

**BRAND** Real Estate Services

# SUGARLOAF WALK

2200 DULUTH HIGHWAY | DULUTH, GA 30097



# Project Overview

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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.



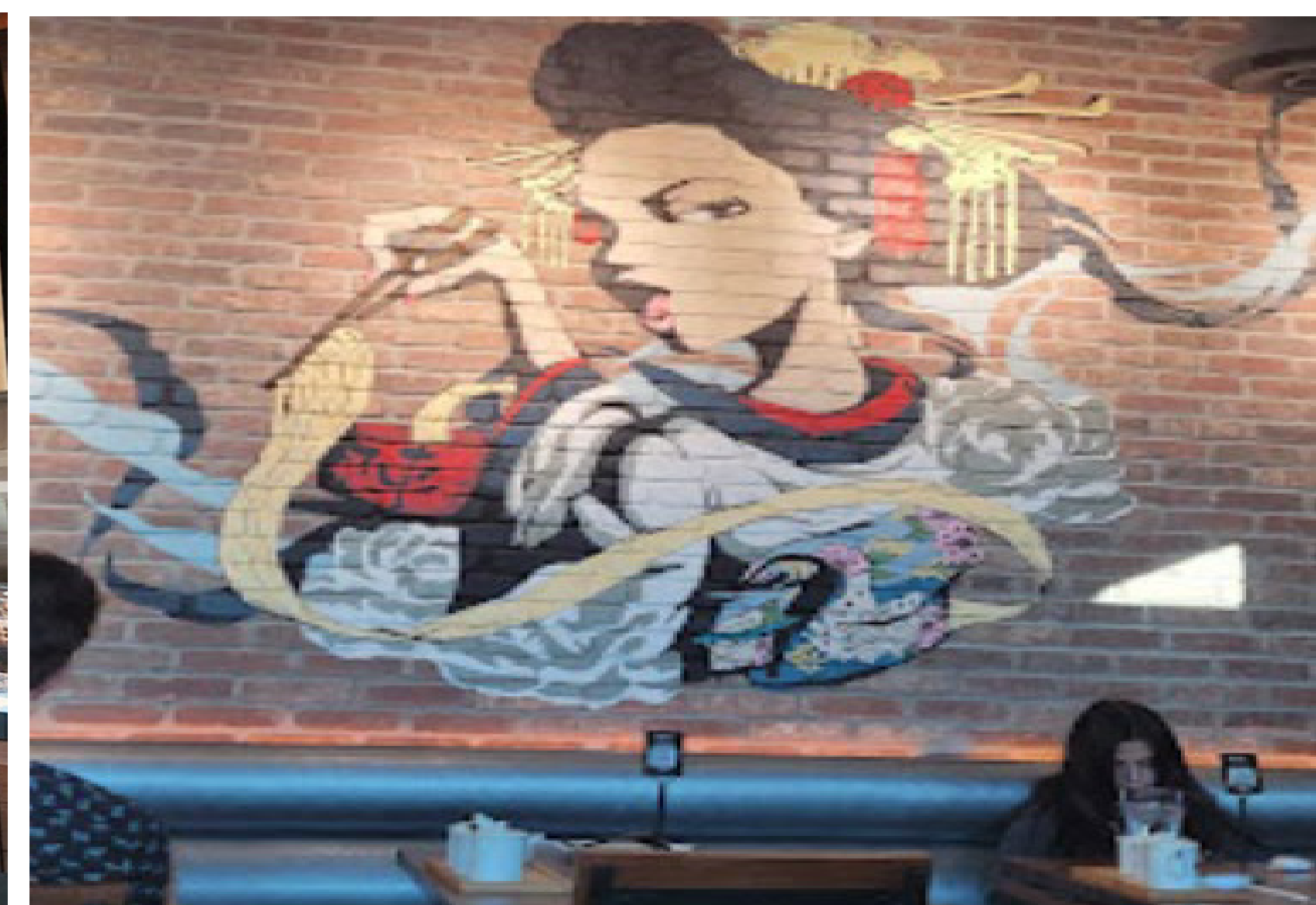


# Sugarloaf Walk – Retail

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

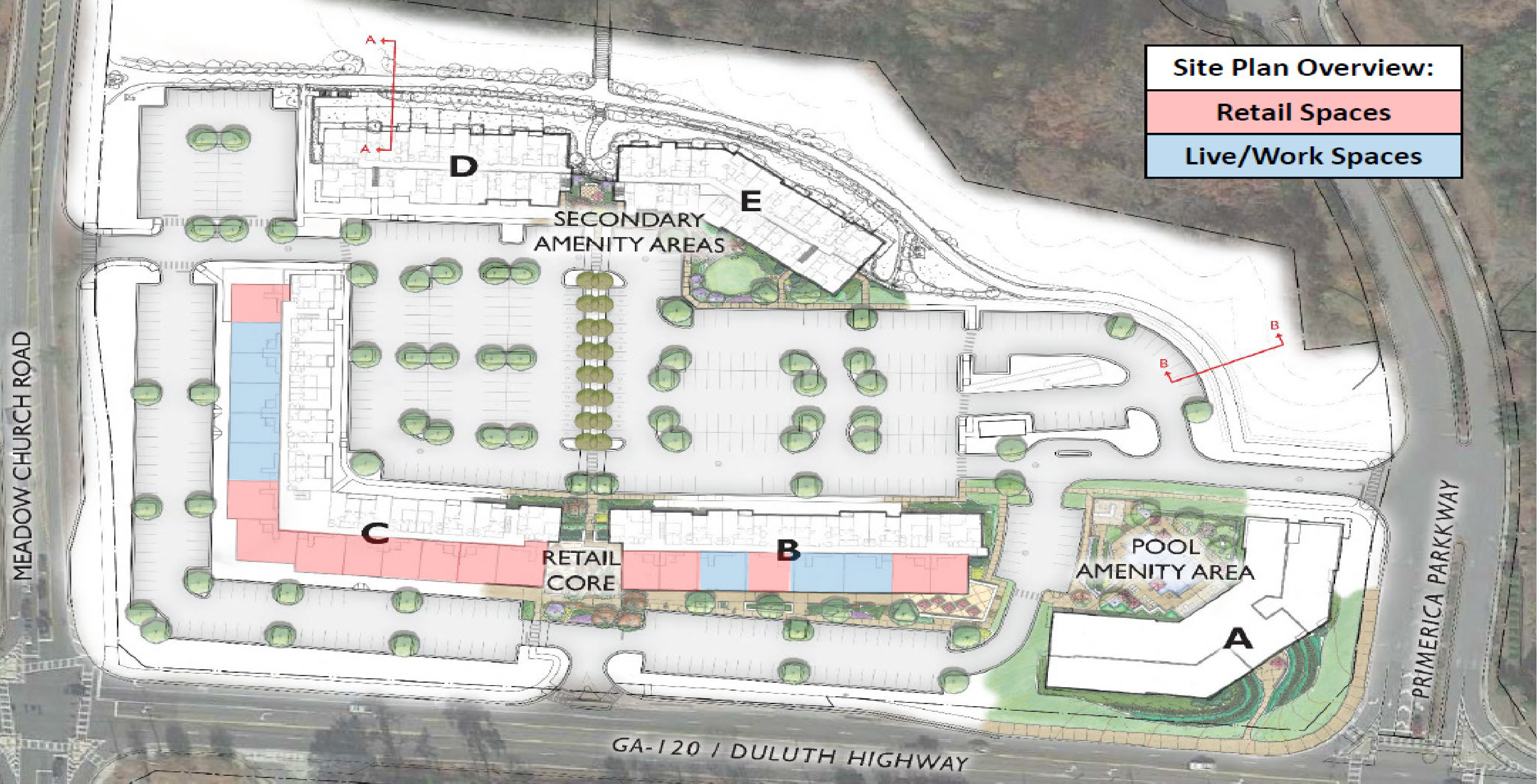
