

DULUTH, GEORGIA

5,380 SQUARE FEET FOR LEASE
6590 SUGARLOAF PKWY, DULUTH, GA 30097 (GWINNETT COUNTY)








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 Grocery Anchored-Center

MAJOR BRANDS



MAJOR INTERSECTIONS

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

SITE PLAN

6590 Sugarloaf Parkway / Duluth, GA 30097

MEADOW CHURCH RD



CONTACT

Greg Craft: (678) 361-4854 / gcraft@cgpre.com
Palmer Haynes: (478) 319-8267 / phaynes@cgpre.com

DEMOGRAPHICS

6590 Sugarloaf Pkwy / Duluth, GA 30097

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Population	14,700	96,200	301,000
2029 Projected Population	15,700	99,900	310,900
Projected Annual Growth (2024-2029)	1.31%	0.75%	0.65%

HOUSEHOLDS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Households	5,500	35,300	107,300
2029 Projected Households	6,000	37,100	112,100

HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2024 Est. Average Totals	\$123,300	\$122,500	\$109,900

BUSINESS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Total Businesses	650	4,597	9,468
2024 Estimated Total Employees	6,196	39,684	75,873



\$109,900

Average Income



301,000

Population



107,300

Households



3.3%

Unemployment

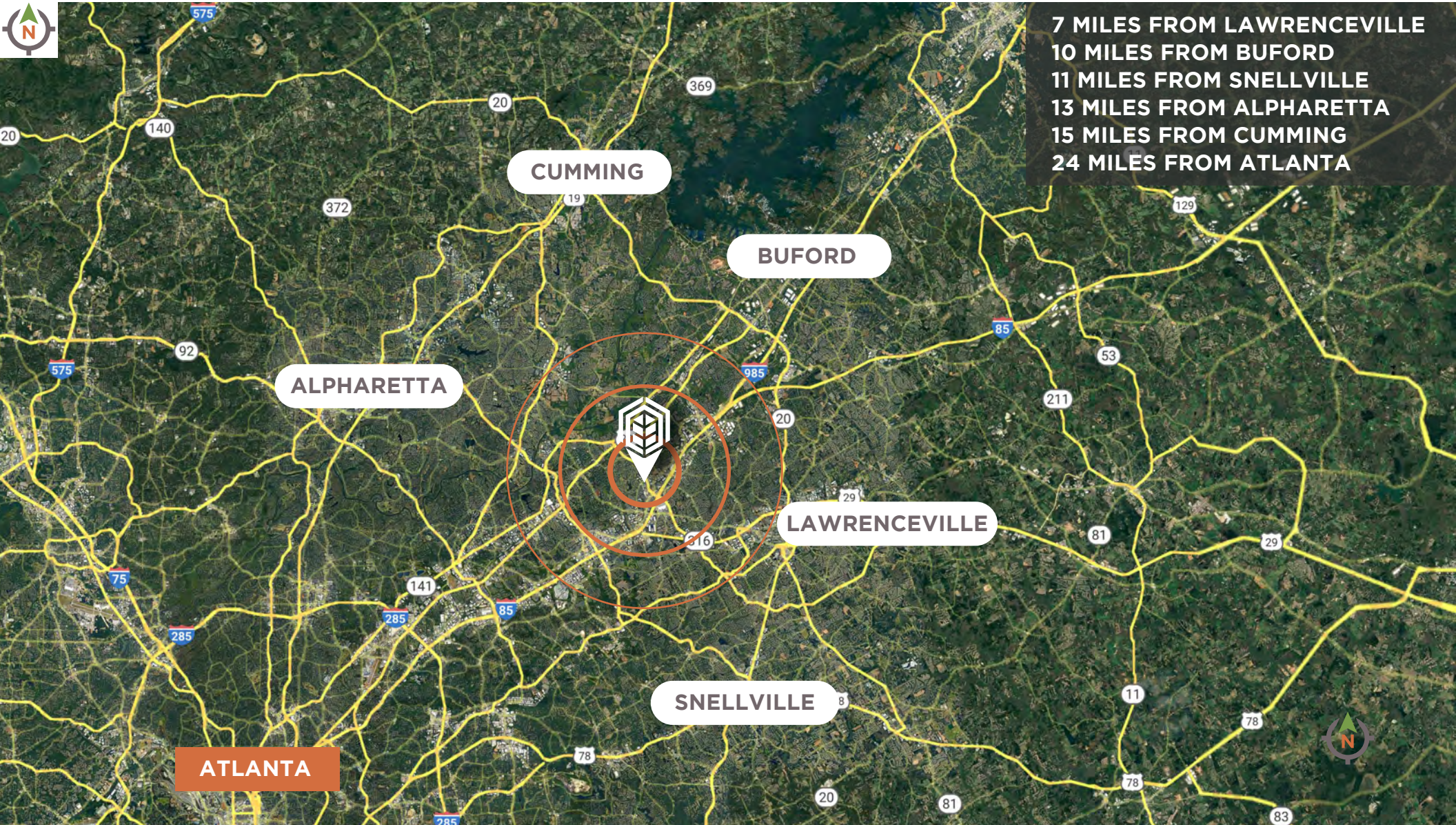


242,390

Labor Force

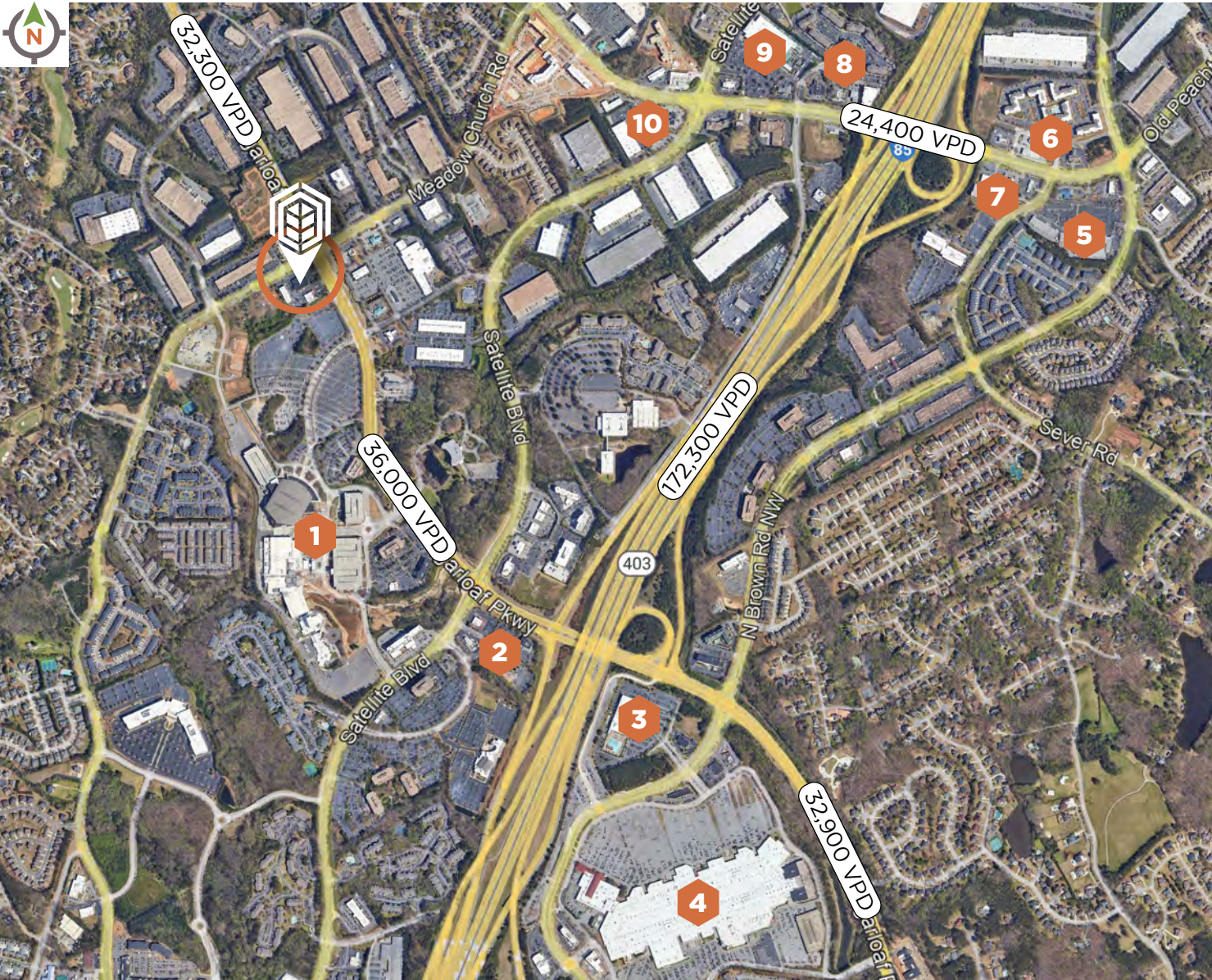
LOCATION OVERVIEW

6590 Sugarloaf Pkwy / Duluth, GA 30097



SURROUNDING MARKET

6590 Sugarloaf 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**

CONTACT



Space Available for Lease

6590 Sugarloaf Parkway
Duluth, GA 30097

TO INQUIRE ABOUT THIS PROPERTY

Greg Craft

(678) 361-4854 / gcraft@cgpre.com

cgbuchalter.com