

Sugarloaf Walk

Mixed-Use Development



PROPERTY DETAILS

- 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 2,900 full time people
- The new North American headquarters for Boehringer Ingelheim Animal Health is adjacent to the property and employs 600 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
- Strong demographics include a Daytime Employment within 3 miles of 56,446 people
- 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



Retail Leasing

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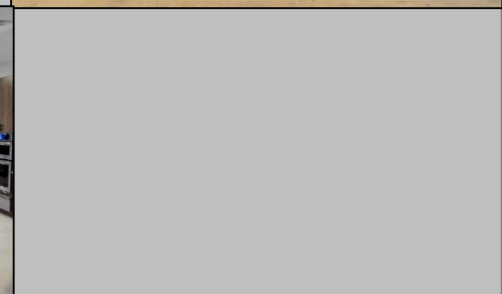
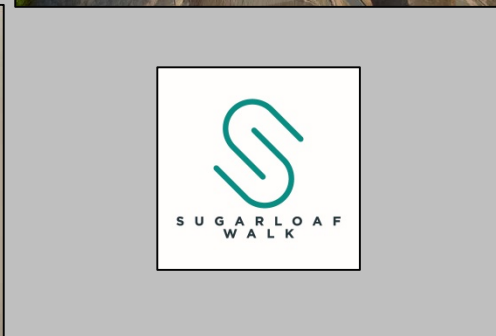
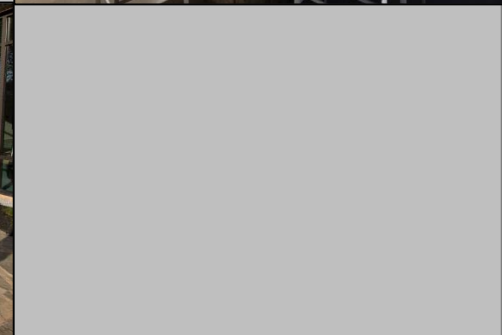


Residential Leasing (including Live/Work)

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Sugarloaf Walk Multi-Family

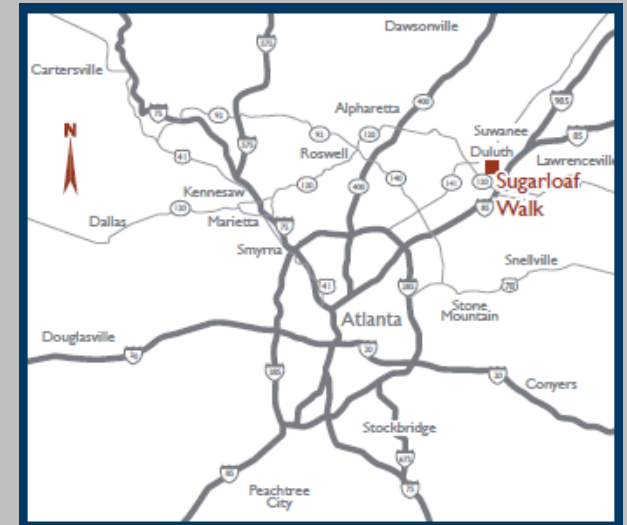


TRAFFIC COUNTS

Duluth Hwy. 120	22,400 VPD
Sugarloaf Pkwy.	42,500 VPD
I-85	158,000 VPD

DEMOGRAPHICS - 2022 CoStar

	1 mile	3 miles	5 miles
Population	6,931	89,356	237,771
Average HH Income	\$127,208	\$88,684	\$85,880
Median Home Value	\$677,734	\$261,918	\$242,462
Daytime Employment	13,611	56,446	13,465







