

BEXLEY SUGARLOAF: RESTAURANT & RETAIL SPACES

1290 OLD PEACHTREE ROAD NW, DULUTH, GA 30097

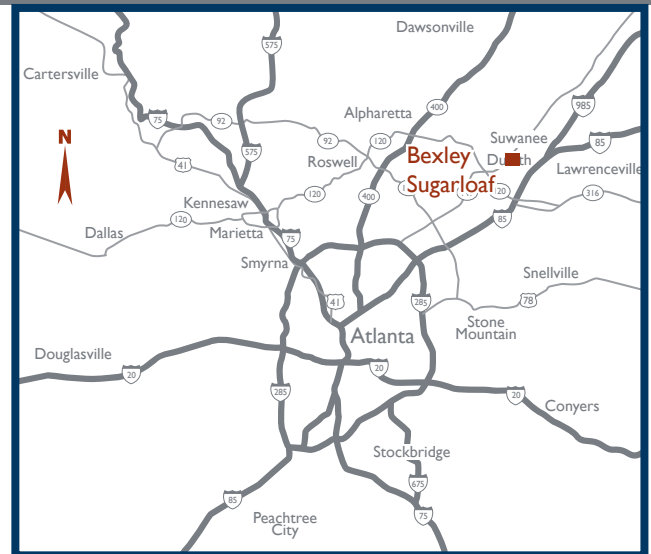


100%
Leased!



PROPERTY DETAILS

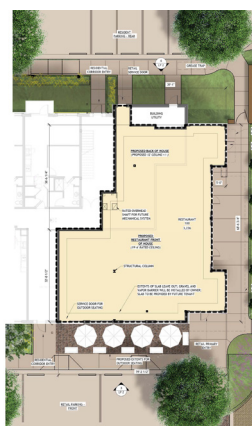
- Bexley Sugarloaf Live-Work-Play has 390 luxury apartments along with over 13,000 SF of retail and restaurant space onsite.
- Located in the prestigious Sugarloaf Corridor within two miles of the Gas South District & Arena, Gwinnett Chamber of Commerce, two Fortune 500 North American HQ (Primerica and Asbury Automotive Group), and numerous office parks. Area retail options include Publix, Kroger, and Assi centers, Sugarloaf Mills, many restaurants, hotels and banks.
- Affluent and dense Suwanee demographics boast 69,000 residents within 3 miles with average HH Income of \$112,000; Within 2 miles of Sugarloaf Country Club with almost 1,000 homes valued from \$600,000 to \$4,000,000.
- 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



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1290 OLD PEACHTREE ROAD NW, DULUTH, GA 30097



Building 100



Building 200



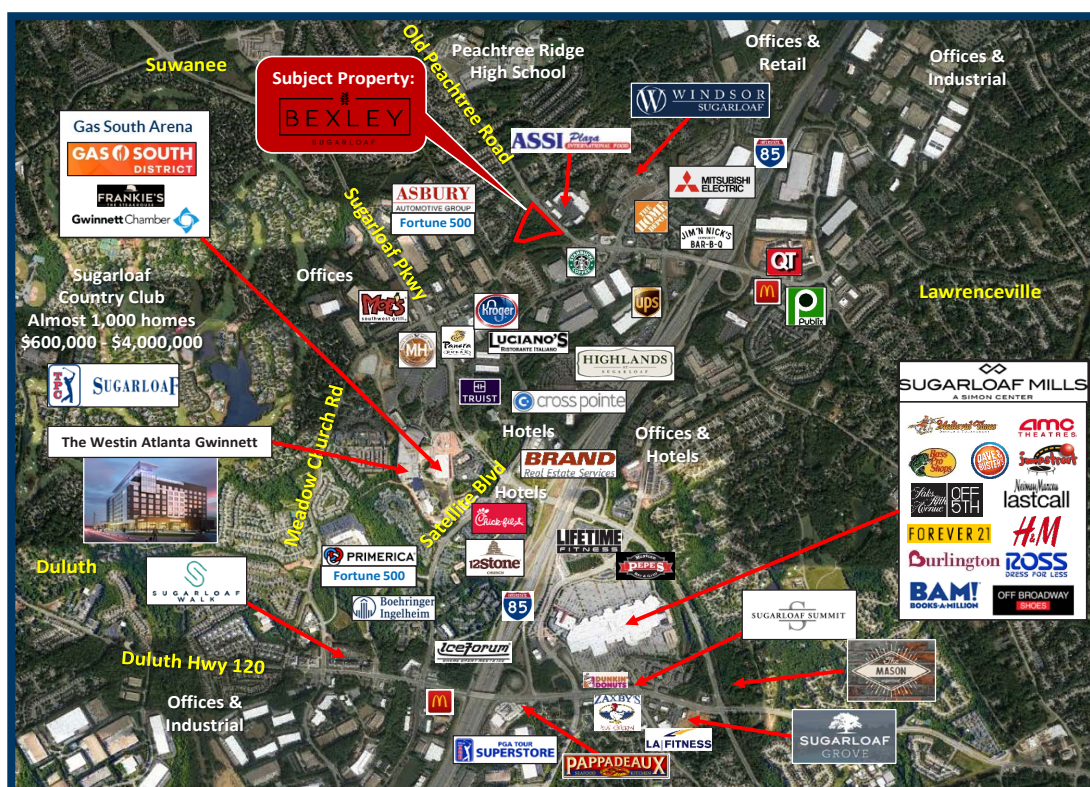
Building 500

Suite	Tenant	SF
R101	Taqueria 52 Mexican Restaurant	
	With Sunny Ice Cream	3,236
R201	Hop Haven Asian Restaurant	
	& 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	<u>3,067</u>
	Total Square Feet	13,244

Lat. 34.003318 Long. -84.0876257

	1 mile	3 miles	5 miles
Population	7,941	69,407	215,768
Average HH Income	\$124,170	\$112,212	\$97,999
Education beyond HS	81.45%	77.25%	72.23%
Daytime Employment	10,165	45,442	108,726

Old Peachtree (East)	21,500 VPD
Old Peachtree (West)	12,300 VPD
I-85 near Old Peachtree	178,000 VPD



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