Building B

Building C

Building A & Pool

Duluth Hwy. 120





**Site Plan Overview:**

**Retail Spaces**

**Live/Work Spaces**

MEADOW CHURCH ROAD

PRIMERA PARKWAY

GA-120 / DULUTH HIGHWAY

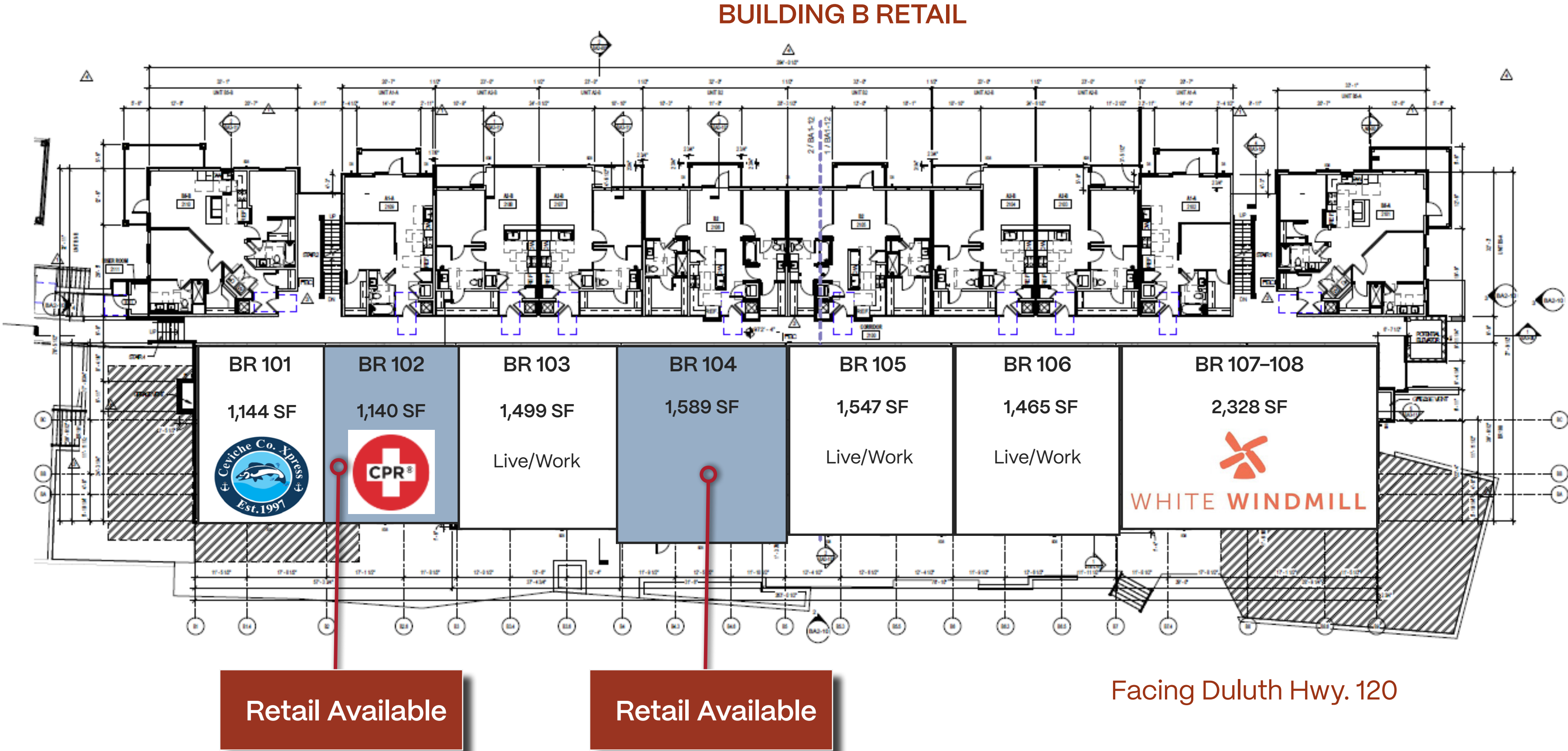


# Available Space

2200 Duluth Hwy.

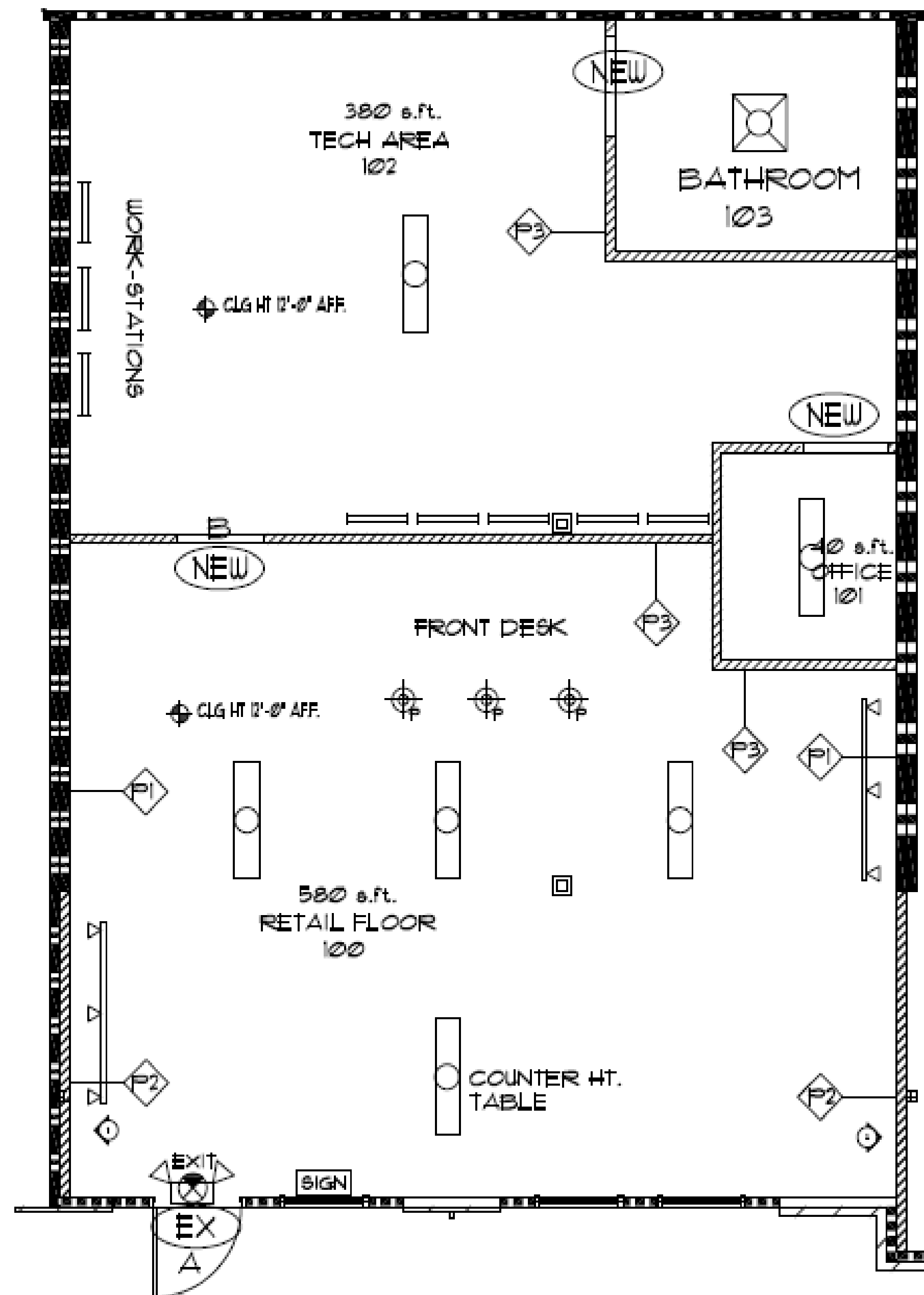
## Tenants

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



