

CONSTELLATION PARK

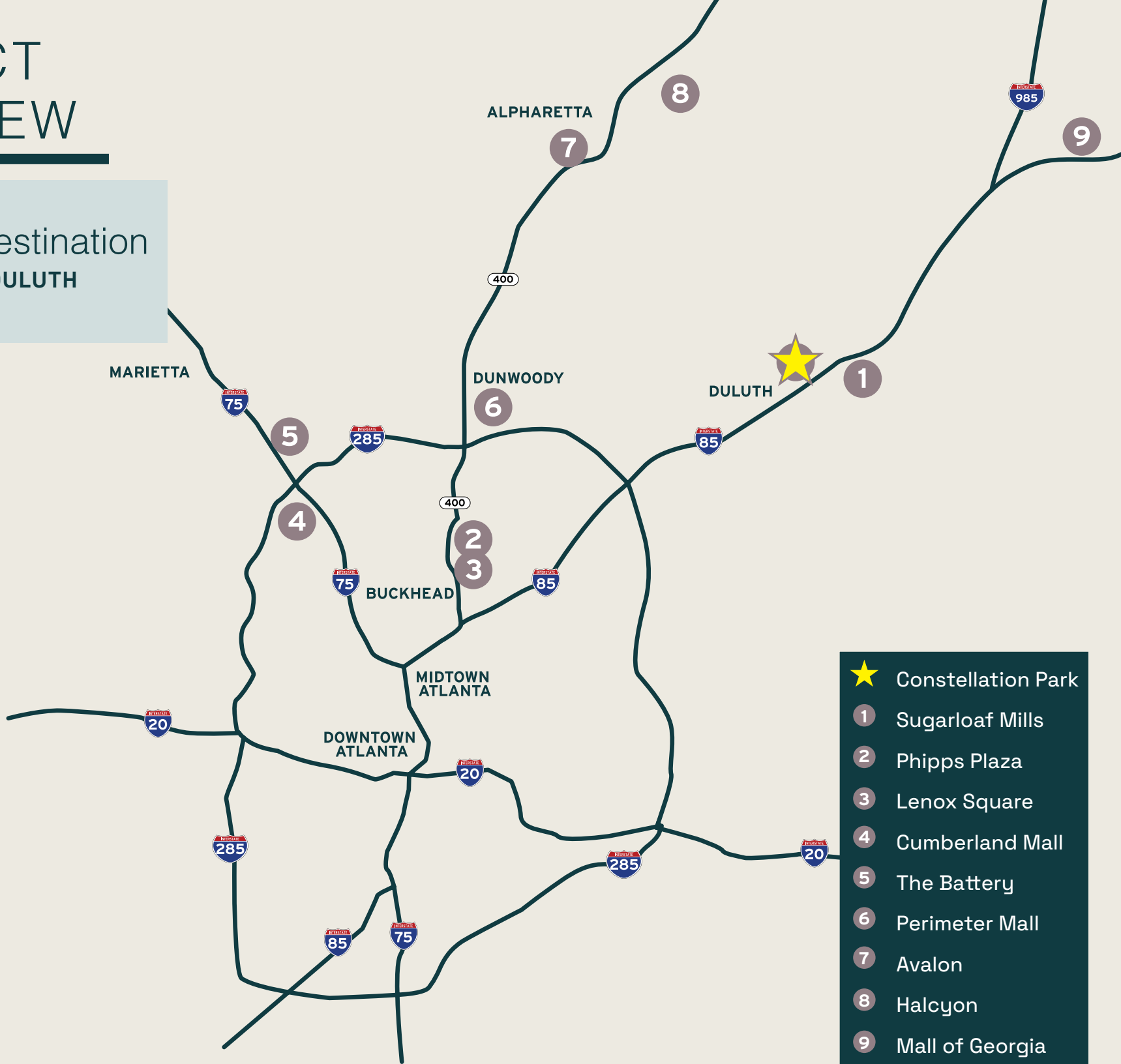


PROJECT OVERVIEW

Brand New
Mixed-Use Destination

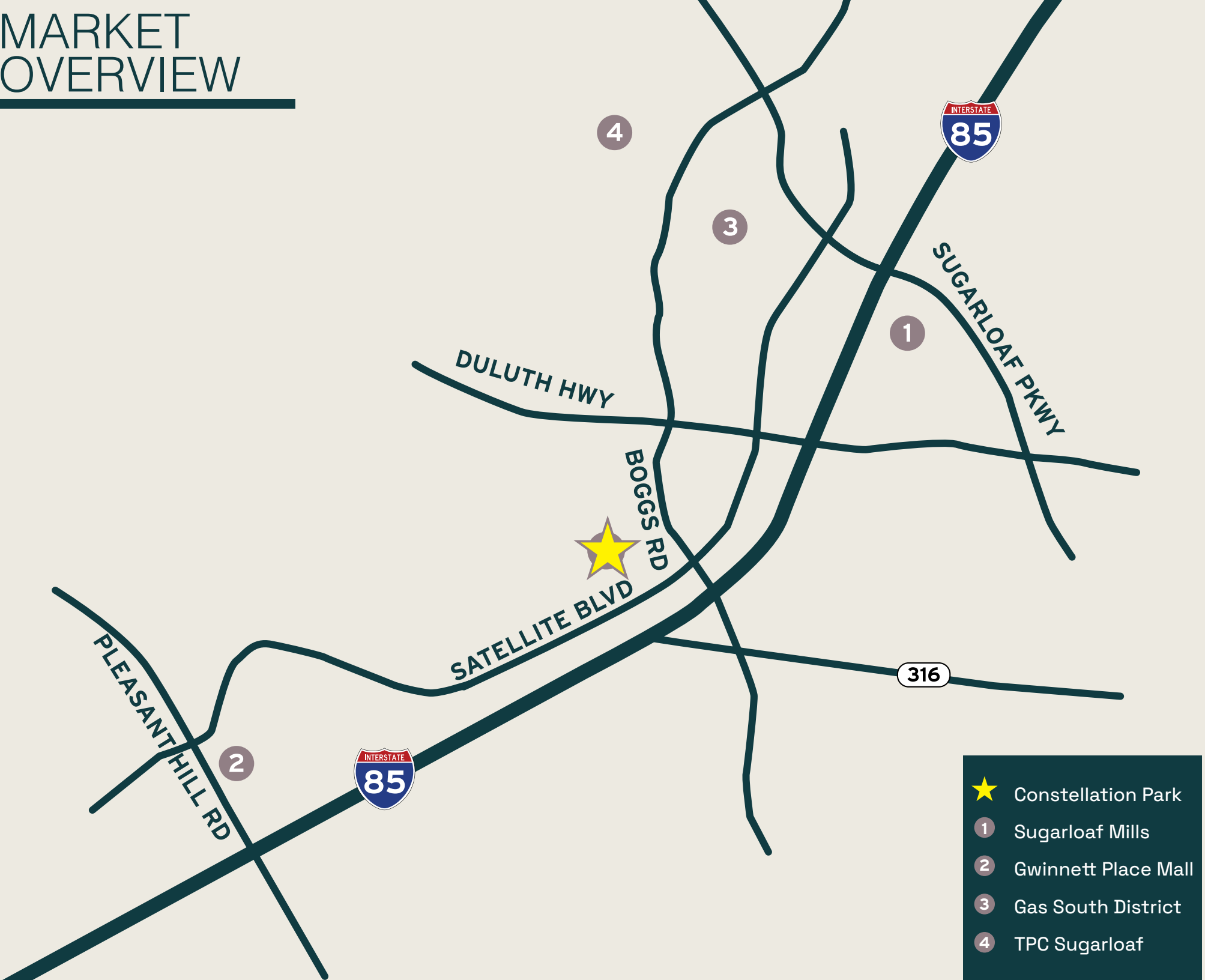
COMING SOON TO DULUTH

2651 Satellite Blvd
Duluth, GA 30096



- ★ Constellation Park
- 1 Sugarloaf Mills
- 2 Phipps Plaza
- 3 Lenox Square
- 4 Cumberland Mall
- 5 The Battery
- 6 Perimeter Mall
- 7 Avalon
- 8 Halcyon
- 9 Mall of Georgia

