

# SUGARLOAF MARKETPLACE

## DULUTH, GEORGIA

34.02165 N / 84.12006 W

2220 Peachtree Industrial at Sugarloaf Parkway, 30097

- 60,223 SF retail space in a mixed use center with 330 new "Heights at Sugarloaf" luxury apartments
- Join national retailers:  
Anchored by Sprouts Farmers Market, with Zoe's Kitchen, Chipotle Hollywood Feed, Schlotzsky's Austin Bakery
- Excellent visibility, pylon signage, and signalized access
- Located in Atlanta's affluent Gwinnett County with more than 128,000 households with average annual household incomes of over \$111,541 (2 mile radius)
- Explosive population, forecasted 9% growth over the next 5 years
- Highly educated population, 50% has a bachelors degree or higher



	2 Mile Radius	3 Mile Radius	5 Mile Radius
<b>DEMOGRAPHICS</b>			
2016 Population	24,904	51,747	185,456
2021 Population (projected)	27,730	56,910	202,297
AVG HH Income	\$ 111,541	\$ 105,924	\$ 94,970



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