Jinya Ramen Bar

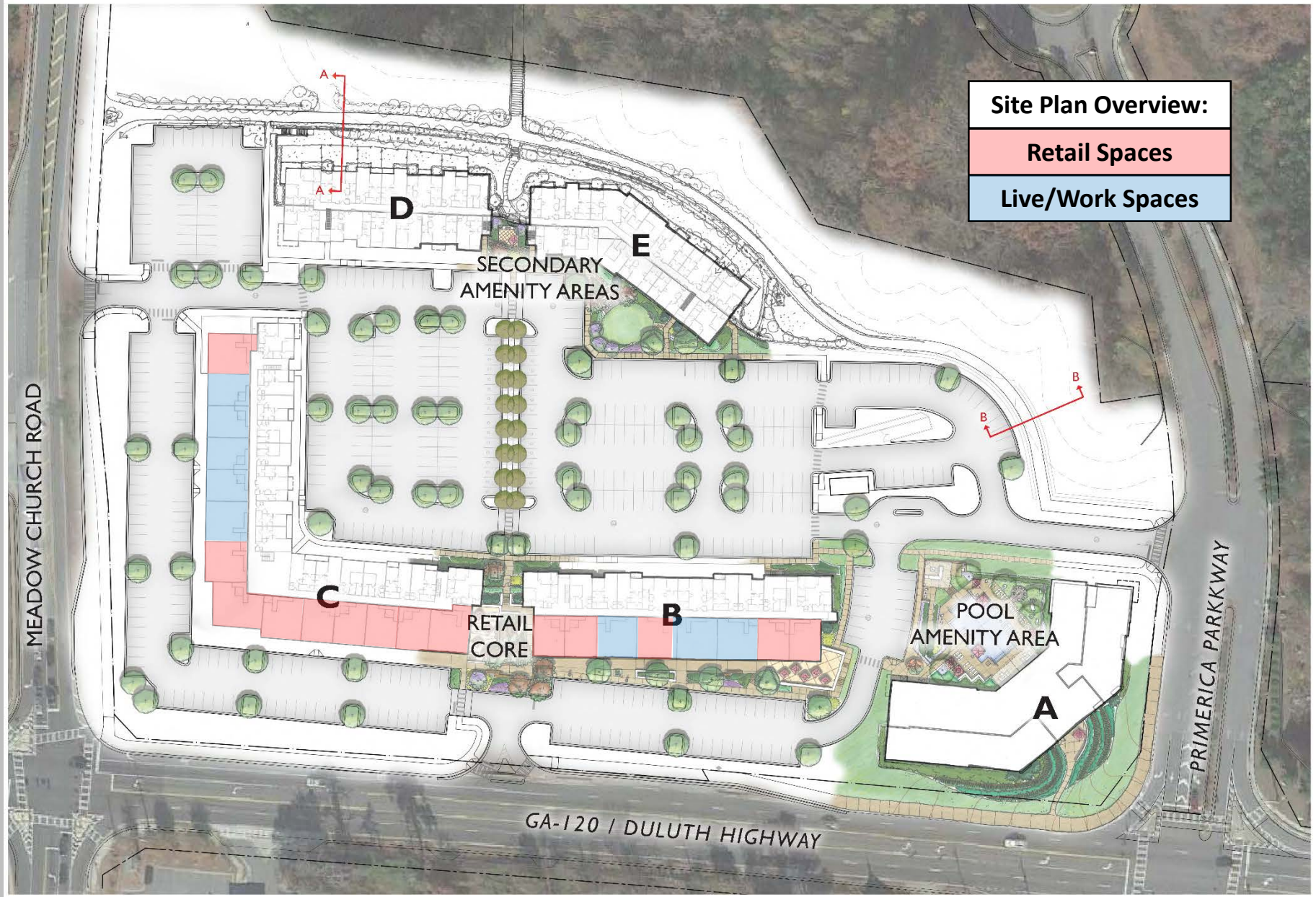


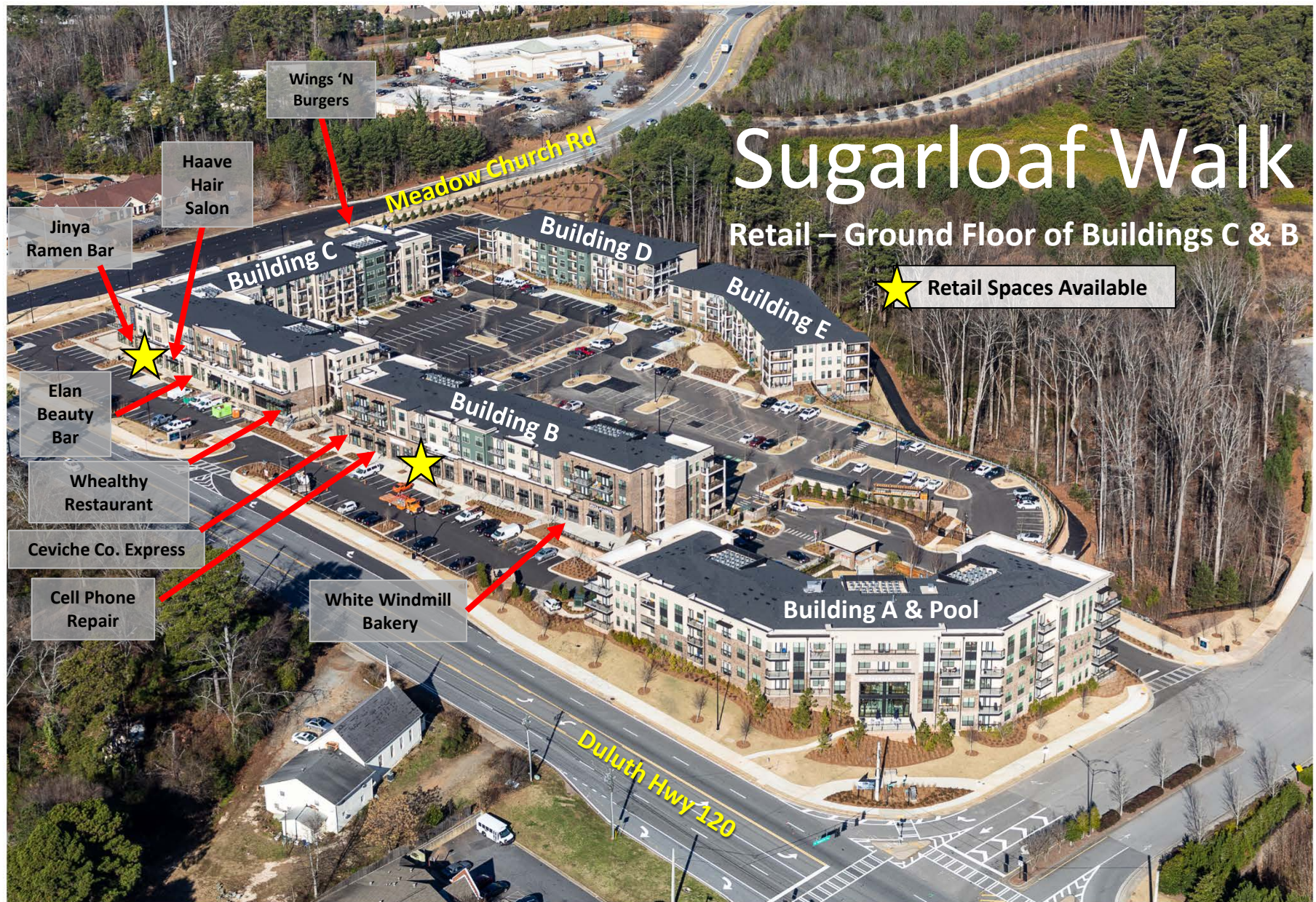


Elan Beauty Bar

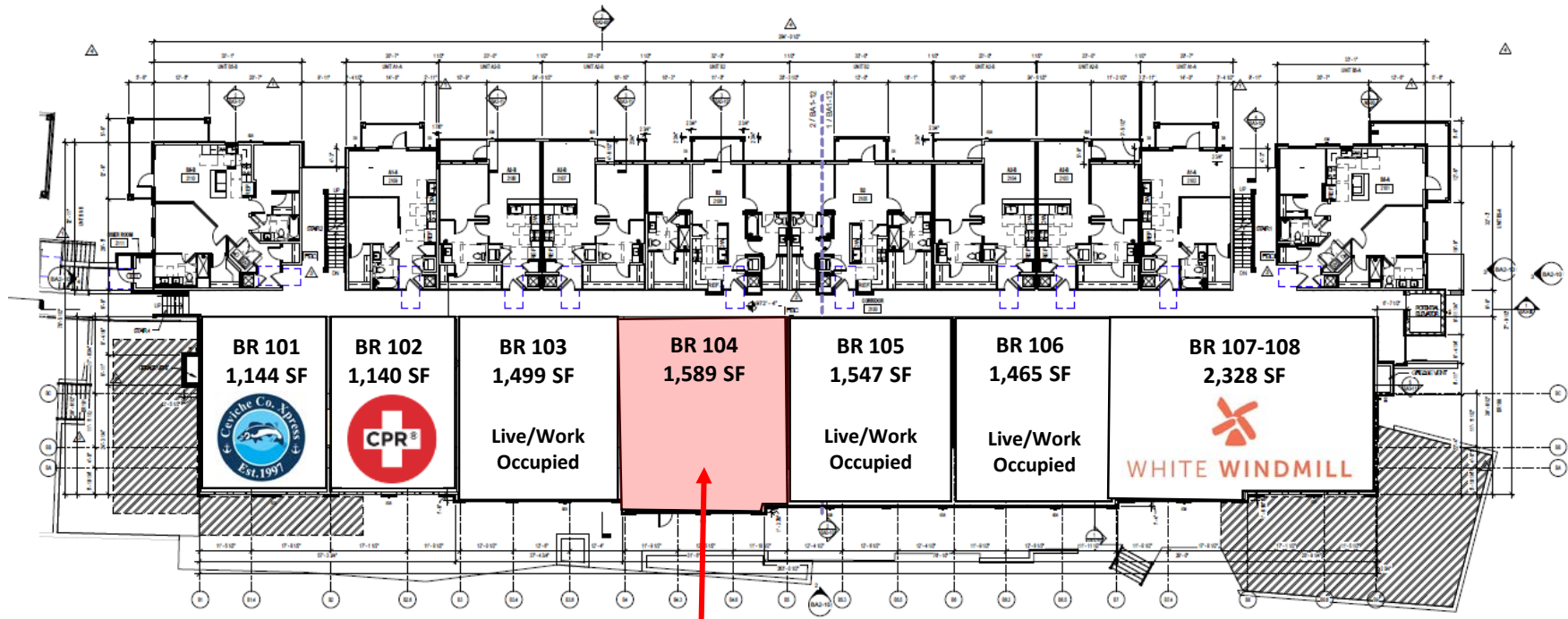


White Windmill Bakery





Building B Retail



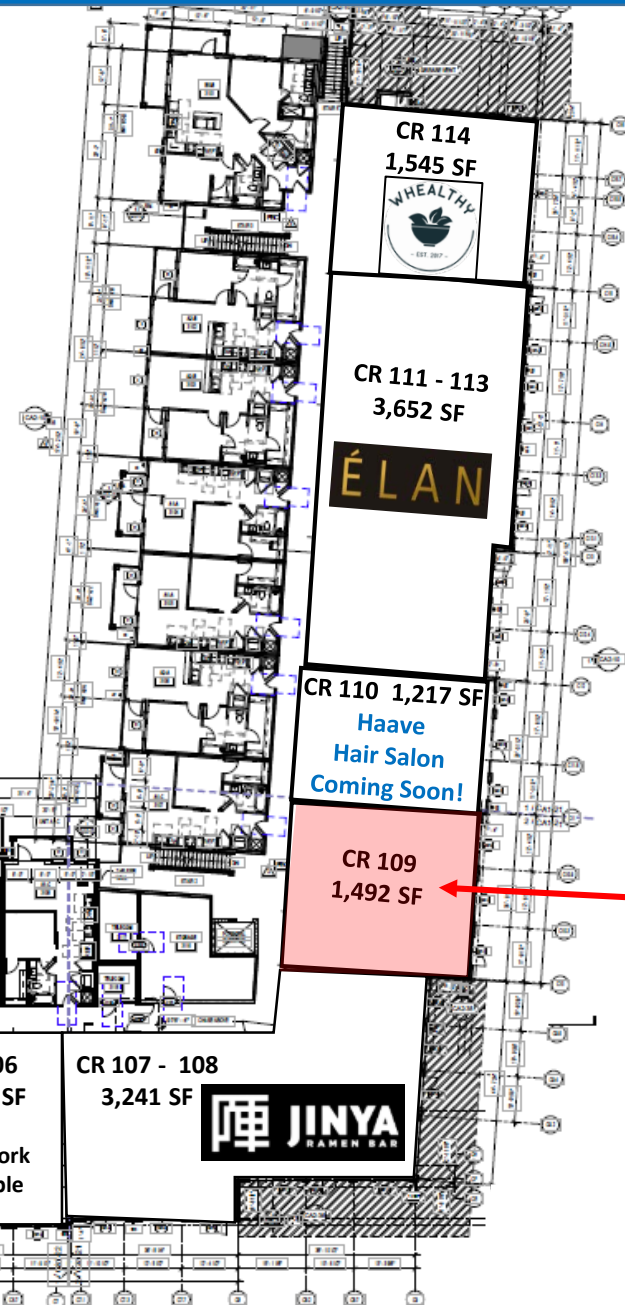
Retail
Available

Suite	Building B Tenants	SF
BR 101	Ceviche Co. Xpress Seafood	1,144
BR 102	CPR (Cell Phone Repair)	1,140
BR 103	Live/Work	1,499
BR 104	Available Retail	1,589
BR 105	Live/Work	1,547
BR 106	Live/Work	1,465
BR 107-108	White Windmill Bakery	2,328
	Building B - Total SF	10,712

Facing Duluth Highway 120

Suite	Building C Tenants	SF
CR 101	Wings 'N Burgers	1,496
CR 102	Live / Work	1,217
CR 103	Live / Work	1,140
CR 104	Live / Work	1,269
CR 105	Live / Work	1,269
CR 106	Live / Work	1,544
CR 107-108	Jinya Ramen Bar	3,241
CR 109	Available Retail	1,492
CR 110	Haave Hair Salon – Coming Soon!	1,217
CR111-113	Elan Beauty Bar (Nails/Lashes/Waxing)	3,652
CR 114	Whealhy Restaurant	1,545
Building C – Total SF		19,082