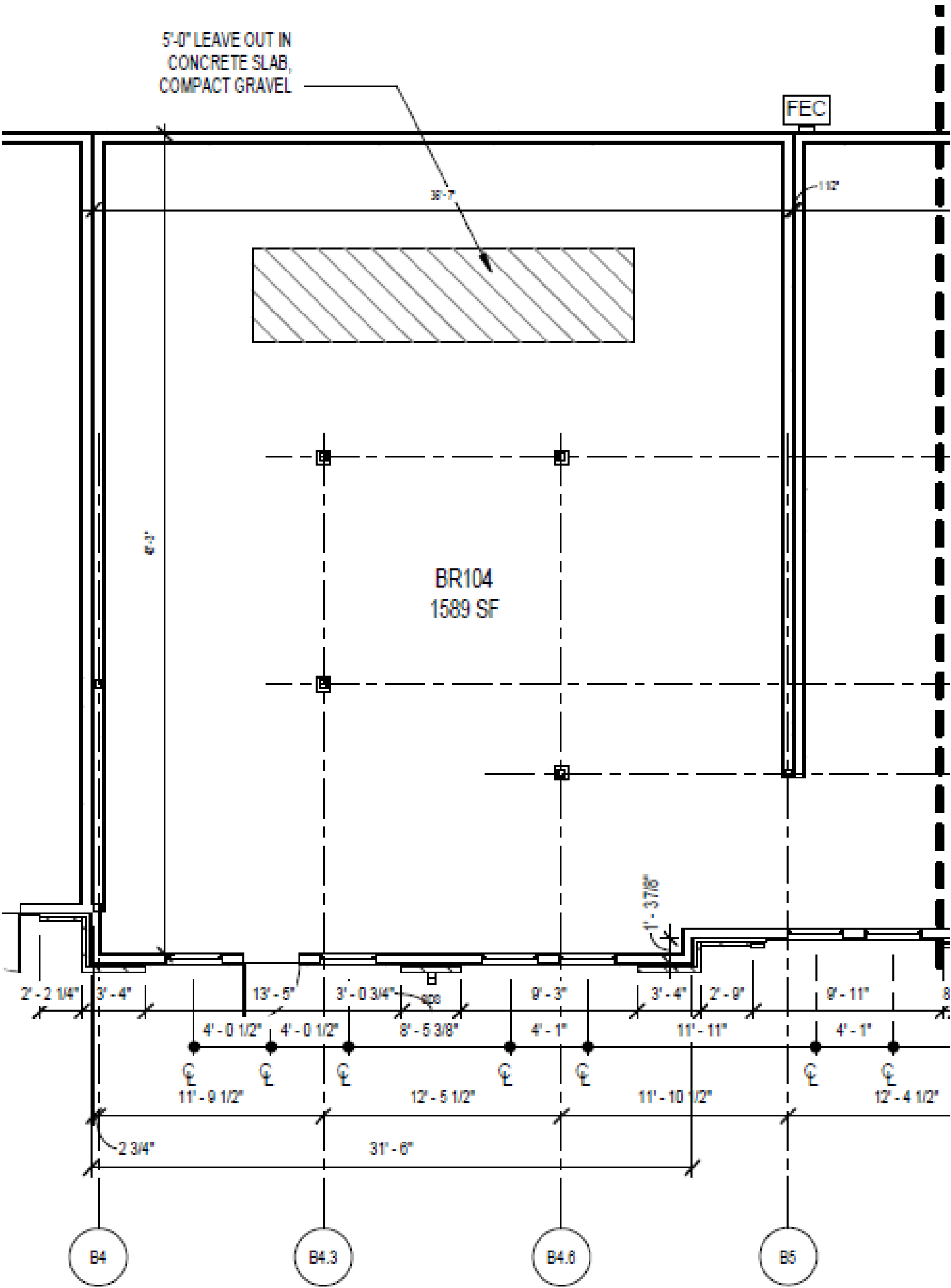


SUITE BR-102 | 1,140 SF





SUITE BR-104 | 1,589 SF









# Contact

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