

**BRAND** Real Estate Services



# BEXLEY SUGARLOAF

1290 OLD PEACHTREE ROAD NW. | DULUTH, GA 30097

# Project Overview

1290 Old Peachtree Rd. NW

**13,000 SF**

Retail & Restaurant Space

**390**

Luxury Apartments

Located in the prestigious Sugarloaf Corridor within two miles of the **Gas South District & Arena, Gwinnett Chamber of Commerce, two Fortune 500 North American HQ (Primerica and Asbury Automotive Group), and numerous office parks.**

Area retail options include **Publix, Kroger, and Assi centers, Sugarloaf Mills, many restaurants, hotels and banks**

Traffic light at property entrance provides **excellent ingress and egress on Old Peachtree Road; easy access to I-85 which averages 178,000 vehicles per day**



# Demographics

1290 Old Peachtree Rd. NW

## Traffic Counts

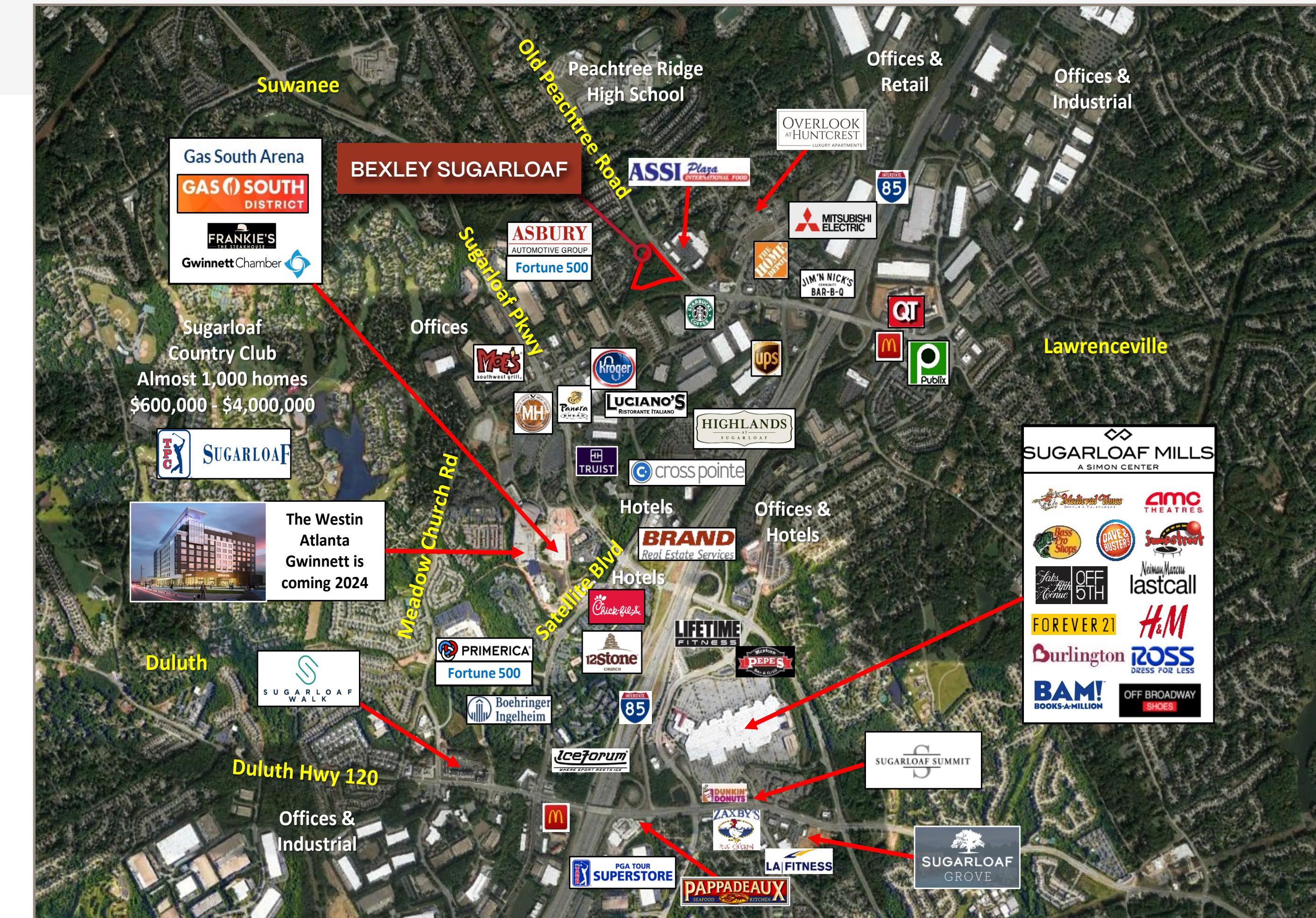
Old Peachtree (East)	21,500 VPD
Old Peachtree (West)	12,300 VPD
I-85 near Old Peachtree	178,000 VPD

