



**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
Total Population	7,071	95,788	231,035
Daytime Employees	5,248	48,148	127,178
Avg HH Income	\$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 guarantee it.



UNIT	TENANT	SIZE (SF)
A	Peach Smiles	1,820
B-C	Benchmark PT	2,590
D	Nails Now	1,120
<b>E</b>	<b>AVAILABLE</b>	<b>2,339</b>
F	Sugarloaf Vision	1,330
G	AT LEASE	1,190
H	State Farm	1,260
I	StaffMark	1,260
J	T-Mobile	1,750



