

SUGARLOAF WALK RETAIL

2200 DULUTH HIGHWAY, DULUTH, GA 30097



PROPERTY DETAILS

- Beautiful new construction located within Legacy Park, mixed-use SUGARLOAF WALK includes almost 30,000 SF of retail along with 302 apartment units having an estimated 800 residents onsite
- Primerica, Inc. (NYSE: PRI) corporate HQ is also within Legacy Park and employs 1,700 people; the new North American HQ for Boehringer Ingelheim Animal Health is coming soon adjacent to the property
- Within walking distance to the Gas South District and Arena which draws over 1.1 million visitors per year
- Sugarloaf Country Club less than a mile away has 825 homes valued from \$600,000 to \$4,000,000
- Strong demographics include Daytime Employment within 3 miles of 56,446 people
- Excellent ingress & egress on Duluth Highway and Meadow Church Road; easy access to Exit 107 on I-85 which averages 158,000 vehicles per day

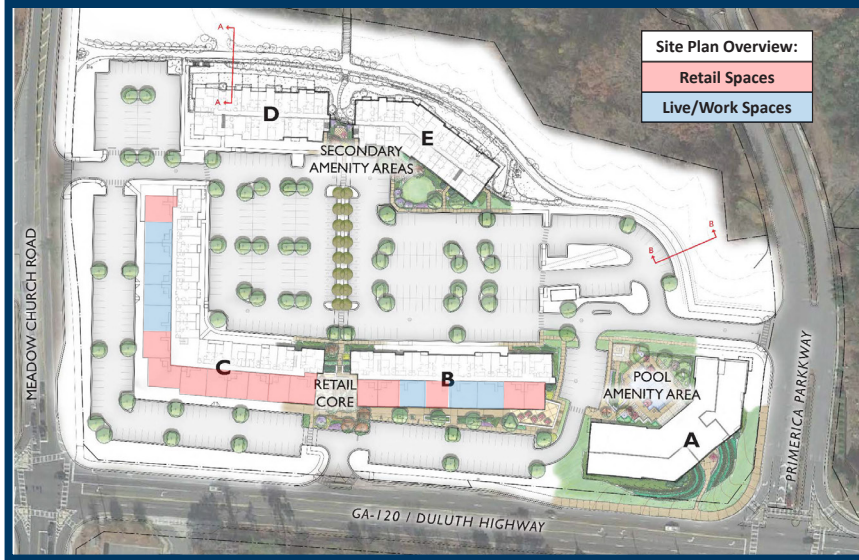


BRAND
Real Estate Services

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770.476.4801

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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

GPS COORDINATES

Lat. 33.9780934 Long. -84.1002383



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