

BRAND Real Estate Services

SUGARLOAF WALK

2200 DULUTH HWY. | DULUTH, GA 30097

Project Overview

2200 Duluth Hwy.

Beautiful new mixed-use construction within Legacy Park that includes almost **30,000 SF of retail / restaurant / service tenants** along with **302 apartment units** having an estimated **800 residents onsite**

The **corporate headquarters for Primerica, Inc. (NYSE: PRI)** is within Legacy Park and employs almost 2,900 people

Within walking distance to the Gas South District and Arena which draws over **1.1 million visitors per year**

Sugarloaf Country Club is less than a mile away with almost **1,000 homes** valued from **\$600,000 to \$4,000,000**

Excellent visibility on Duluth Highway with **22,400 VPD**

Easy ingress & egress on Duluth Highway and Meadow Church Road

Exit 107 provides easy access to Interstate 85 which averages **158,000 vehicles per day**



Demographics

2200 Duluth Hwy.

Traffic Counts

Duluth Hwy. 120	18,100 VPD
Sugarloaf Pkwy.	44,900 VPD
I-85	170,000 VPD

Demographics

	1 MILE	3 MILES	5 MILES
Population	7,700	91,225	243,021
Daytime Employment	14,376	57,757	116,324
HH Income	\$131,437	\$87,886	\$85,748

GPS Coordinates

33.8882677 Lat.

-84.0109982 Long.



Sugarloaf Walk – Multi-Family

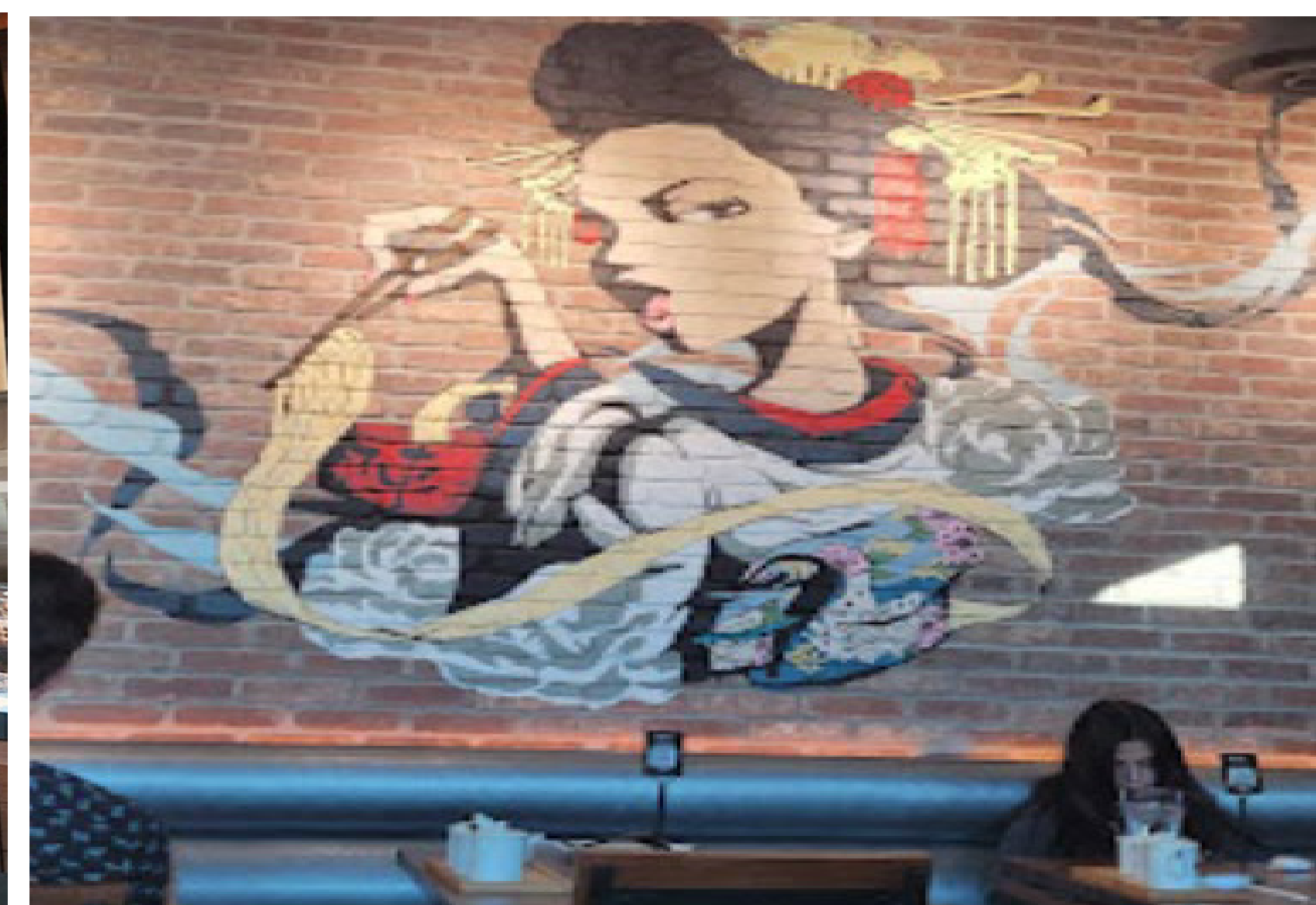
2200 Duluth Hwy.



