

SATELLITE SHOPS I & II

3330 & 3360 SATELLITE BOULEVARD, DULUTH, GA 30096

10,000 SF Available 4/1/24



1,800 SF Available

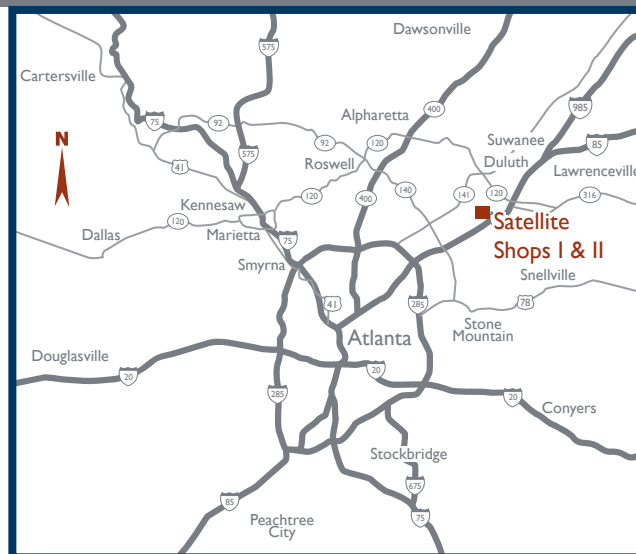


1,400 SF Available 4/1/24



PROPERTY DETAILS

- Busy 68,400 SF retail center with a superior location within Gwinnett County's major hub of shopping, dining, hospitality, auto retailers and office activity
- Part of the Gwinnett Place CID area which had an economic impact of \$16 Billion in 2022 and benefits from ongoing CID improvements
- 50,000 SF Tesla showroom and super service center under construction adjacent to subject property
- Excellent access from Satellite Blvd (25,100 VPD) with 3 entry points, one of which is signalized
- Prominent monument signage
- Densely-populated, middle-income demographics feature an international mix of shoppers and retailers in the area
- Almost 102,000 residents in a 3 mile radius, and daytime employment of almost 57,000



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TRAFFIC COUNTS

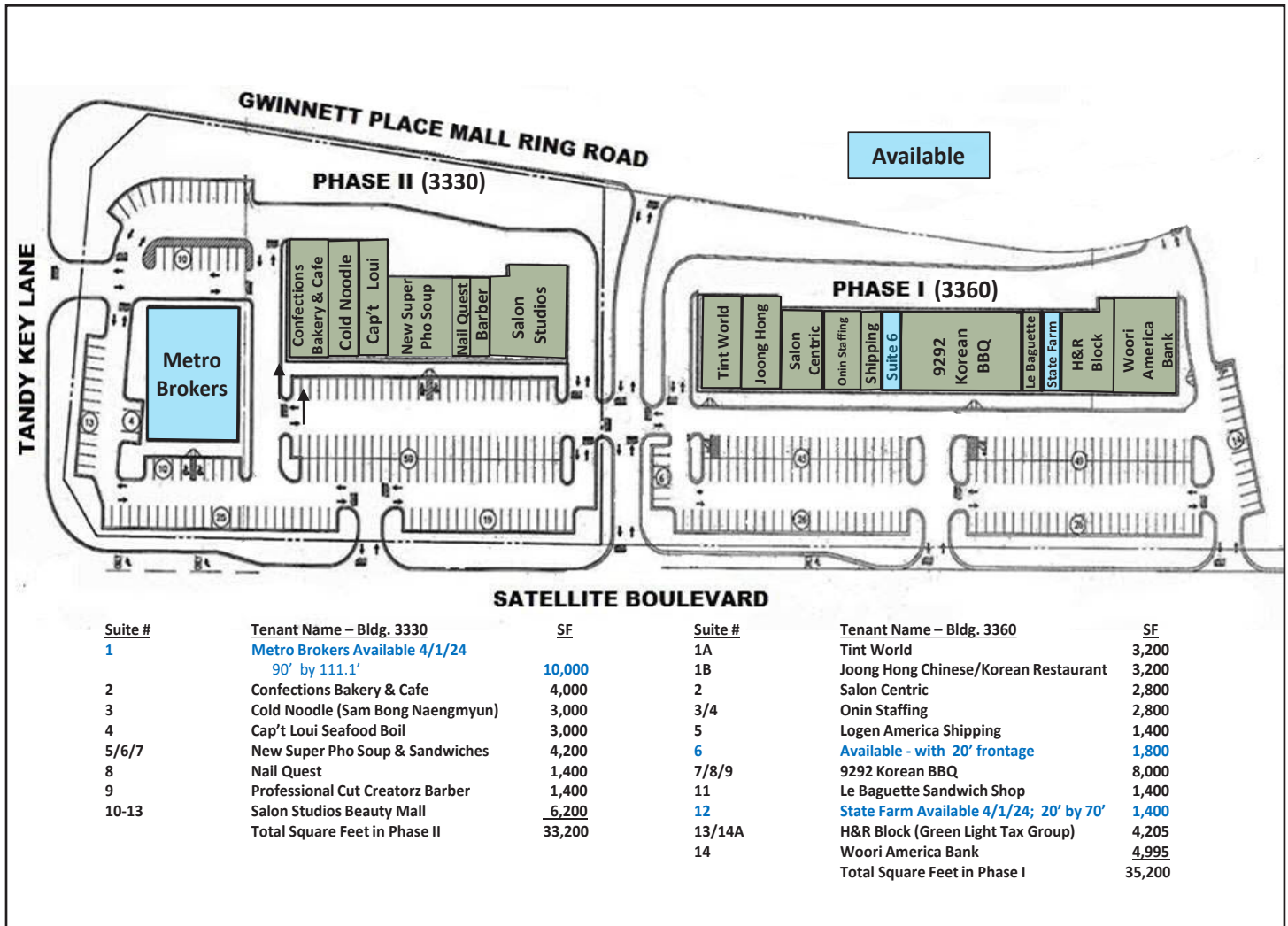
Satellite Blvd. 25,100 VPD

DEMOGRAPHICS - CoStar 2023

	1 mile	3 miles	5 miles
Population	7,352	101,809	257,524
Daytime Emp	11,629	56,923	118,206
Income	\$63,609	\$72,022	\$83,099

GPS COORDINATES

Lat. 33.963287 Long. -84.125148



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