Building C Retail



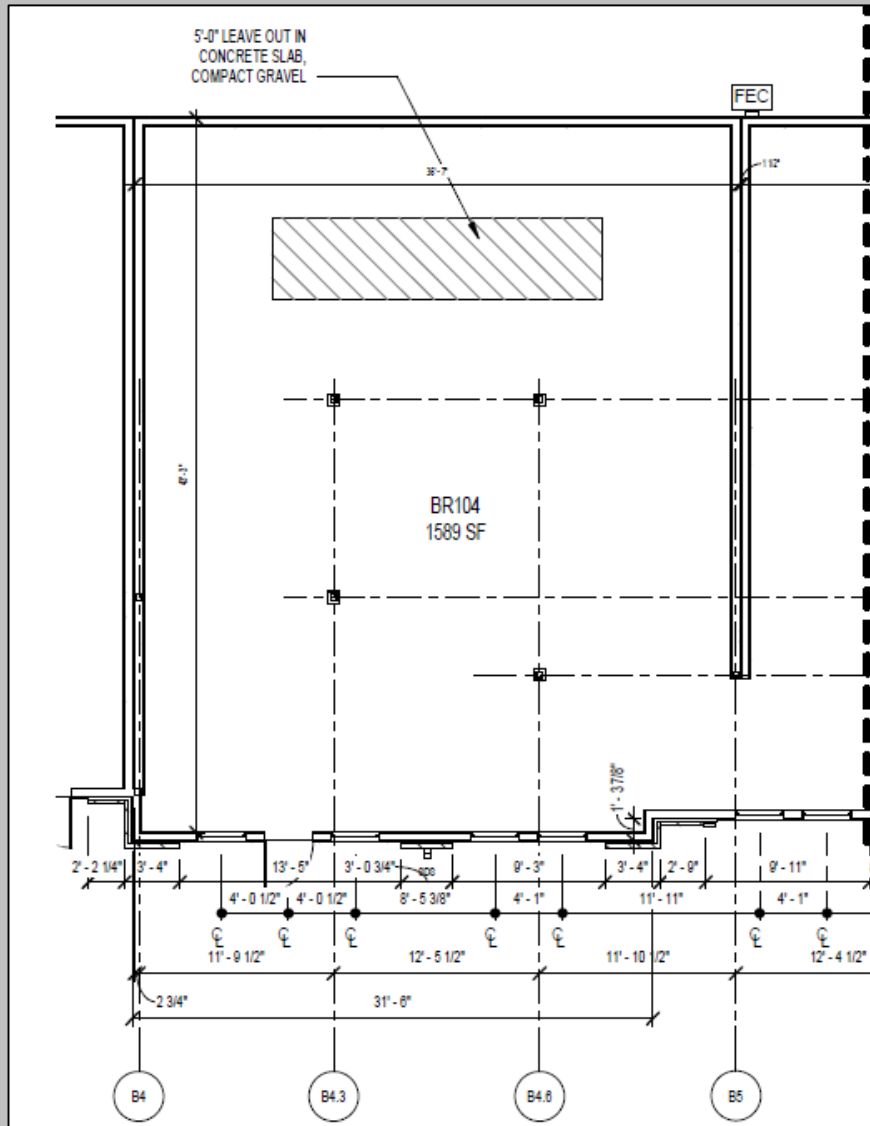
Facing Duluth Highway 120

Retail Available

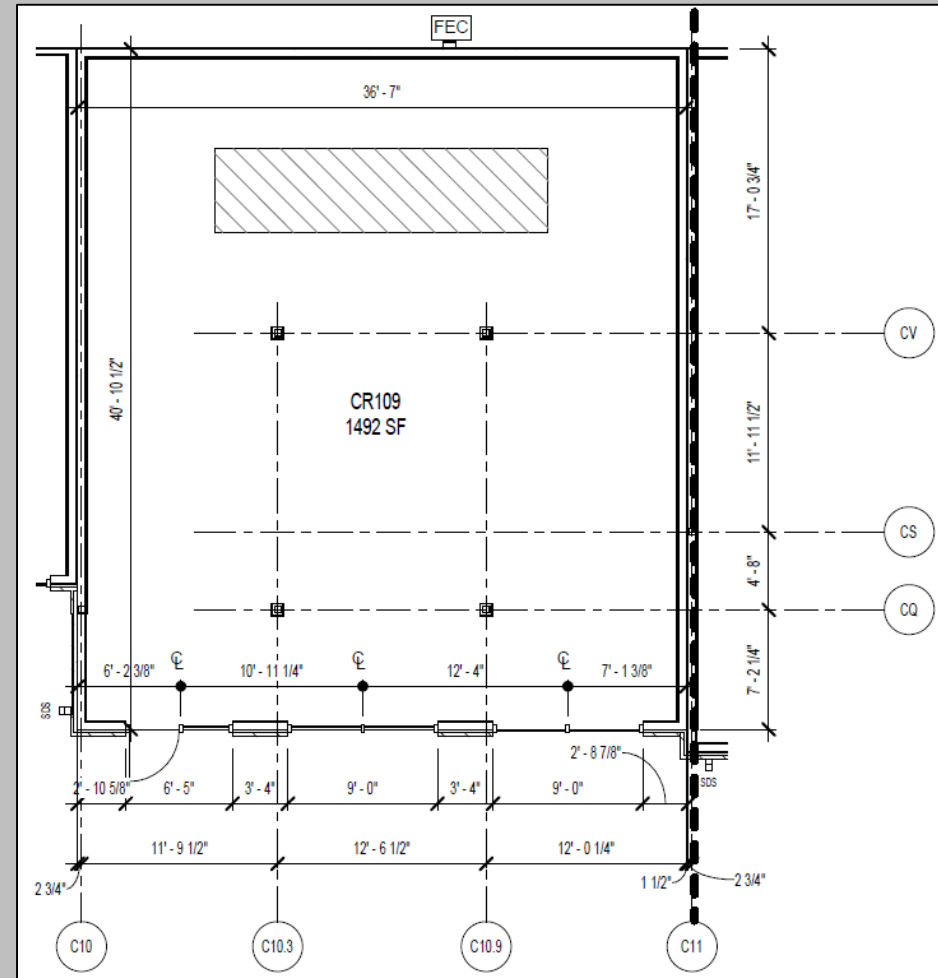
