

# SATELLITE SHOPS I & II

3330 & 3360 SATELLITE BOULEVARD, DULUTH, GA 30096



## PROPERTY DETAILS

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

Almost 102,000 residents in a 3 mile radius, and daytime employment of almost 57,000



# BRAND

Real Estate Services

BrandProperties.com  
770.476.4801

# SATELLITE SHOPS I & II

3330 & 3360 SATELLITE BOULEVARD, DULUTH, GA 30096



## TRAFFIC COUNTS

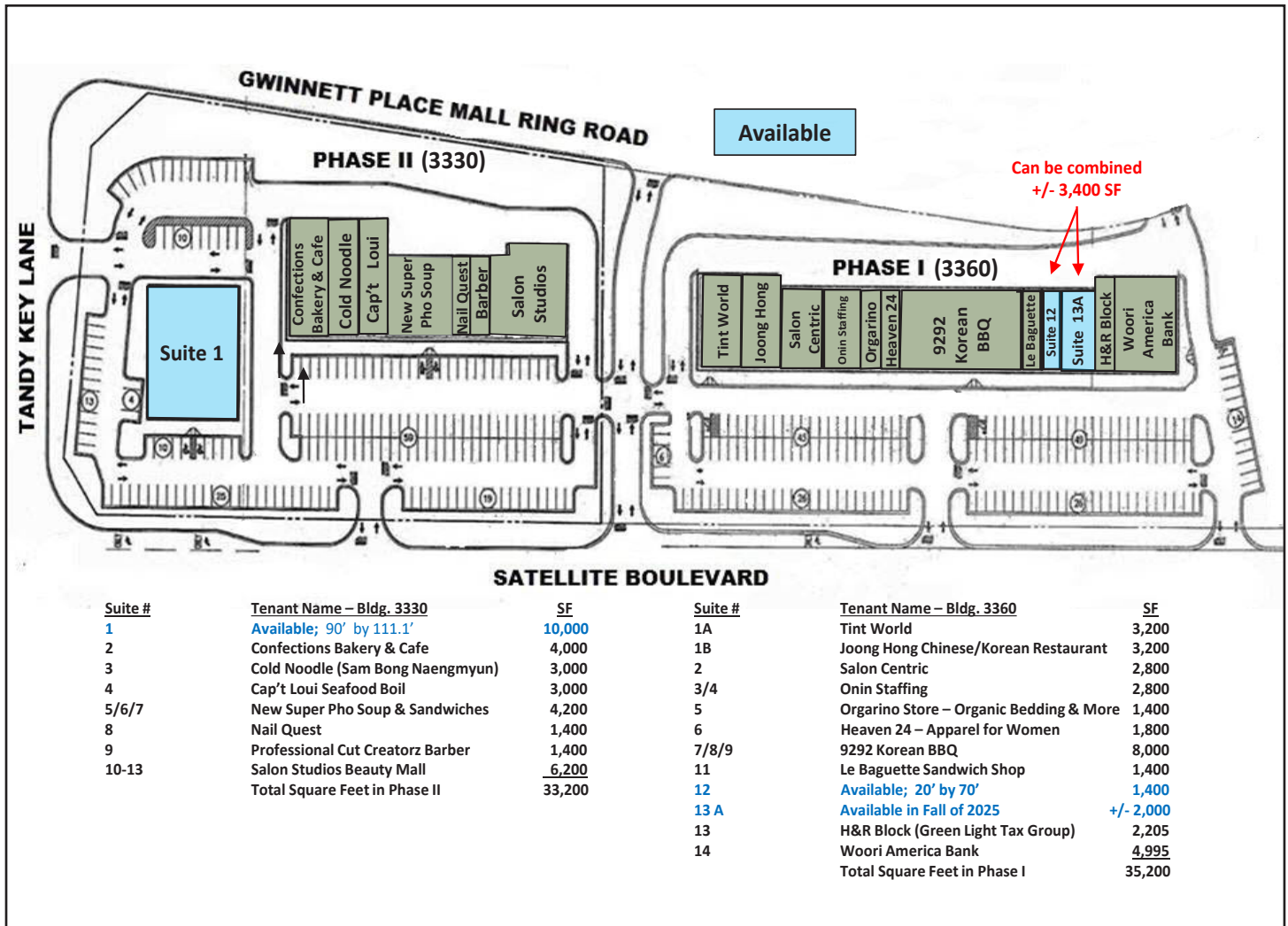
Satellite Blvd. 25,100 VPD

## DEMOGRAPHICS - CoStar 2023

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

## GPS COORDINATES

Lat. 33.963287 Long. -84.125148



**Michael Walker, CRRP, CLS**

Vice President, Leasing

mwalker@BrandProperties.com

770.623.2080 Direct | 401.480.0863 Mobile

**BRAND** Real Estate Services

6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 770.476.4801