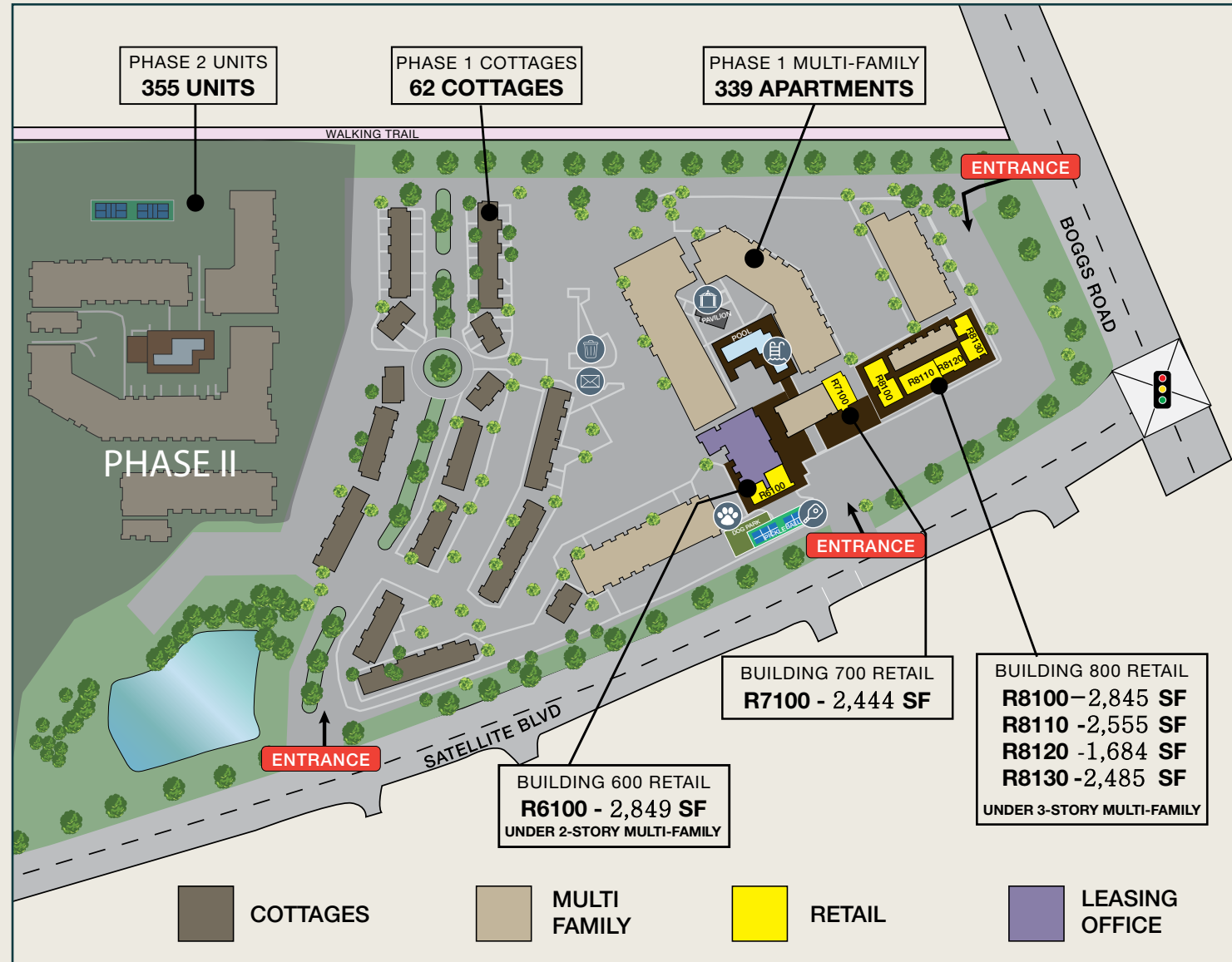
MARKET OVERVIEW






-  Constellation Park
-  Sugarloaf Mills
-  Gwinnett Place Mall
-  Gas South District
-  TPC Sugarloaf