Sugarloaf Walk – Retail

2200 Duluth Hwy.







Elan Beauty Bar



Haave Beauty Salon



White Windmill Bakery



Sugarloaf Walk

Retail – Ground Floor of Building C & B

★ RETAIL SPACES AVAILABLE

Jinya Ramen Bar

Park Ave. Cosmetic Center

Haave Hair Salon

Elan Beauty Bar

Whealthy Restaurant

Ceviche Co. Express

White Windmill Bakery

Meadow Church Rd.

Building D

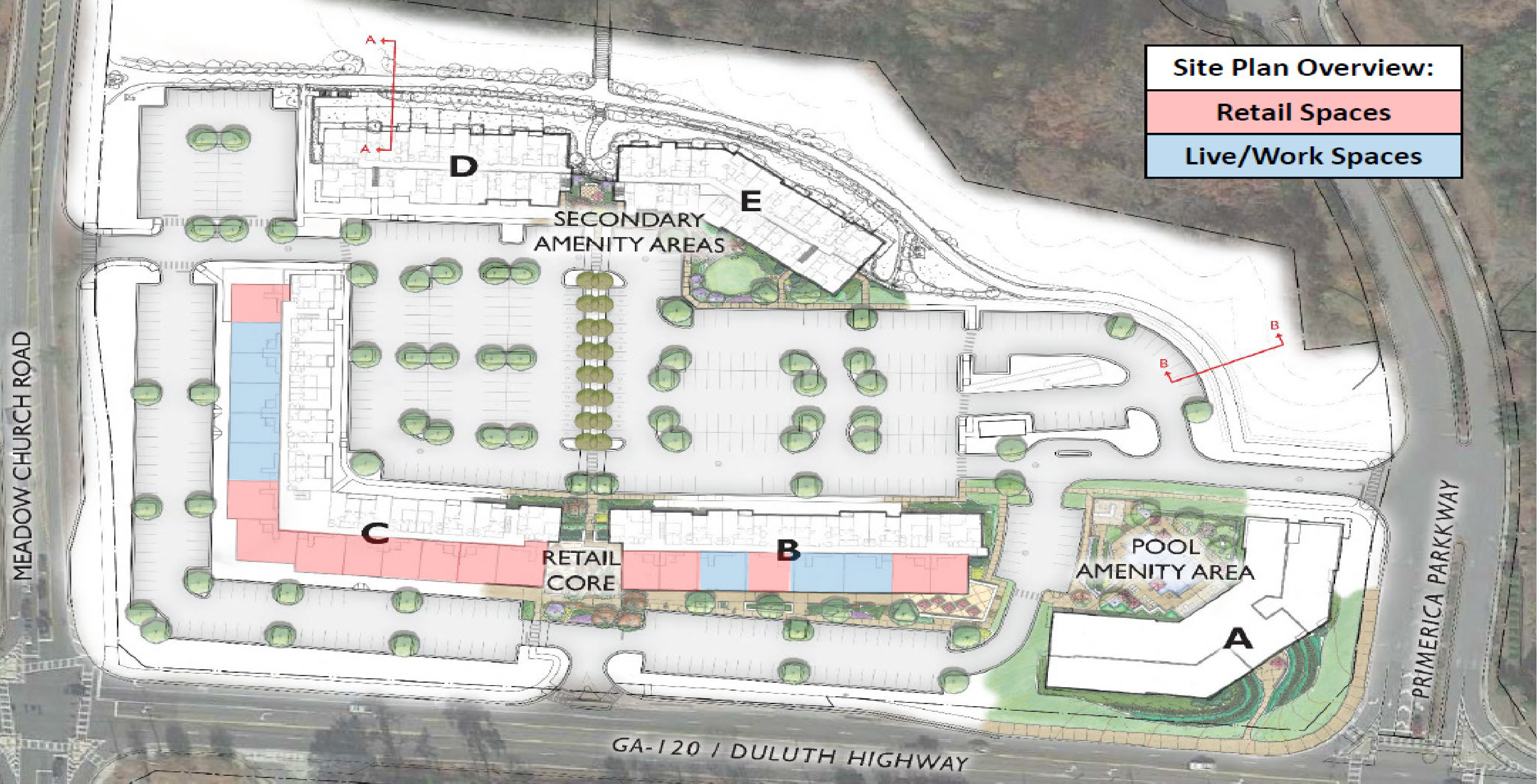
Building E

Building B

Building C

Building A & Pool

Duluth Hwy. 120



Site Plan Overview:

