

# MERIDIAN AT SUGARLOAF

2736 Meadow Church Rd.  
Duluth, GA

UP TO 33,615  
SF AVAILABLE



For leasing information:

**Brian Howell**

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404.381.2220



- Located across the street from Gas South District, a 118 acre campus with Arena, Convention Center, and Theatre.
- Outstanding location and access within the submarket
- Property is within walking distance of restaurants, concerts, professional sports games, trade shows, and so much more
- Secured covered parking below the building





## PROPERTY DETAILS

ADDRESS	2736 Meadow Church Rd., Duluth, GA 30097
SUB MARKET	Duluth / Suwanee / Buford
SIZE	47,895 SF

AVAILABILITY	33,615 SF
PARKING RATIO	4.49 / 1,000 SF
SITE ACERAGE	2.02 Acres

# ASSET OVERVIEW



Bank of America



Wendy's

WELLS  
FARGO

FRONTERA  
MEX-MEX GRILL



CHASE  
DUNKIN'  
DONUTS



LUCIANO'S  
RISTORANTE ITALIANO





# TRADE AREA OVERVIEW



## DINING + DRINKING

Wendy's	Chick-Fil-A
Frontera Mex Grill	Carabba's Italian
Panera Bread	Starbucks
Luciano's Ristorante	Jim N' Nicks BBQ
Marco's Pizza	California Dreaming
Smoothie King	Firehouse Subs
Jimmy Johns	Bojangles
Salsa Cantina	McDonald's
Marlow's Tavern	Zaxby's
Tin Lizzy's	Dave & Buster's
Dunkin Donuts	Pappadeaux's

## GAS + GROCERY

BP  
Kroger  
Chevron  
Publix  
CVS

## FITNESS

Lifetime Fitness  
Atlanta Ice Forum  
Dynamic Cycle Studio

## BANKS

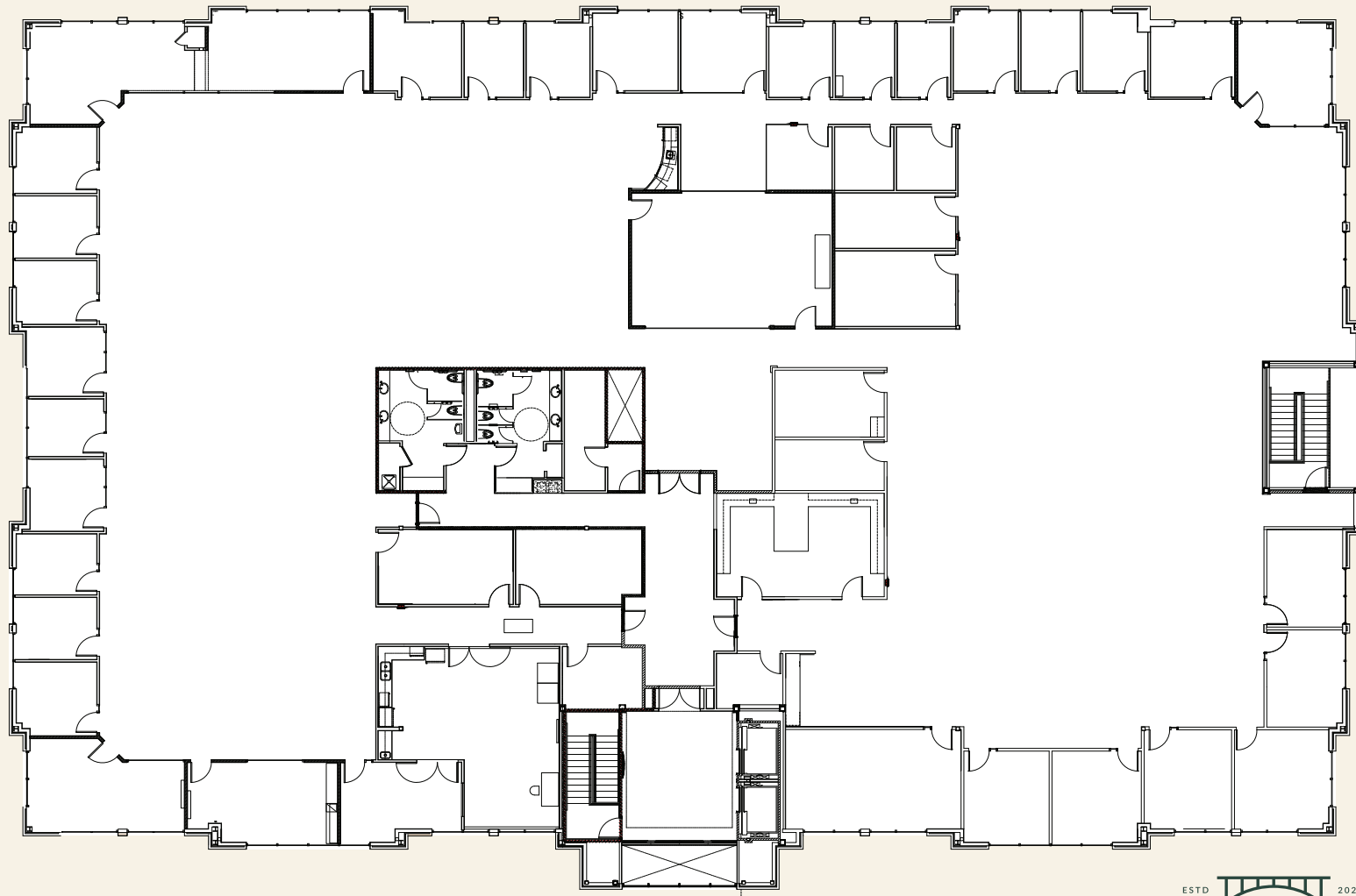
Wells Fargo  
Bank of America  
BB&T  
First Citizen's Bank  
Regions  
Georgia United Credit Union  
Delta Community Credit Union  
Cadence Bank