Facing Meadow Church Road



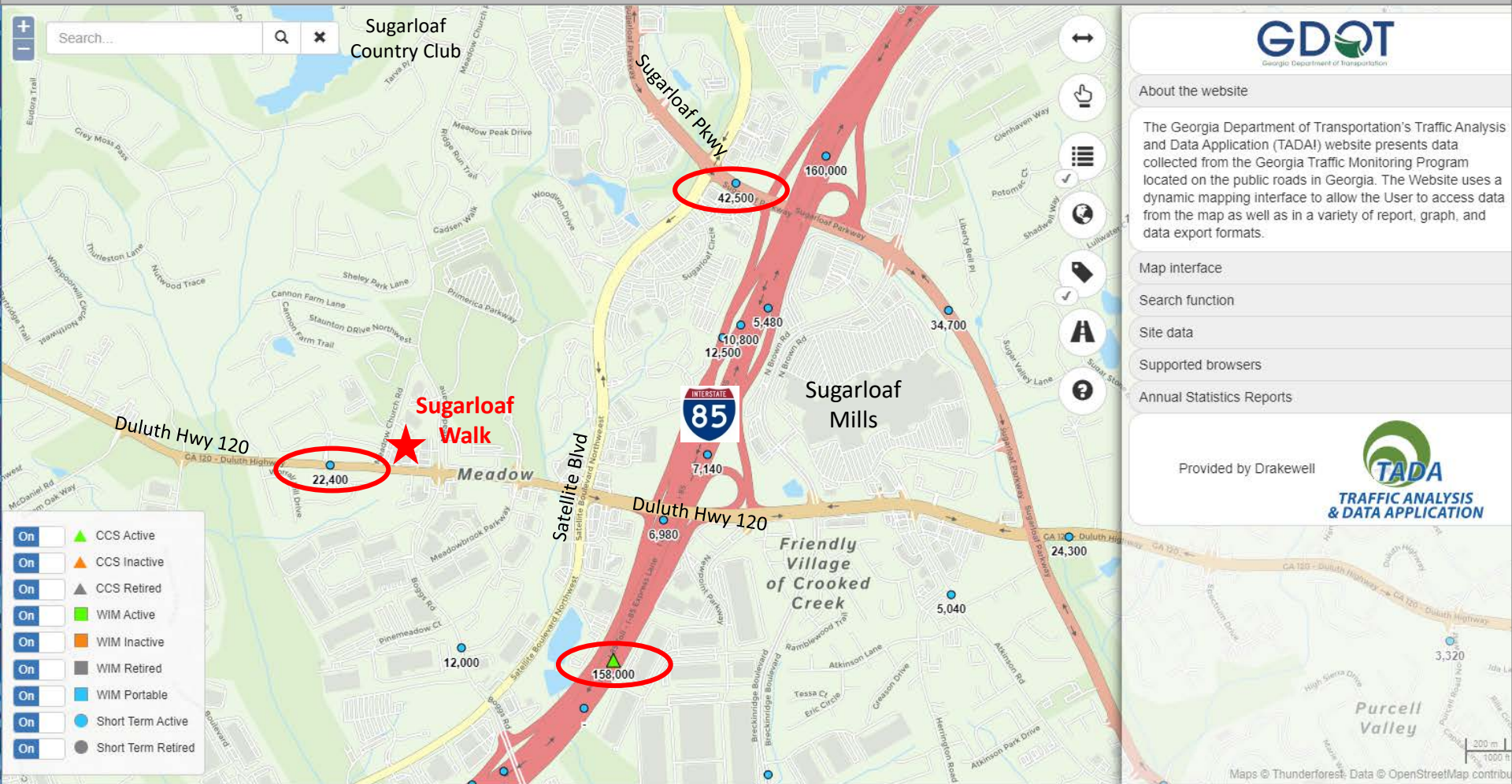
Building B: Available Retail Space BR-104




