



CAPITAL GROWTH
BUCHALTER

SPACE AVAILABLE

FOR LEASE

1,500 SF - 15,000 SF

Restaurant, Retail, or Medical Office

6590 Sugarload Parkway
Duluth, GA 30097

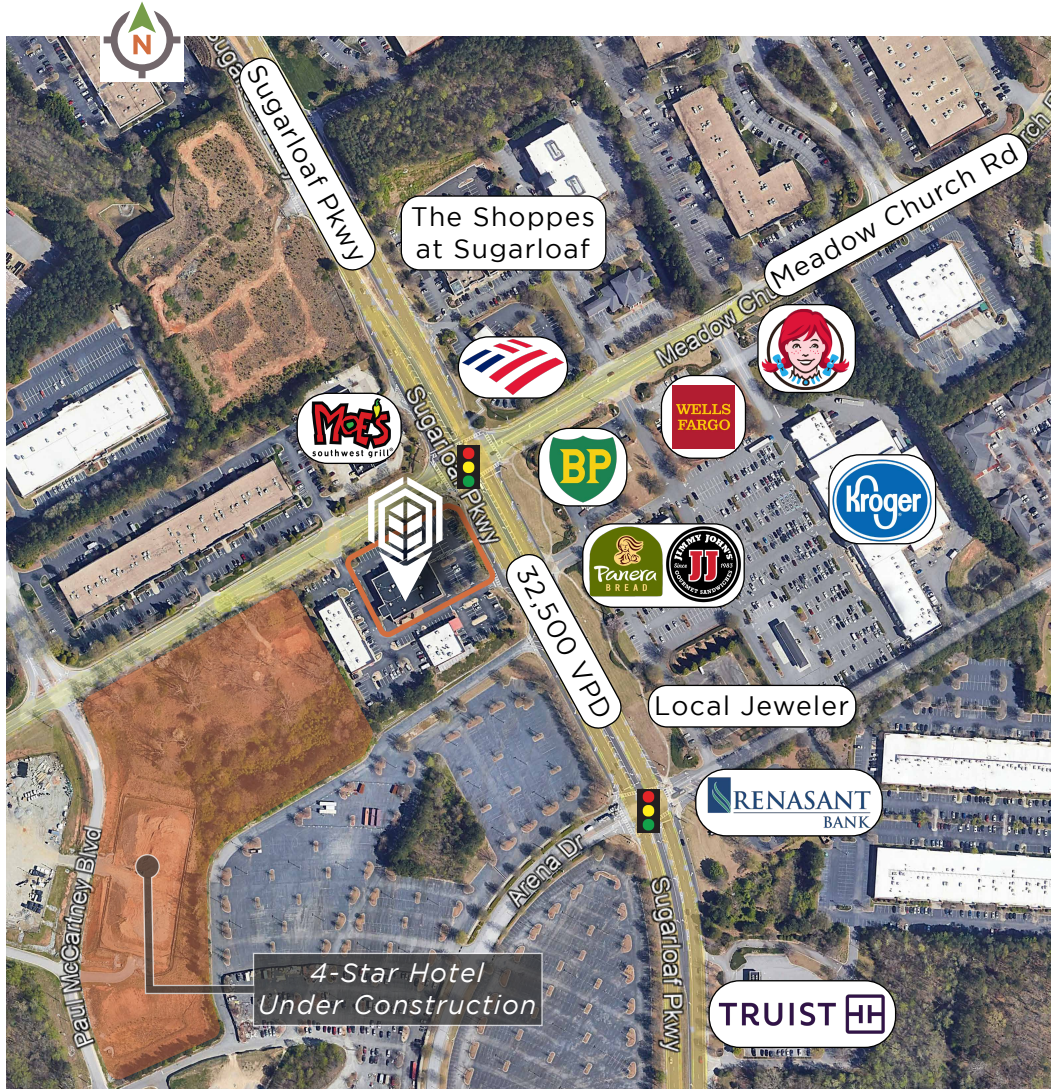
FOR INFORMATION CONTACT

Greg Craft

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PROPERTY OVERVIEW

6590 Sugarloaf Pkwy / Duluth, GA 30097



Site is located at a traffic signal on heavily traveled Sugarloaf Pkwy (32,500 VPD) & is less than 0.5 miles from Gas South Arena (13,000 seats) & TPC Sugarloaf Golf Club.

