

BRAND Real Estate Services

SUGARLOAF WALK

2200 DULUTH HIGHWAY | 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.



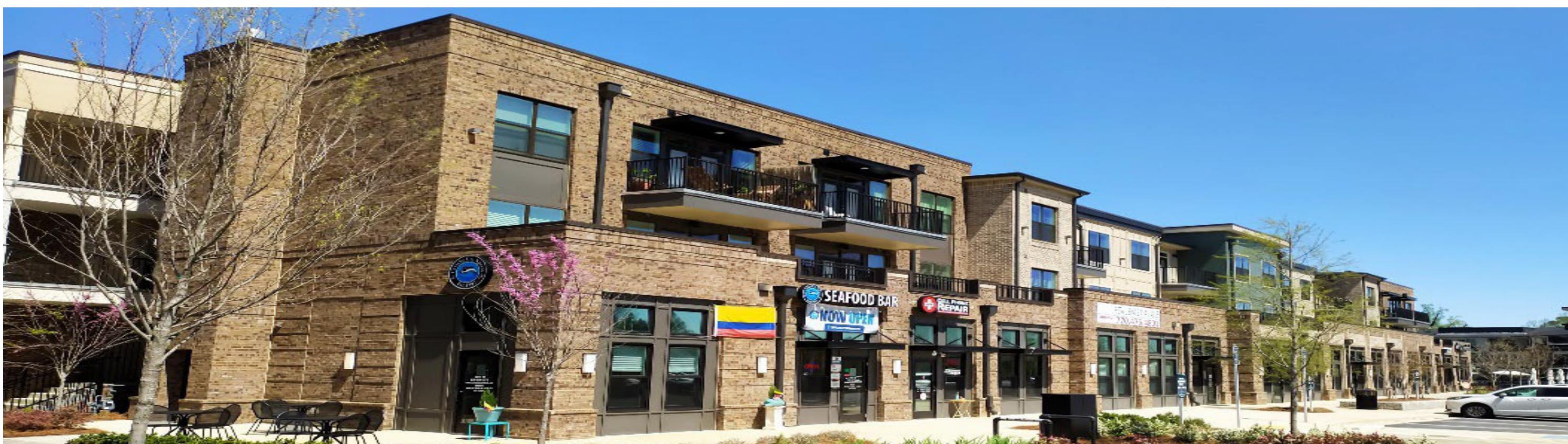
Sugarloaf Walk – Multi-Family