Building C: Available Retail Space CR-109







Demographic Summary Report

Sugarloaf Walk						
2200 Duluth Hwy, Duluth, GA 30097						
Building Type: Multi-Family						
Building Size: 354,000 SF						
# of Units: 302						
Avg Unit Size: 890 SF						
Radius	1 Mile	3 Mile	5 Mile			
Population						
2027 Projection	7,305	94,639	250,904			
2022 Estimate	6,931	89,356	237,771			
2010 Census	5,994	74,511	203,959			
Growth 2022 - 2027	5.40%	5.91%	5.52%			
Growth 2010 - 2022	15.63%	19.92%	16.58%			
2022 Population by Hispanic Origin	898	22,999	63,341			
2022 Population	6,931	89,356	237,771			
White	2,514 36.27%	38,594 43.19%	109,817 46.19%			
Black	1,720 24.82%	26,552 29.71%	69,100 29.06%			
Am. Indian & Alaskan	18 0.26%	717 0.80%	2,192 0.92%			
Asian	2,505 36.14%	20,813 23.29%	49,083 20.64%			
Hawaiian & Pacific Island	4 0.06%	124 0.14%	267 0.11%			
Other	171 2.47%	2,556 2.86%	7,313 3.08%			
U.S. Armed Forces	4	34	97			
Households						
2027 Projection	2,691	33,136	87,218			
2022 Estimate	2,556	31,346	82,798			
2010 Census	2,216	26,369	71,566			
Growth 2022 - 2027	5.28%	5.71%	5.34%			
Growth 2010 - 2022	15.34%	18.87%	15.69%			
Owner Occupied	1,263 49.41%	16,739 53.40%	48,210 58.23%			
Renter Occupied	1,292 50.55%	14,607 46.60%	34,588 41.77%			
2022 Households by HH Income	2,557	31,345	82,799			
Income: <\$25,000	360 14.08%	4,826 15.40%	11,969 14.46%			
Income: \$25,000 - \$50,000	472 18.46%	7,377 23.53%	19,224 23.22%			
Income: \$50,000 - \$75,000	287 11.22%	6,158 19.65%	17,232 20.81%			
Income: \$75,000 - \$100,000	186 7.27%	3,888 12.40%	10,882 13.14%			
Income: \$100,000 - \$125,000	263 10.29%	2,842 9.07%	8,161 9.86%			
Income: \$125,000 - \$150,000	208 8.13%	1,593 5.08%	4,676 5.65%			
Income: \$150,000 - \$200,000	237 9.27%	2,126 6.78%	5,148 6.22%			
Income: \$200,000+	544 21.27%	2,535 8.09%	5,507 6.65%			
2022 Avg Household Income	\$127,208	\$88,684	\$85,880			
2022 Med Household Income	\$96,437	\$65,551	\$65,647			

Daytime Employment									
Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	12,462	539	23	50,024	4,005	12	98,781	9,600	10
Trade Transportation & Utilit...	977	70	14	11,821	808	15	24,562	1,768	14
Information	214	17	13	2,082	135	15	3,486	270	13
Financial Activities	3,197	113	28	7,500	693	11	11,083	1,319	8
Professional & Business Se...	6,489	130	50	11,381	748	15	18,643	1,616	12
Education & Health Services	394	100	4	5,474	702	8	20,507	2,643	8
Leisure & Hospitality	868	51	17	7,207	480	15	13,064	950	14
Other Services	296	56	5	4,335	426	10	6,940	997	7
Public Administration	27	2	14	224	13	17	496	37	13
Goods-Producing Industries	1,149	54	21	6,422	398	16	14,684	1,093	13
Natural Resources & Mining	2	1	2	23	4	6	74	8	9
Construction	316	23	14	2,051	242	8	4,984	699	7
Manufacturing	831	30	28	4,348	152	29	9,626	386	25
Total	13,611	593	23	56,446	4,403	13	113,465	10,693	11