DEVELOPMENT OVERVIEW

- **40 AC MIXED USE DEVELOPMENT** within the affluent and thriving Sugarloaf neighborhood of Gwinnett County
- **PHASE 1 INCLUDES**
 - › 14,862 SF of retail DELIVERY: Q2 2025
 - › **339 Multi-Family Units** STAGGERED DELIVERY: Q1-Q4 2025
 - › **62 Rental Cottages** DELIVERY: Q2 2025
- **PHASE 2 WILL INCLUDE 355 ADDITIONAL MULTI-FAMILY UNITS**
- **MULTI-USE TRAILS** that connect to the Gwinnett County Trail Network



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 Total Population	100,904	249,914	456,550
 Daytime Population	125,347	263,818	483,217
 Avg. Household Income	\$97,504	\$102,892	\$117,118

RETAIL OFFERING

PICKLEALL



RETAIL



MULTI-FAMILY

ENTRANCE

BLDG. 9

BOGGS ROAD

BLDG. 6

BLDG. 7
LEASING OFFICE

R7100

BLDG. 8

R8100

R8110

R8120

R8130

RETAIL PLAZA

R6100

BUILDING 600

R6100 - 2,849 SF
DELIVERING Q2 2025

UNDER 2 LEVELS OF MULTI-FAMILY

