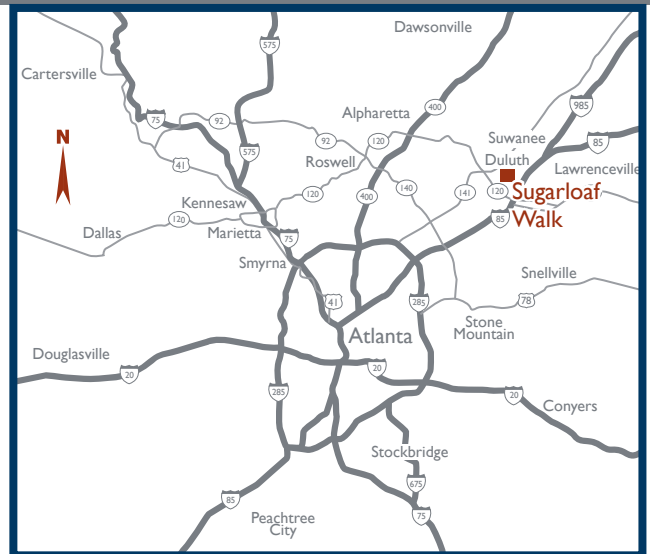
# SUGARLOAF WALK RETAIL

2200 DULUTH HIGHWAY, DULUTH, GA 30097



## PROPERTY DETAILS

- Beautiful new construction located within Legacy Park, mixed-use SUGARLOAF WALK includes almost 30,000 SF of retail along with 302 apartment units having an estimated 800 residents onsite
- Primerica, Inc. (NYSE: PRI) corporate HQ is also 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 within 1 mile has almost 1,000 homes valued from \$600,000 to \$4,000,000
- Strong demographics include Daytime Employment within 3 miles of 57,757 people
- Excellent ingress & egress on Duluth Highway and Meadow Church Road; easy access to Exit 107 on I-85 which averages 170,000 vehicles per day

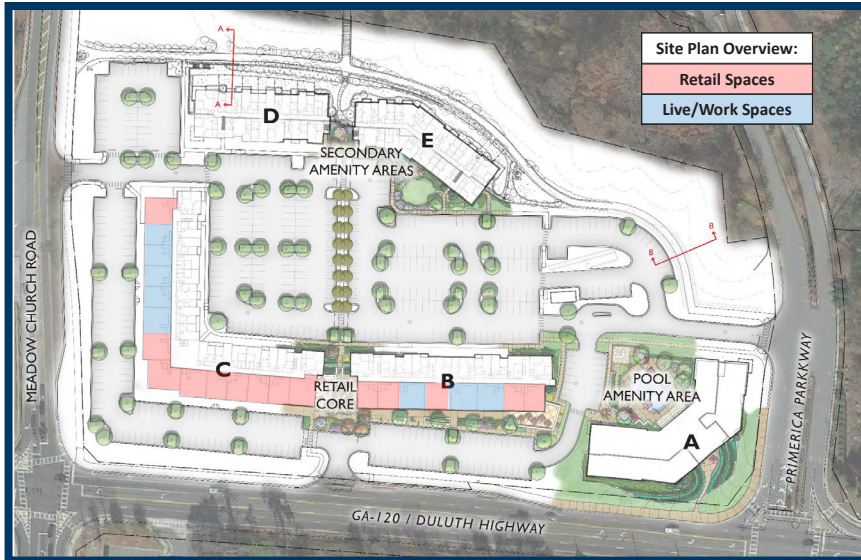


**BRAND**  
Real Estate Services

BrandProperties.com  
770.476.4801

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## 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

## GPS COORDINATES

Lat. 33.9780934 Long. -84.1002383



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