## Demographics

	1 MILE	3 MILES	5 MILES
Population	7,941	69,407	215,768
Daytime Employment	10,165	45,442	108,726
HH Income	\$124,170	\$112,212	\$97,999

## GPS Coordinates

34.003318 Lat.  
-84.0876257 Long.

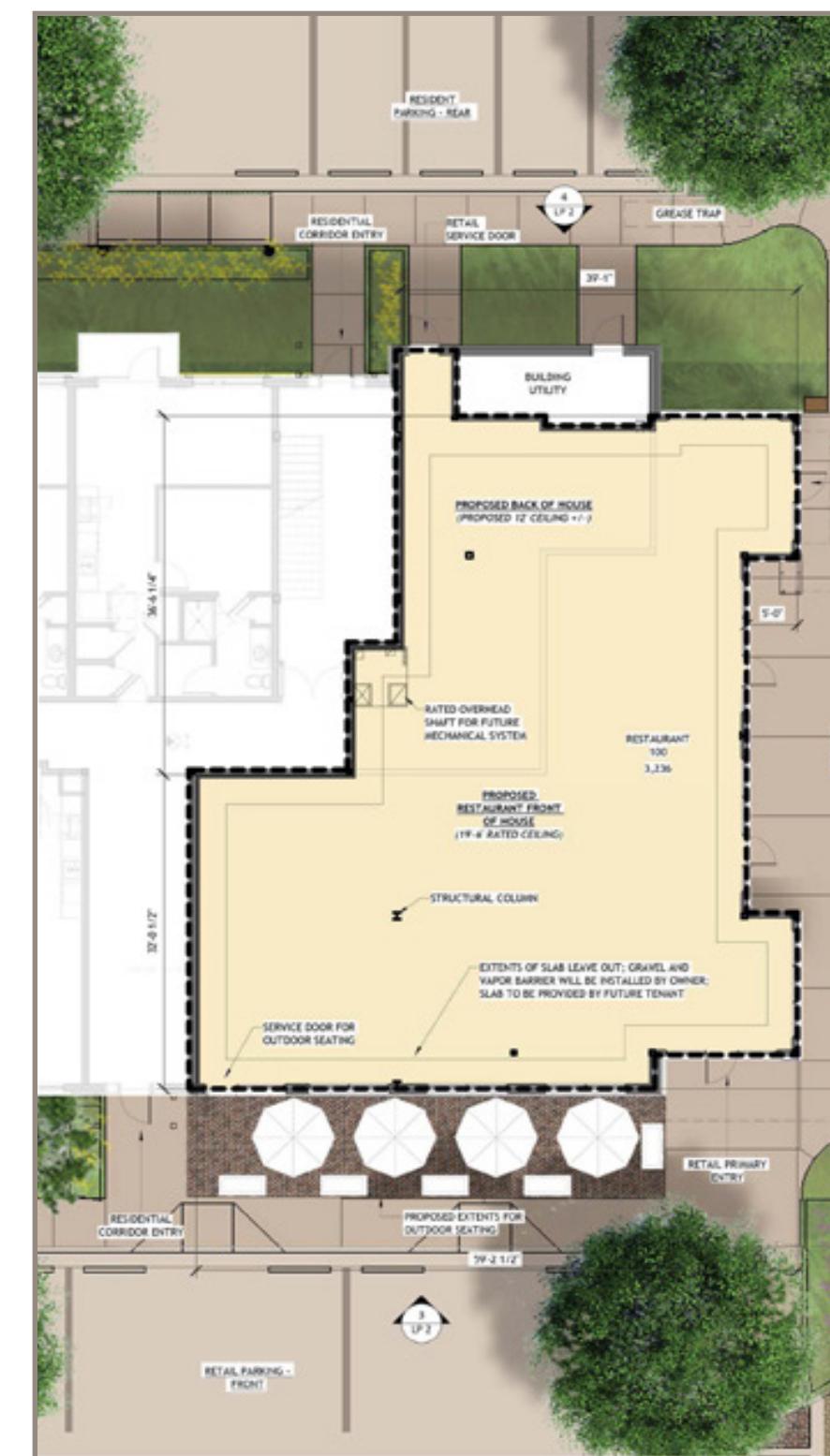


# Available Space

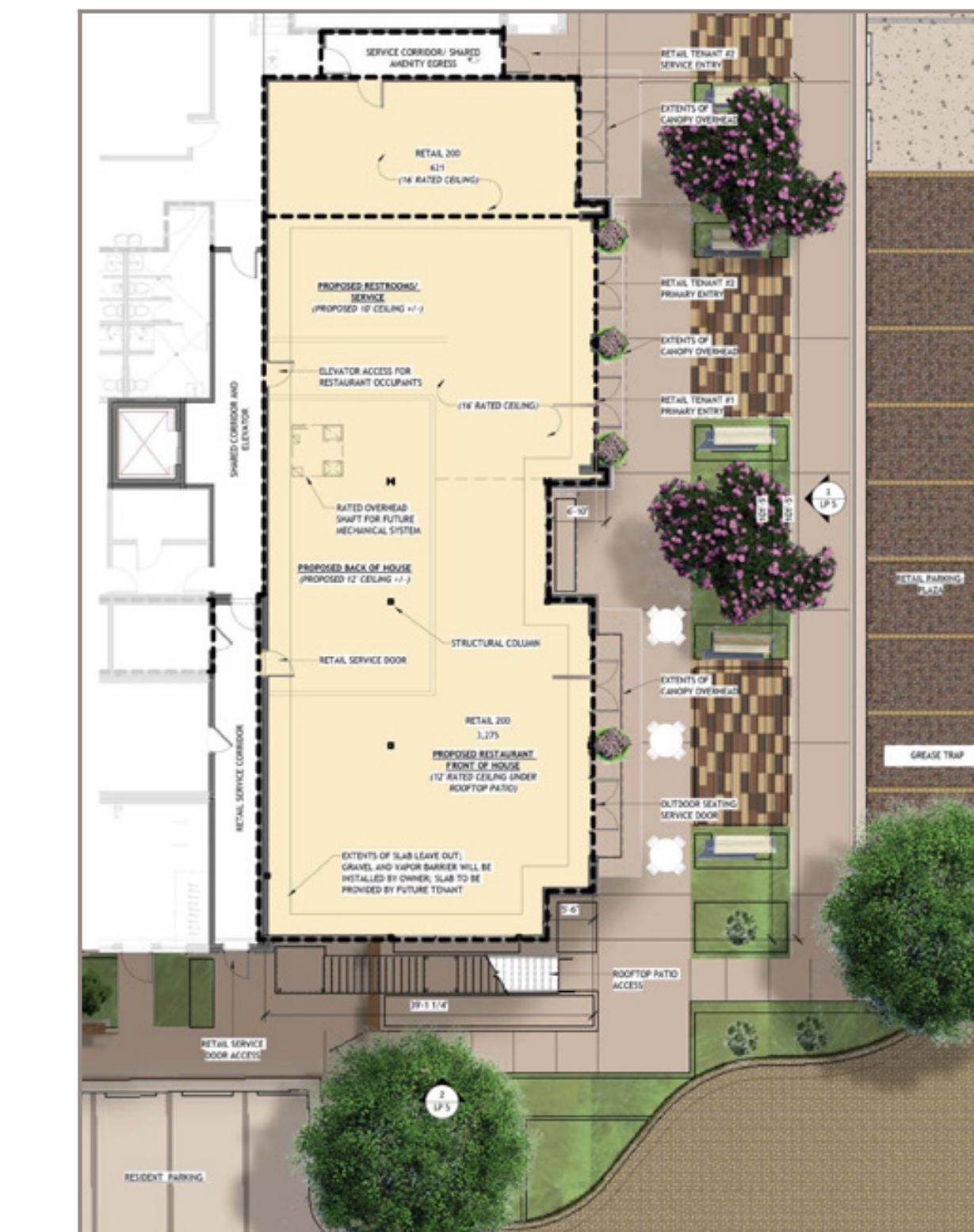
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## Tenants

SUITE	TENANT	SF
R101	Taqueria 52	3,236
R201	Hop Haven & Rooftop Patio	3,895
R501	Work-Share Space	890
R502	Acai Express Juice Bar	815
R503-4	Kontured Medical Spa	1,340
R505	Paris Baguette Bakery & Cafe	3,067
<b>TOTAL SQUARE FEET</b>		<b>13,244</b>



Building 100



Building 200



Building 500

# Contact

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