

THE SHOPPES OF SUGARLOAF





TRAFFIC COUNTS 45,913 VPD - Sugarloaf Parkway 24,786 VPD - Old Norcross Road

Property Highlights

Redevelopment! 13,000 SF retail building adjacent to a new freestanding Starbucks with a drive thru!

Huge daytime traffic with 5,248 Employees within 1 mile and 48,148 employees within 3 miles

Tons of students in the area with Gwinnett Tech (4,789 students) and Discovery High School (2,000 students) within 2 minutes

Starbucks has already begun construction with a targeted open date of September 2018

2nd Generation Restaurant Space Available - 2,339 SF

Total Population Daytime Employees Avg HH Income

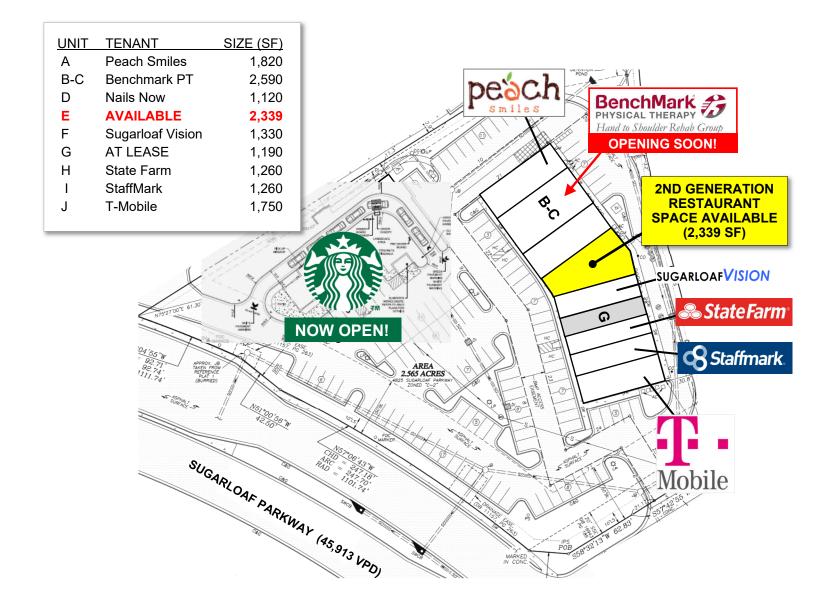
1-mile	3-mile	5-mile
7,071	95,788	231,035
5,248	48,148	127,178
\$61,916	\$66,666	\$72,341

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot quarantee is

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