

**BRAND** Real Estate Services

CONFECTIONS  
artisan bakery & coffee

SAM BONG  
NAENG MYUN

CAPT LOUI  
SEAFOOD BOIL

# SATELLITE SHOPS I & II

3330 & 3360 SATELLITE BOULEVARD. | DULUTH, GA 30069

# Project Overview

3330 & 3360 Satellite Blvd.

10,000 SF

Space Available Now

2,800 SF

Space Available Fall 2025

1,400 SF

Space Available Now

Busy **68,400 SF retail center** with a superior location within Gwinnett County’s major hub of shopping, dining, hospitality, auto retailers and office activity

Part of the Gwinnett Place CID area which had an economic impact of **\$16 Billion in 2022** and benefits from ongoing CID improvements

New 50,000 SF Tesla showroom and super service center adjacent to subject property

Excellent access from Satellite Blvd (25,100 VPD) with 3 entry points, one of which is signalized

Prominent monument signage

Densely-populated, middle-income demographics feature an international mix of shoppers and retailers in the area



# Demographics

3330 & 3360 Satellite Blvd.

## Traffic Counts

|                 |            |
|-----------------|------------|
| Satellite Blvd. | 25,100 VPD |
|-----------------|------------|

## Demographics

|                    | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Population         | 7,352    | 101,809  | 257,524  |
| Daytime Employment | 11,629   | 56,923   | 118,206  |
| HH Income          | \$63,609 | \$72,022 | \$83,099 |

## GPS Coordinates

34.0909472 Lat.

-84.2856155 Long.

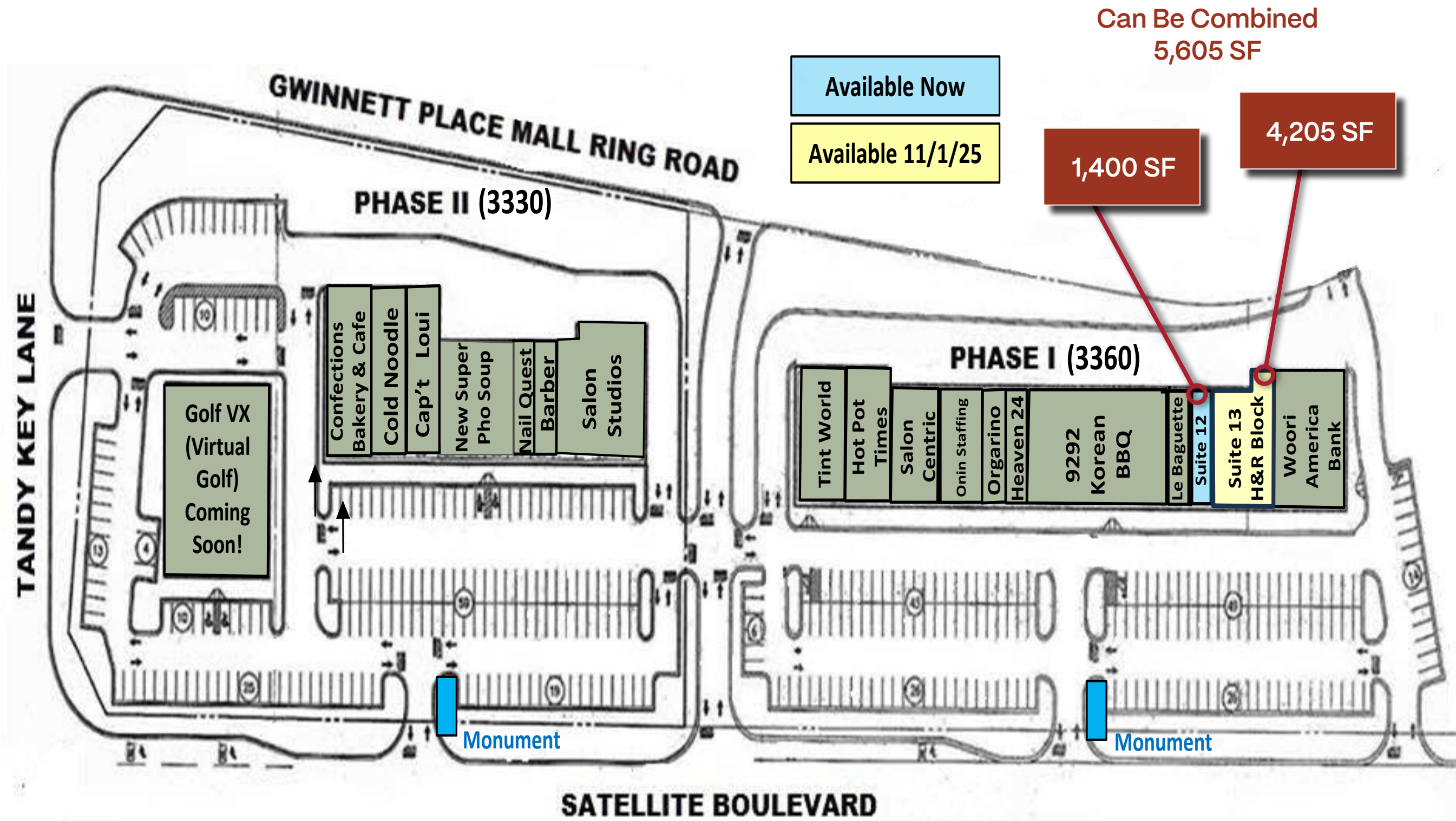


# Available Space

3330 & 3360 Satellite Blvd.

| PHASE I           |                                   |        |
|-------------------|-----------------------------------|--------|
| SUITE             | TENANT                            | SF     |
| 1A                | Tint World                        | 3,200  |
| 1B                | Hot Pot Times Restaurant          | 3,200  |
| 2                 | Salon Centric                     | 2,800  |
| 3/4               | Onin Staffing                     | 2,800  |
| 5                 | Orgarino – Organic Bedding & More | 1,400  |
| 6                 | Heaven 24 – Apparel for Women     | 1,800  |
| 7/8/9             | 9292 Korean BBQ                   | 8,000  |
| 11                | Le Baguette Sandwich Shop         | 1,400  |
| 12                | AVAILABLE                         | 1,400  |
| 13                | H&R Block – AVAILABLE 11/01/25    | 4,205  |
| 14                | Woori America Bank                | 4,205  |
| TOTAL SQUARE FEET |                                   | 35,200 |

| PHASE II          |                                      |        |
|-------------------|--------------------------------------|--------|
| SUITE             | TENANT                               | SF     |
| 1                 | Coming Soon – Golf VX (Virtual Golf) | 10,000 |
| 2                 | Confections Bakery & Cafe            | 4,000  |
| 3                 | Cold Noodle (Sam Bong Naengmyum)     | 3,000  |
| 4                 | Cap’t Loui Seafood Boil              | 3,000  |
| 5-7               | Super Pho Soup & Sandwiches          | 4,200  |
| 8                 | Nail Quest                           | 1,400  |
| 9                 | Professional Cut Creatorz Barber     | 1,400  |
| 10-13             | Salon Studios Beauty Mall            | 6,200  |
| TOTAL SQUARE FEET |                                      | 33,200 |





1,400 SF | SUITE 12

4,205 SF | SUITE 13

H&R BLOCK



# Contact

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