Retail Spaces

Live/Work Spaces

SECONDARY
AMENITY AREAS

RETAIL
CORE

POOL
AMENITY AREA

GA-120 / DULUTH HIGHWAY

MEADOW CHURCH ROAD

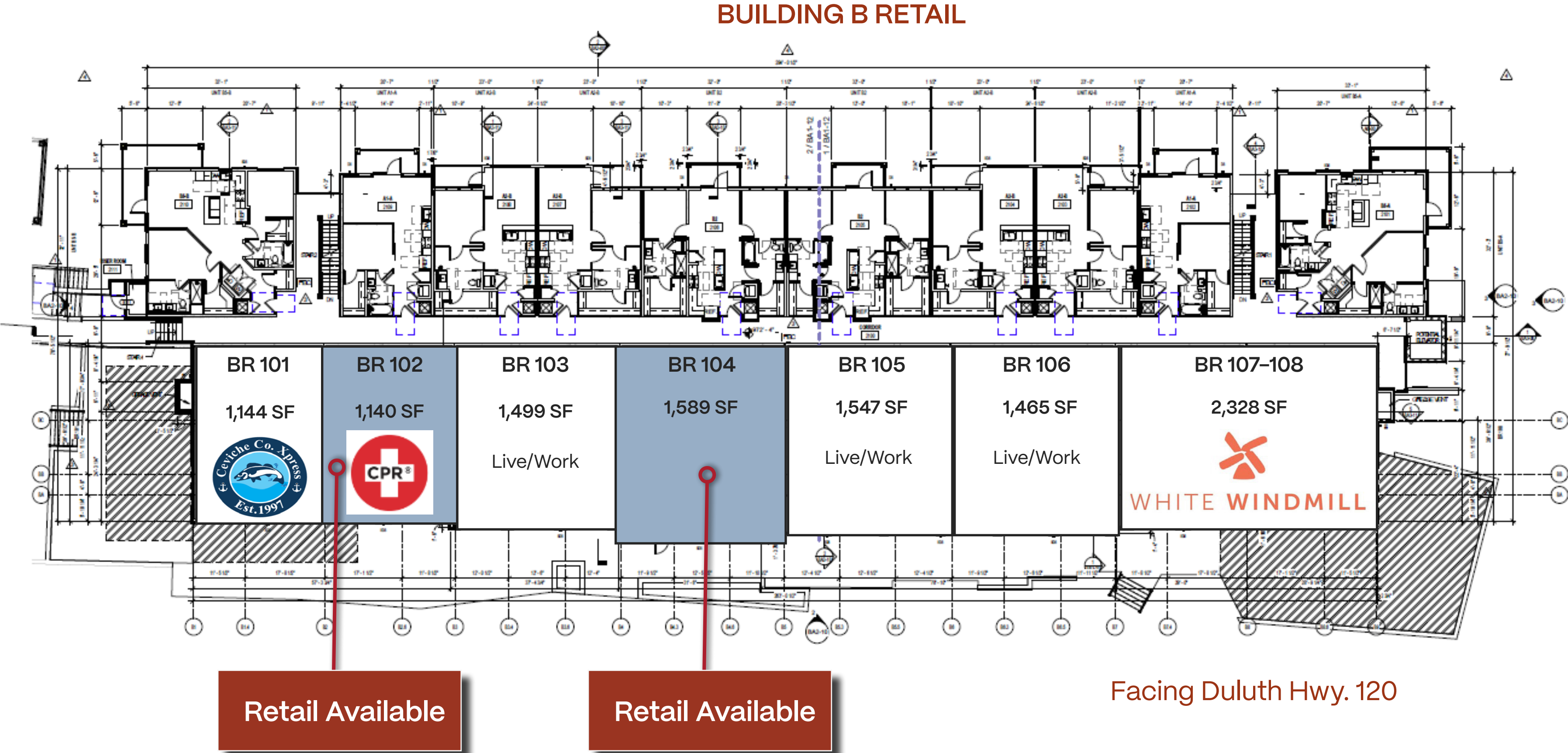
PRIMERICA PARKWAY

Available Space

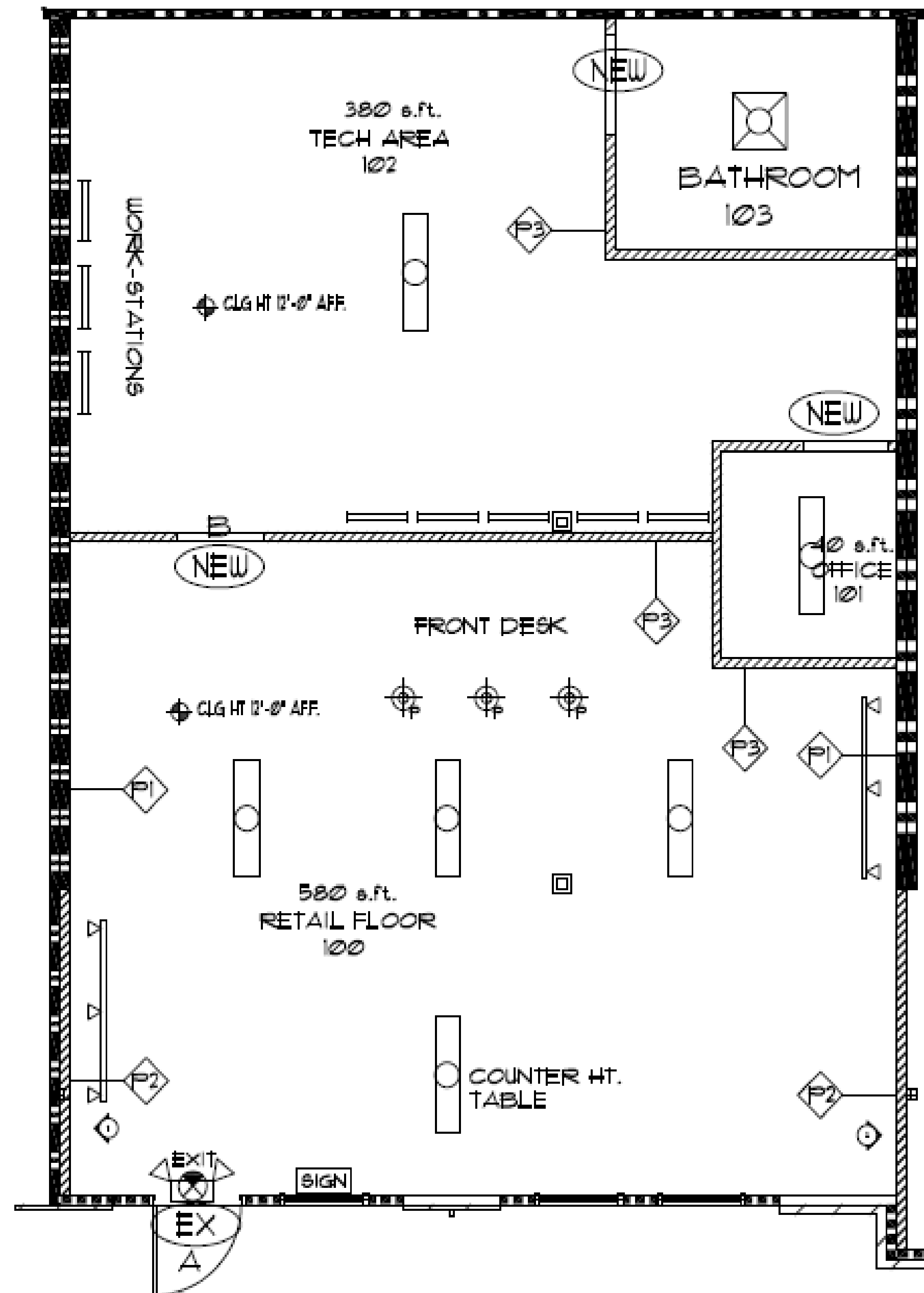
2200 Duluth Hwy.