ENTRANCE

BUILDING 700

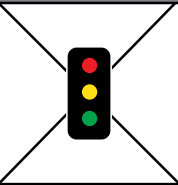
R7100 - 2,444 SF
DELIVERING Q1 2025

BUILDING 800

R8100 - 2,845 SF
R8110 - 2,555 SF
R8120 - 1,684 SF
R8130 - 2,485 SF
DELIVERING Q2 2025

UNDER 3 LEVELS OF MULTI-FAMILY

SATELLITE BLVD



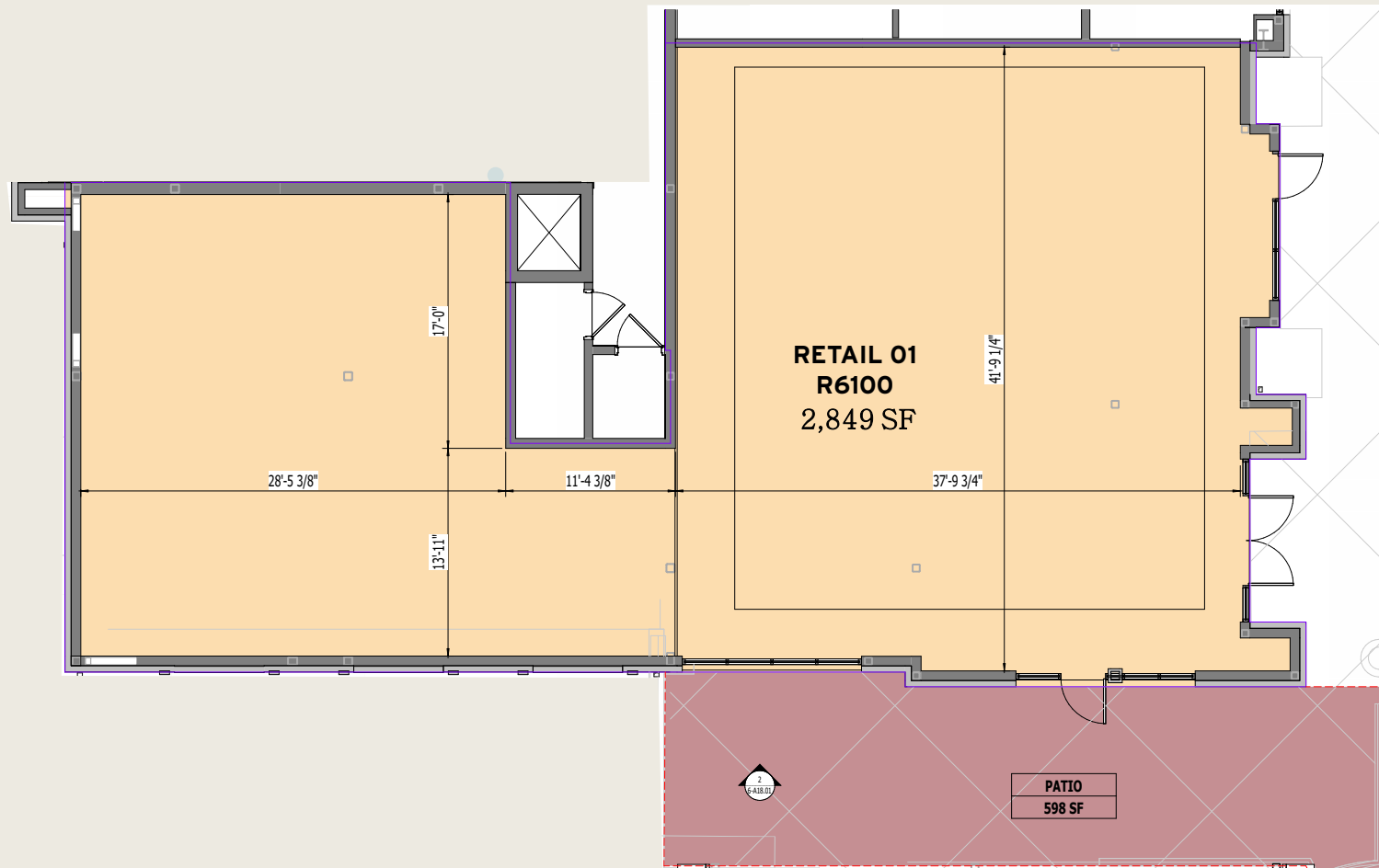
BUILDING 600



R6100 - 2,849 SF

DELIVERING Q2 2025

BUILDING 600



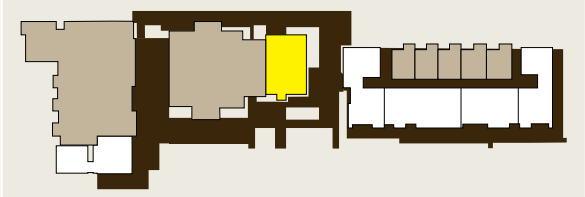
BUILDING 700



R7100 - 2,444 SF