## FUN

Gas South Arena  
Medival Times  
AMC Sugarloaf Mills

## THIRD FLOOR

24,626 RSF

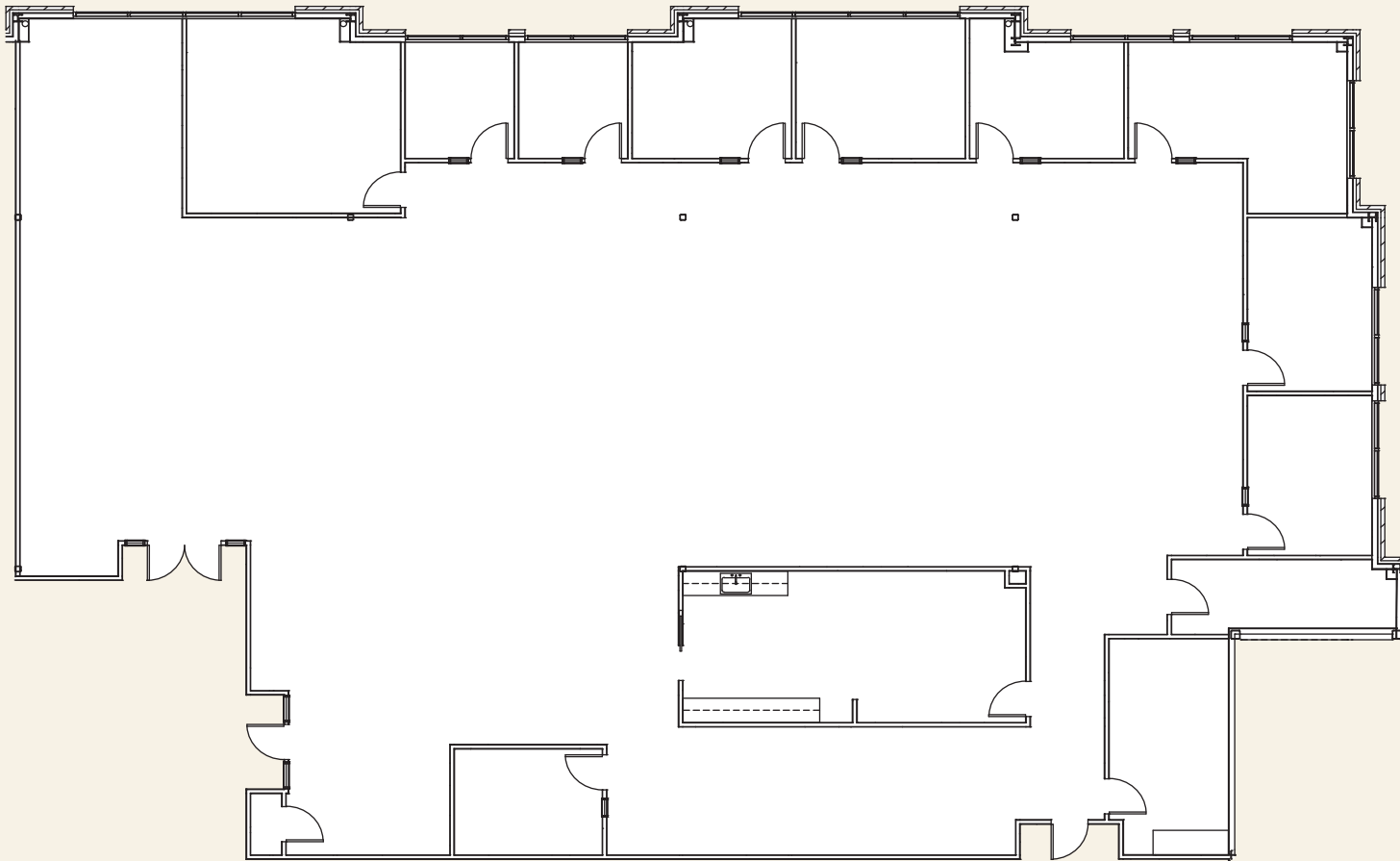


ESTD 2020

**BRIDGER**  
PROPERTIES

## SECOND FLOOR Suite 250

24,626 RSF





# THE MERIDIAN AT SUGARLOAF

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