2200 Duluth Hwy.

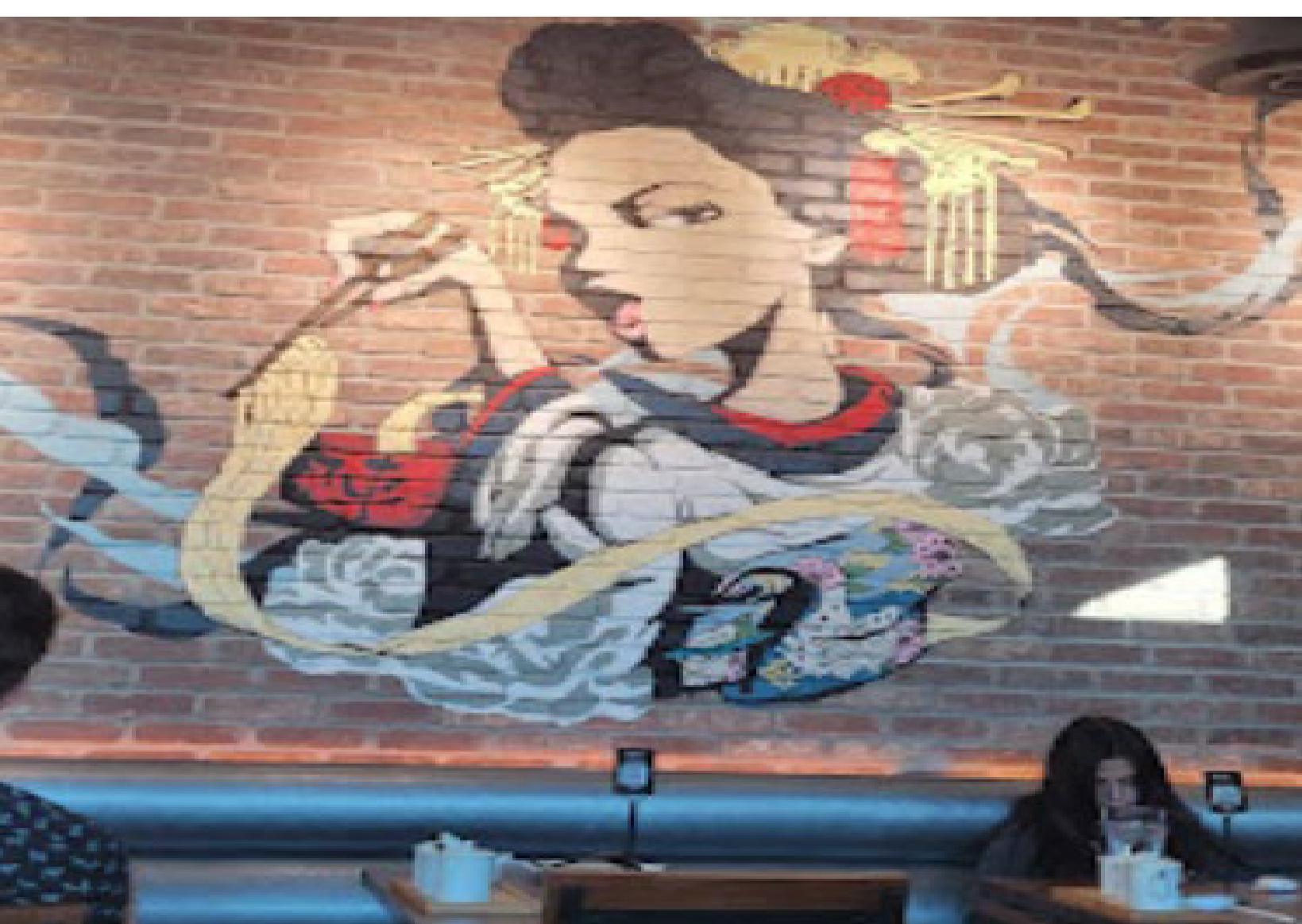
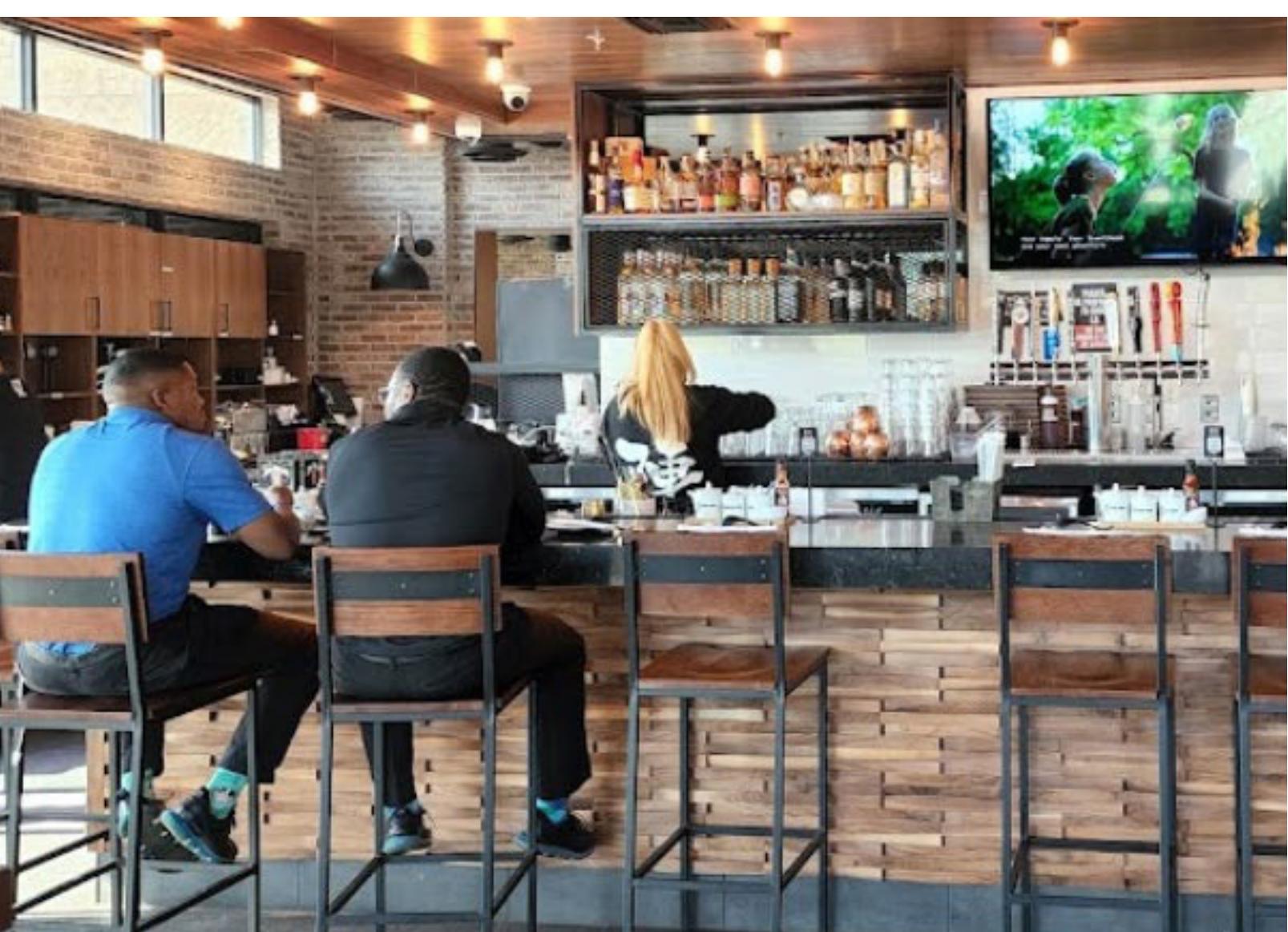