DELIVERING Q1 2025

BUILDING 700



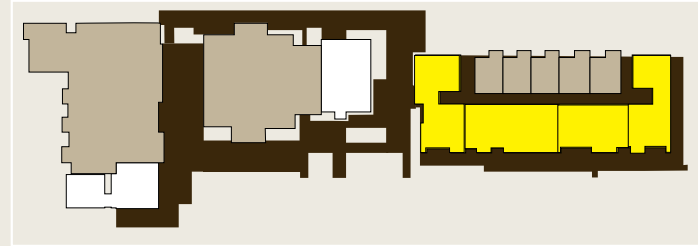
BUILDING 800



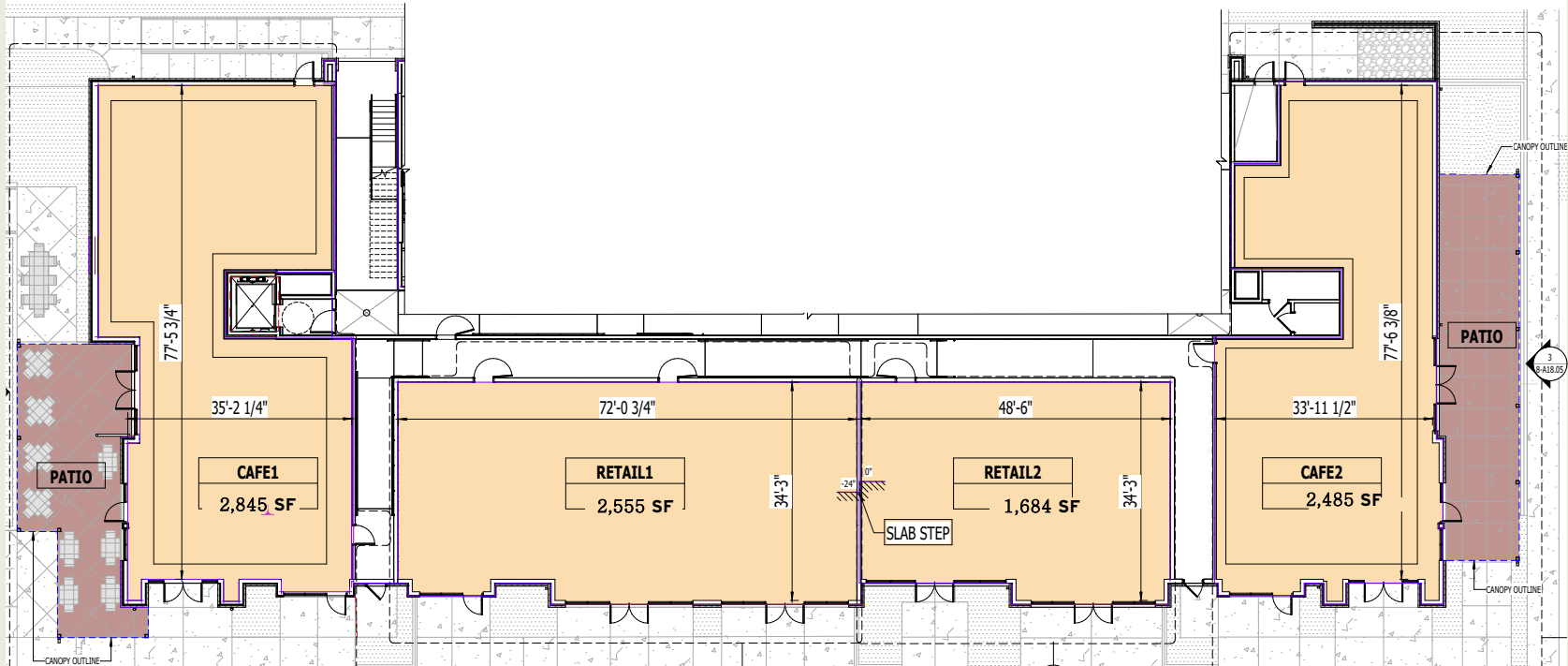
R8100 - R8130

DELIVERING Q2 2025

BUILDING 800



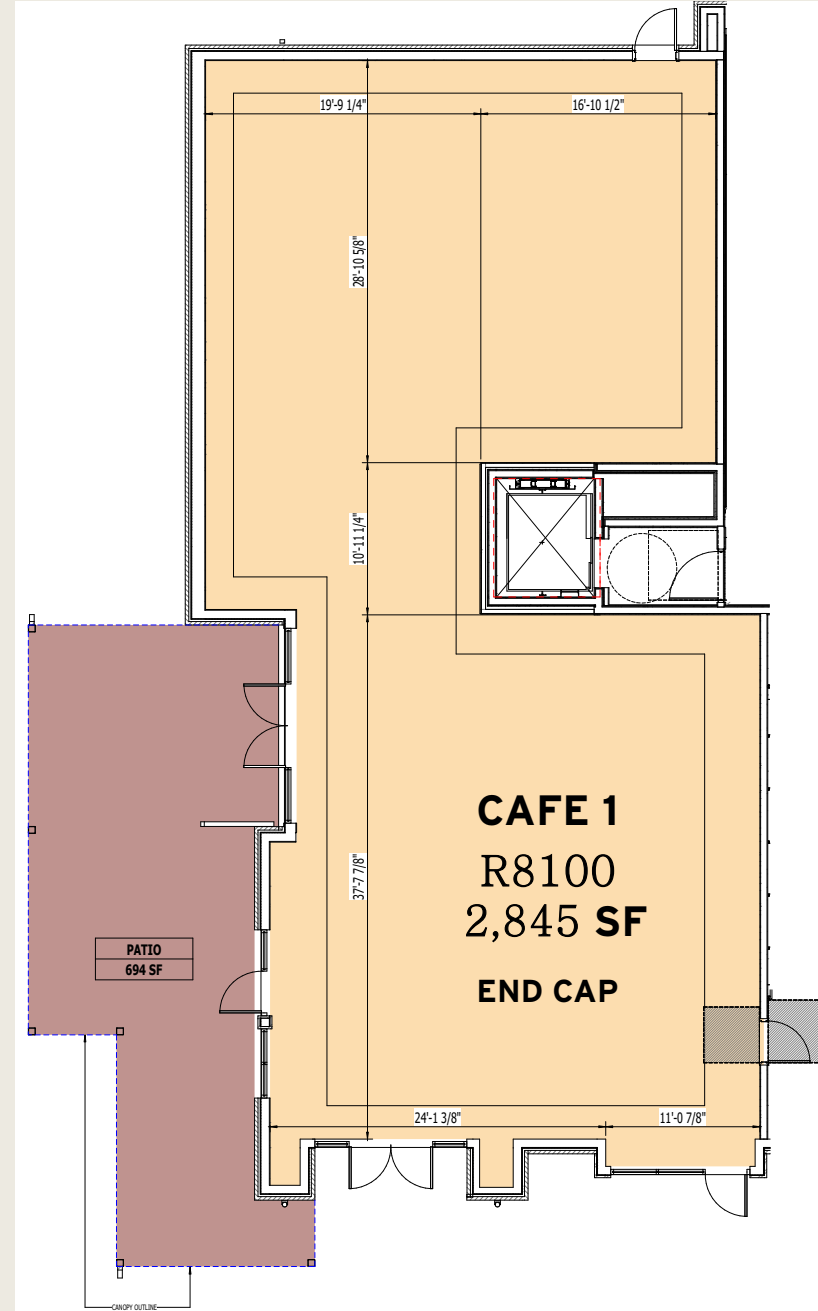
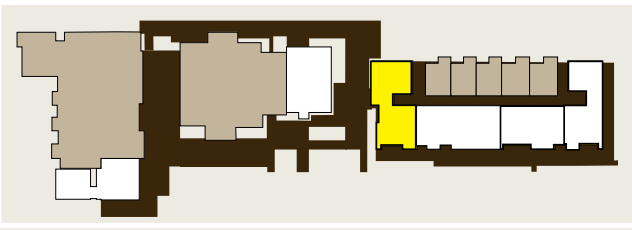
2 BUILDING 8000 REFERENCE ELEVATION
3/32" = 1'-0"



R8100 - 2,845 SF

DELIVERING Q2 2025

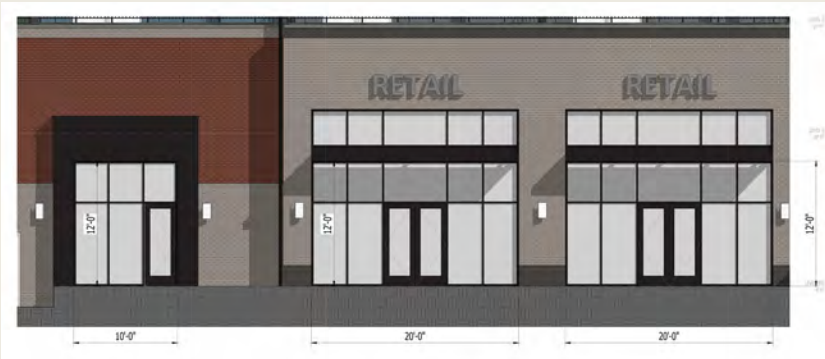
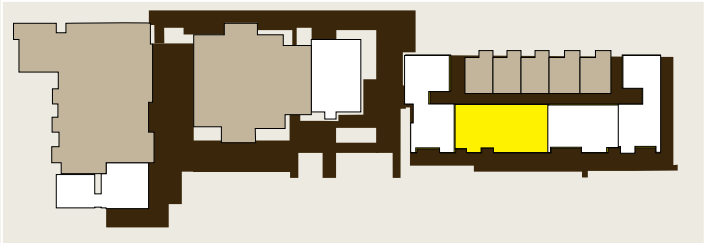
BUILDING 800



