

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 SF

Luxury Apartments

100% Leased

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	78,000 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.

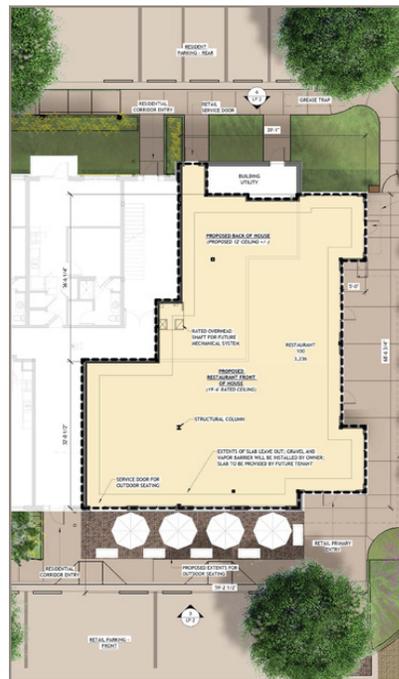


Available Space

1290 Old Peachtree Rd. NW

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
TOTAL SQUARE FEET		13,244



Building 100



Building 200



Building 300

Contact

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