

The Shoppes at Sugarloaf Station

6603 Sugarloaf Parkway
Duluth, Georgia 30097

FOR LEASE

Ste. 106 - 1,650 S.F.

Ste. 108 - 1,986 S.F.

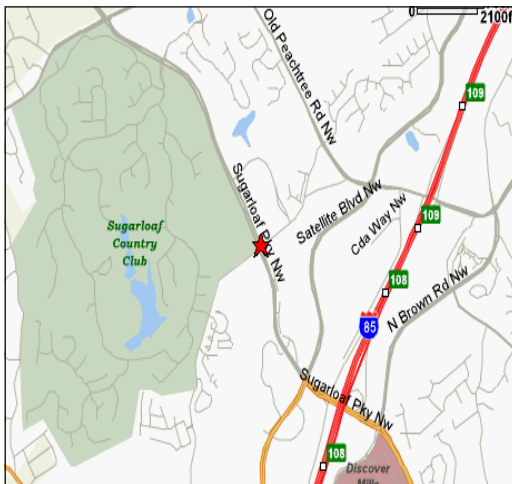


Outstanding Demographics

	0-1 Miles	0-3 Miles	0-5 Miles
2020 Est. Average HH Income	\$127,148	\$106,420	\$ 91,697
Population 2020 Estimate	7,108	67,105	219,226
Population 2025 Estimate	7,684	71,457	232,925

TRAFFIC COUNTS

Sugarloaf Pkwy
36,000 VPD



Existing Tenants:

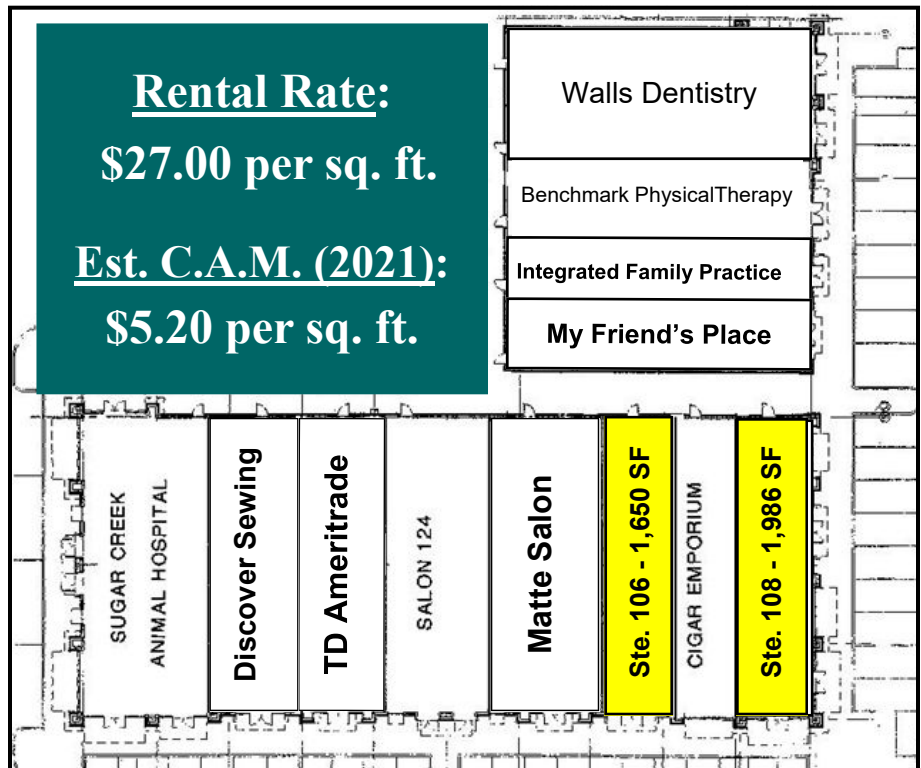
- Sugar Creek Animal Hospital
- Discover Sewing
- TD Ameritrade
- Salon 124
- Matte' Salon
- **AVAILABLE FOR LEASE**
- Mack's Cigars
- **AVAILABLE FOR LEASE**
- My Friend's Place
- Integrated Family Medicine
- Benchmark Physical Therapy
- Walls Dentistry

Rental Rate:

\$27.00 per sq. ft.

Est. C.A.M. (2021):

\$5.20 per sq. ft.



For Leasing Information:

PHILIP HOLLIER

770-814-0061

philip@nygaardproperties.com