R8110 - 2,555 SF

DELIVERING Q2 2025

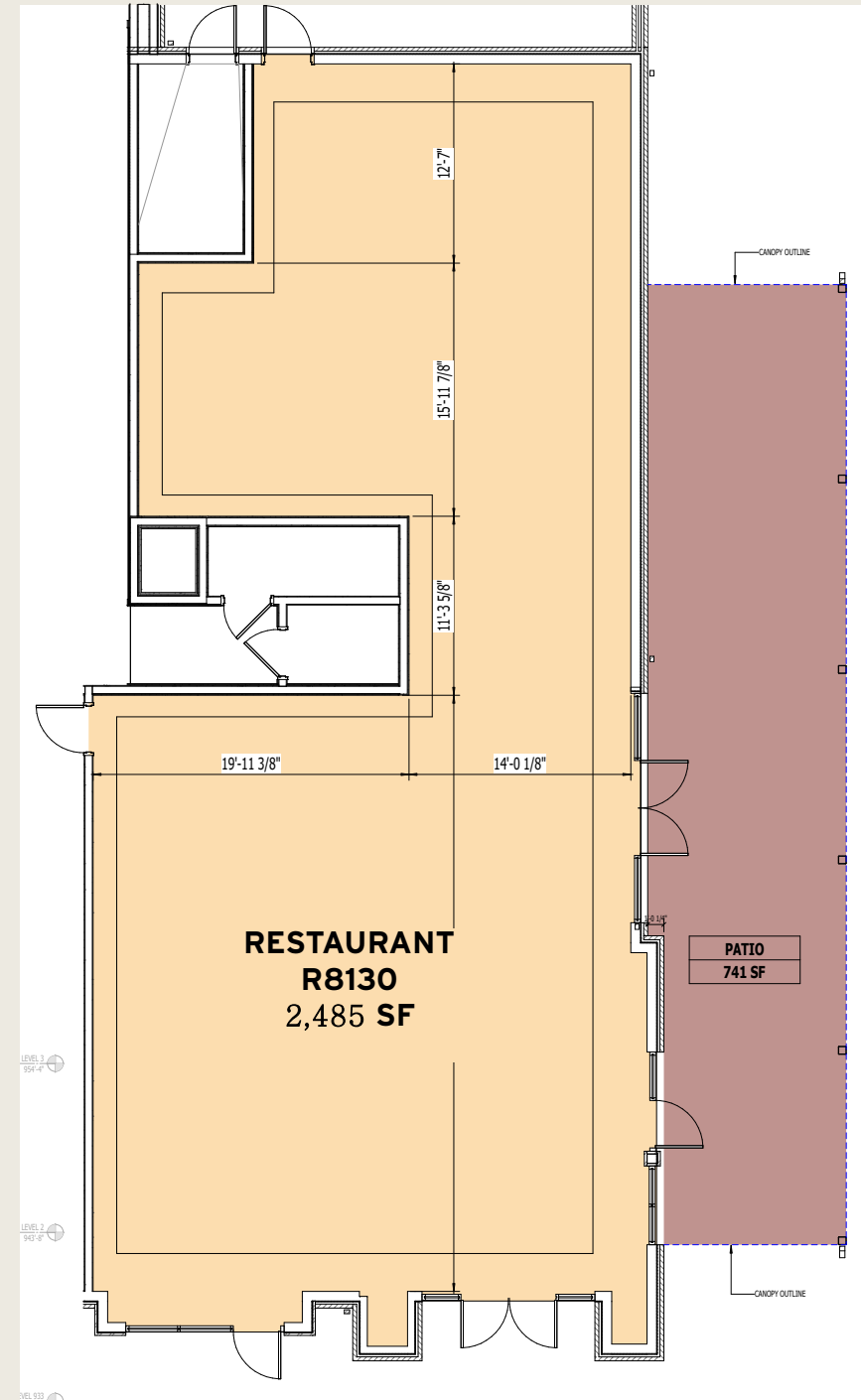
BUILDING 800



R8130 - 2,485 SF

DELIVERING Q2 2025

BUILDING 800



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CONSTELLATION
PARK

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