Sugarloaf Walk – Retail

2200 Duluth Hwy.



Jinya Ramen Bar



Elan Beauty Bar



Haave Beauty Salon



White Windmill Bakery

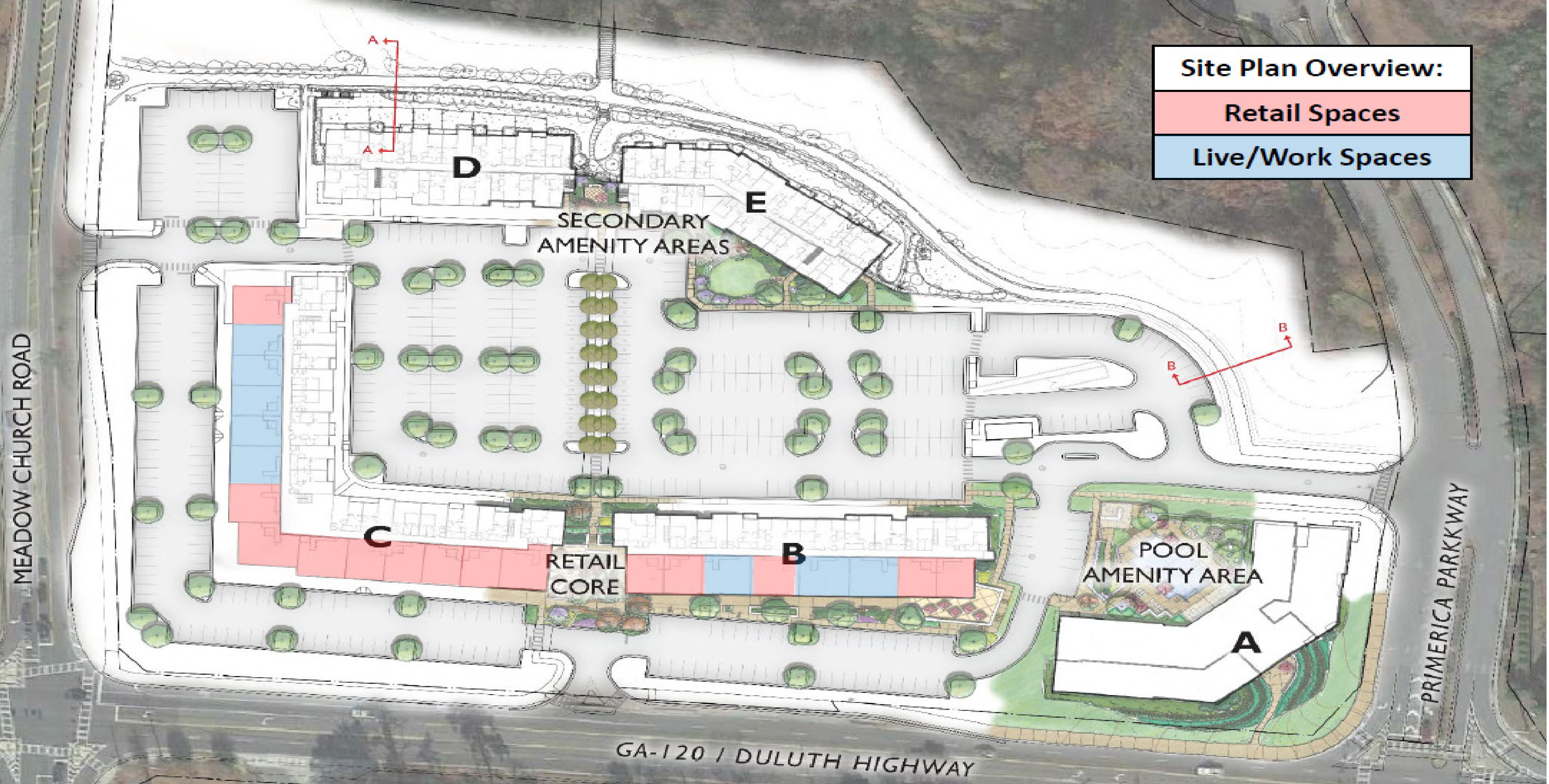


Sugarloaf Walk



Site Plan Overview:

Retail Spaces
Live/Work Spaces

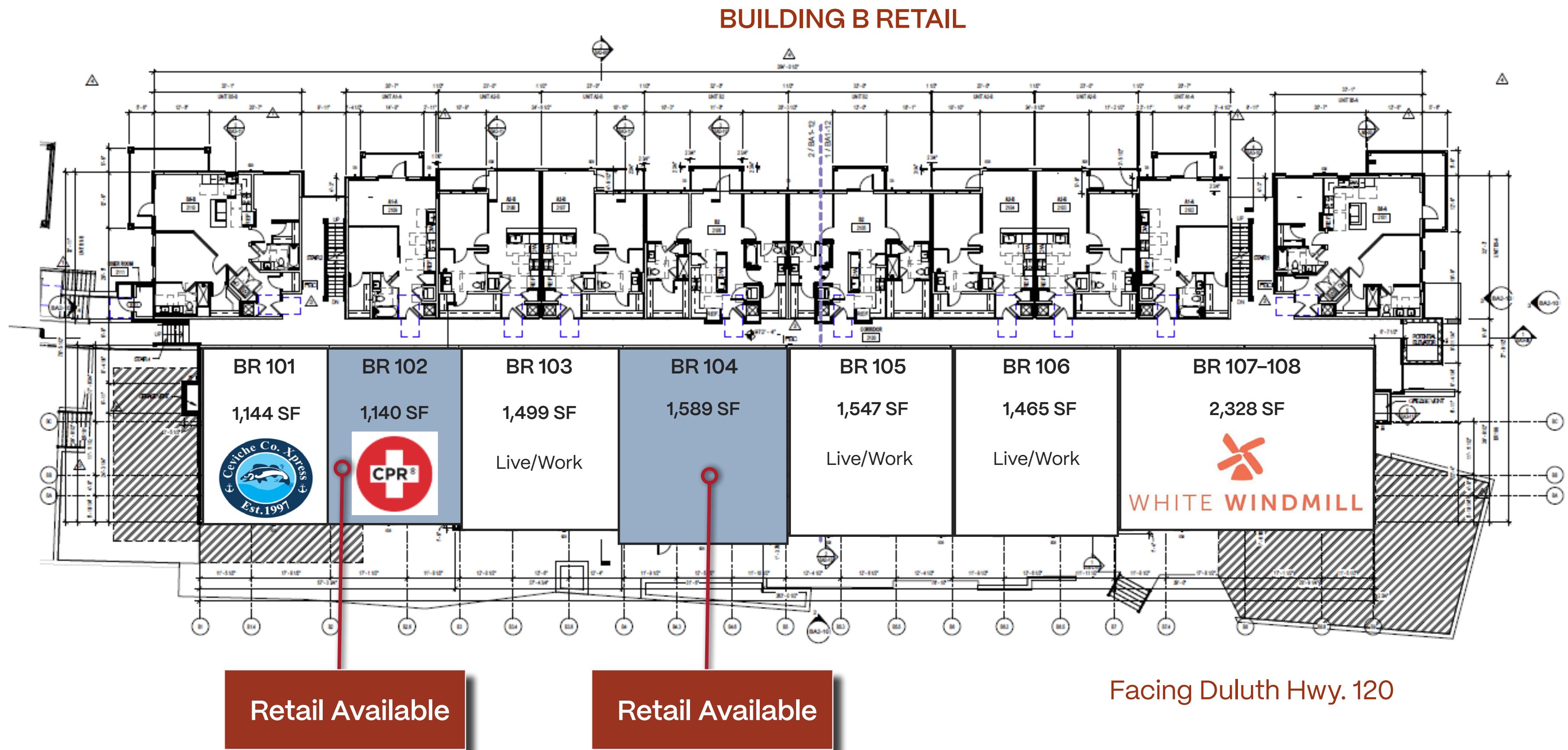


Available Space

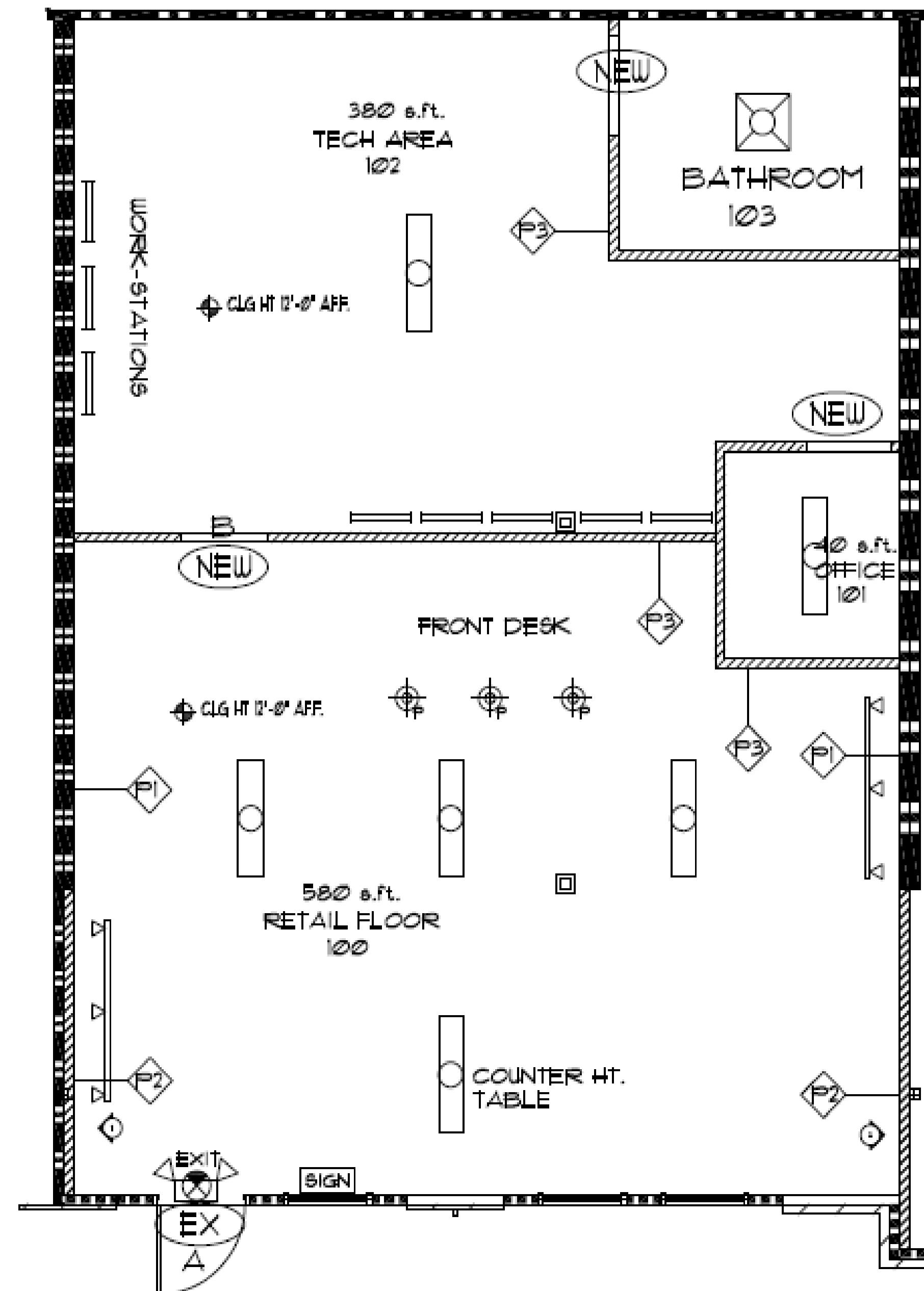
2200 Duluth Hwy.

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

5'-0" LEAVE OUT IN
CONCRETE SLAB,
COMPACT GRAVEL

FEC

2

BR104
1589 SF

2'-2 1/4" 3'-4" 13'-5" 3'-0 3/4" 10' 9'-3" 3'-4" 2'-9" 9'-11"

11'-8 1/2" 12'-5 1/2" 11'-10 1/2" 12'-4 1/2"

Figure 1. A schematic diagram of the experimental setup. The light source (labeled A) is a pulsed Nd:YAG laser operating at 532 nm. The beam is expanded and focused by lenses L1 and L2, respectively, onto a beam splitter (BS). The BS is oriented at 45° to the horizontal. The beam splitter has two output ports: one port is directed to a polarizer P, and the other port is directed to a lens L3. The lens L3 focuses the beam onto a sample S. The sample S is a rectangular block of optical material, oriented vertically. The beam splitter BS is positioned such that the beam from the sample S is directed to a photodetector D. The photodetector D is a photomultiplier tube (PMT) with a 100 μm diameter. The distance between the sample S and the photodetector D is approximately 10 cm. The entire setup is mounted on a stable optical table.

B4 **B4.3** **B4.6** **B5**



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