Tenants

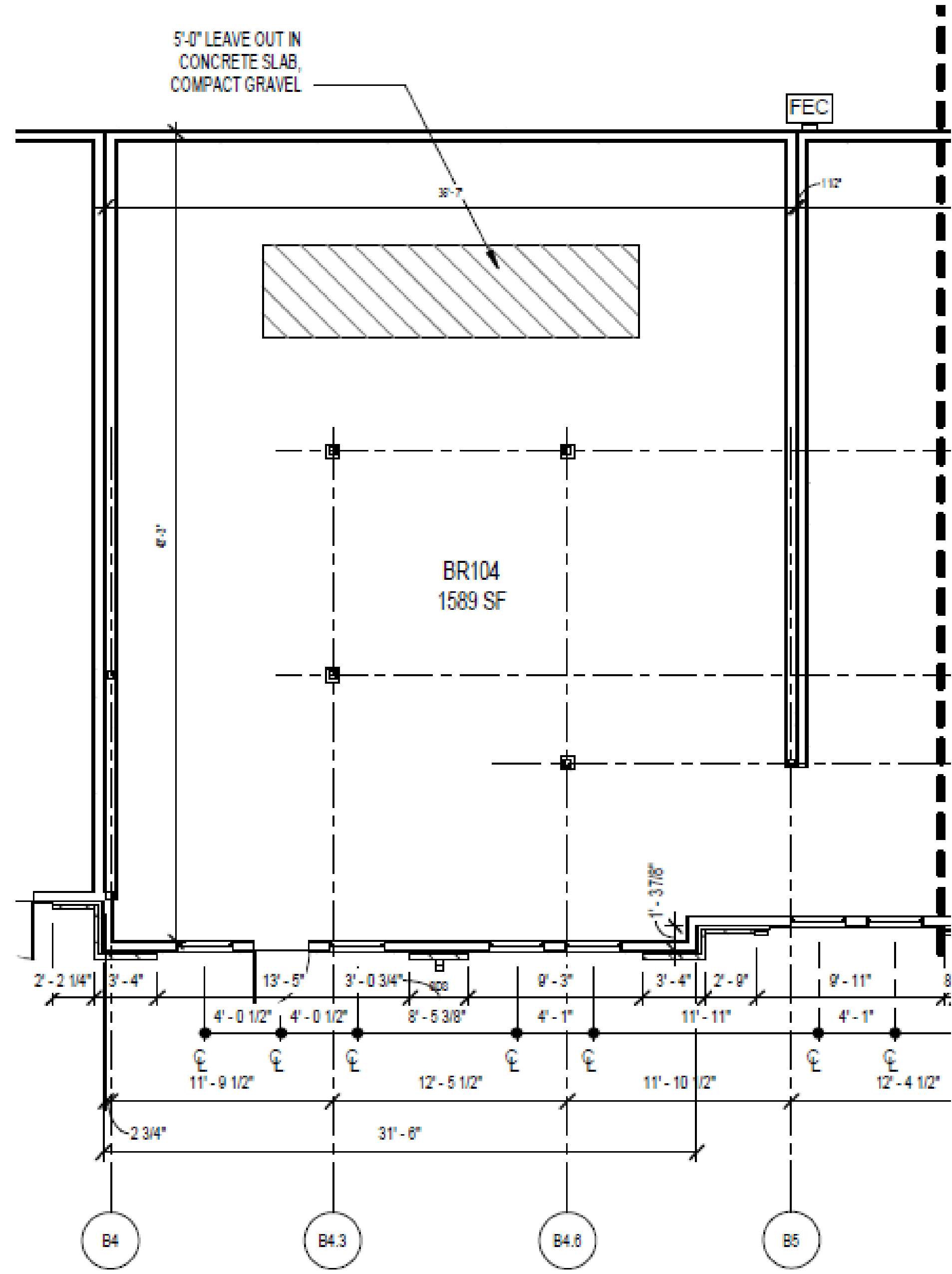
SUITE	TENANT	SF
BR 101	Ceviche Co. Xpress Seafood	1,144
BR 102	Retail - AVAILABLE	1,140
BR 103	Live/Work	1,499
BR 104	Retail - AVAILABLE	1,589
BR 105	Live/Work	1,547
BR 106	Live/Work	1,465
BR 107/108	White Windmill Coffee & Bakery	2,328
TOTAL SQUARE FEET		10,712



SUITE BR-102 | 1,140 SF



SUITE BR-104 | 1,589 SF





Contact

Michael Walker, CRRP, CLS

Vice President, Leasing

mwalker@BrandProperties.com

770.623.2080 – Direct

401.480.0863– Mobile

Brian W. Smith

Executive Vice President, Leasing & Development

bsmith@BrandProperties.com

770.497.6464 – Direct

901.569.8000– Mobile