LOCATED NEAR

-  High-Income Residential Communities
-  32,500 VPD (Sugarloaf Parkway)
-  New Commercial Construction
-  Major event centers
-  National Grocer-anchored center

MAJOR BRANDS



MAJOR INTERSECTIONS

Sugarloaf Pkwy & Meadow Church Rd / 43,000 VPD
Sugarloaf Pkwy & I-85 / 222,300 VPD

DEMOGRAPHICS

6590 Sugarload Pkwy / Duluth, GA 30097

POPULATION	1 MILES	3 MILES	5 MILES
2022 Estimated Population	8,354	73,630	231,258
2027 Projected Population	8,854	77,203	239,913
Projected Growth Rate (2022-2027)	1.17%	0.95%	0.74%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2022 Estimated Households	3,202	27,036	82,549
2027 Projected Households	3,406	28,396	85,711

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2022 Estimated Median Totals	\$110,793	\$86,200	\$75,510

BUSINESS	1 MILES	3 MILES	5 MILES
2022 Estimated Total Businesses	590	3,272	9,456
2022 Estimated Total Employees	9,520	50,839	110,872



\$75,510

Median Income



231,258

Population



82,549

Households



3.48%

Unemployment

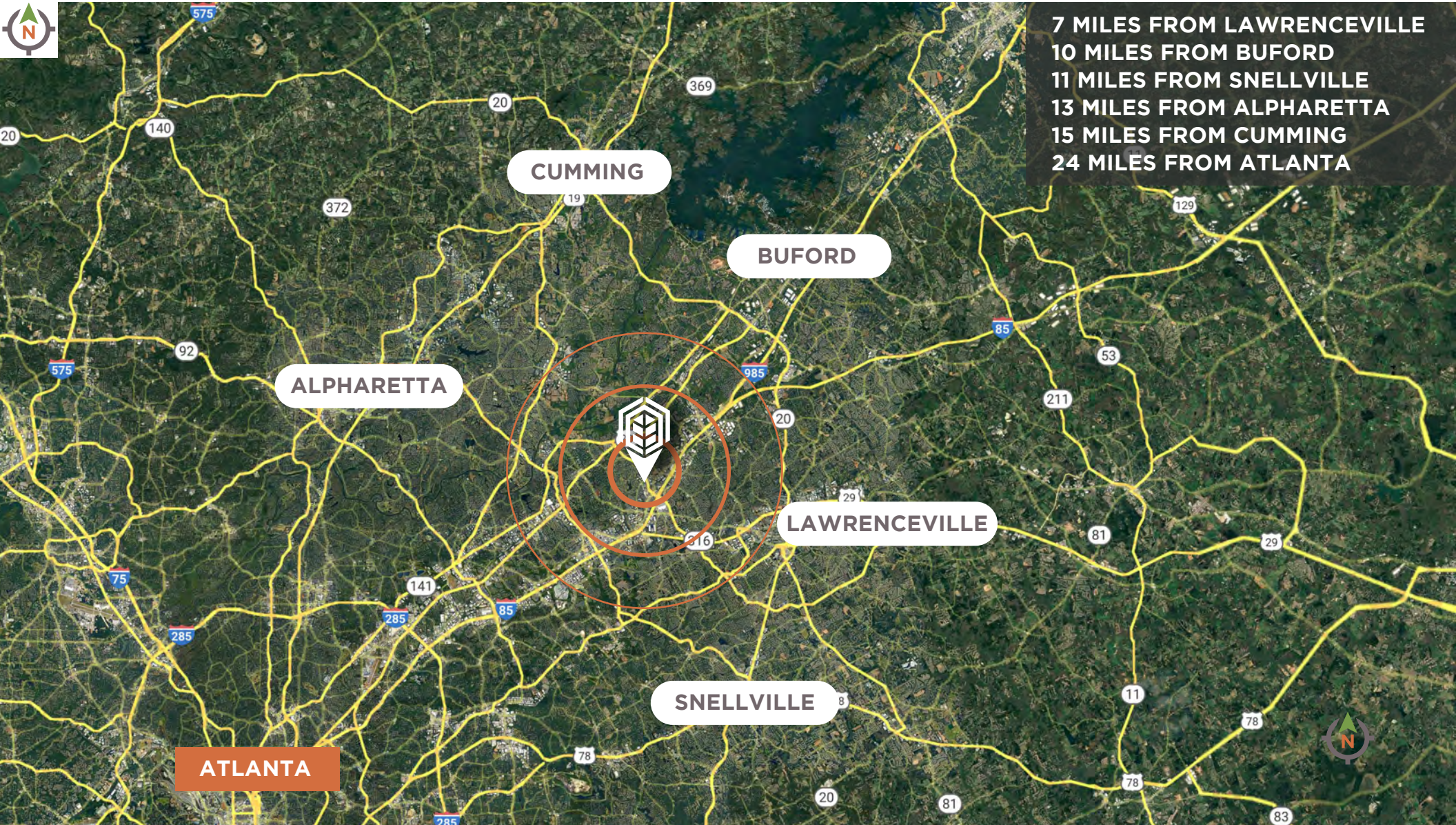


110,872

Labor Force

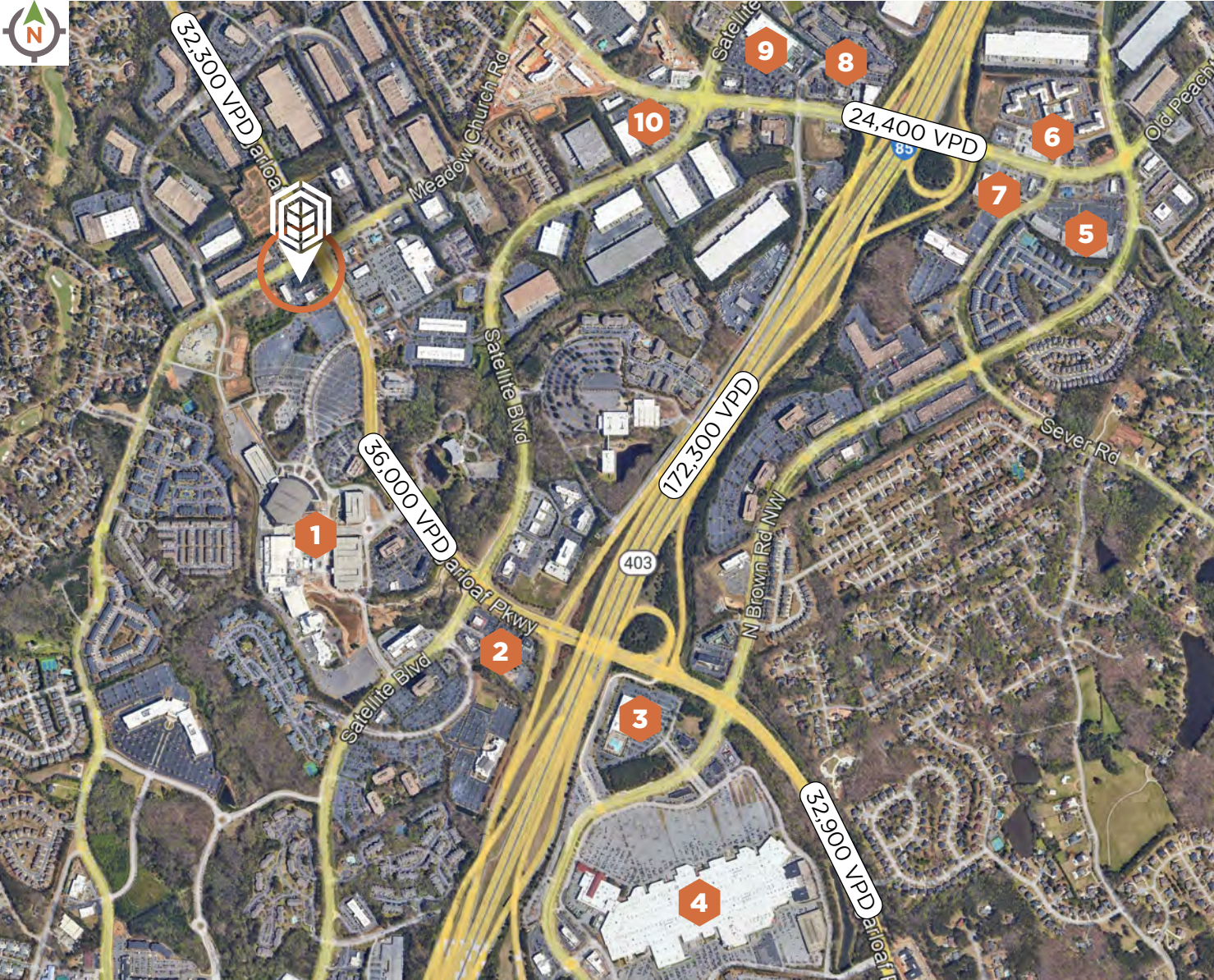
LOCATION OVERVIEW

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SURROUNDING MARKET

6590 Sugarload Pkwy / Duluth, GA 30097



- 1 **GAS (S) SOUTH DISTRICT** 118 Acre Mixed-Use District
- 2 **CARRABBA'S ITALIAN GRILL** **RENASANT BANK**
- 3 **LIFETIME FITNESS**
- 4 **Sugarloaf Mills Shopping Mall**
1.1 million square feet of retail
- 5 **BANK OF AMERICA** **WELLS FARGO**
- 6 **QT** **Bojangles** **Piedmont Bank**
- 7 **MORNINGSTAR STORAGE** **McDonald's** **WELLS FARGO**
- 8 **Public Storage** **JIM 'N NICK'S BAR-B-Q** **SYNOVUS get there**
- 9 **THE HOME DEPOT** **AMERIS BANK**
- 10 **STARBUCKS** **REGIONS**

PROPERTY SITE VIEW

6590 Sugarload Pkwy / Duluth, GA 30097



Shoppes at
Sugarloaf Mills

RENDERINGS

6590 Sugarloaf Pkwy / Duluth, GA 30097





Space Available for Lease

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Duluth, GA 30097

TO INQUIRE ABOUT THIS PROPERTY

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