

# CONSTELLATION PARK

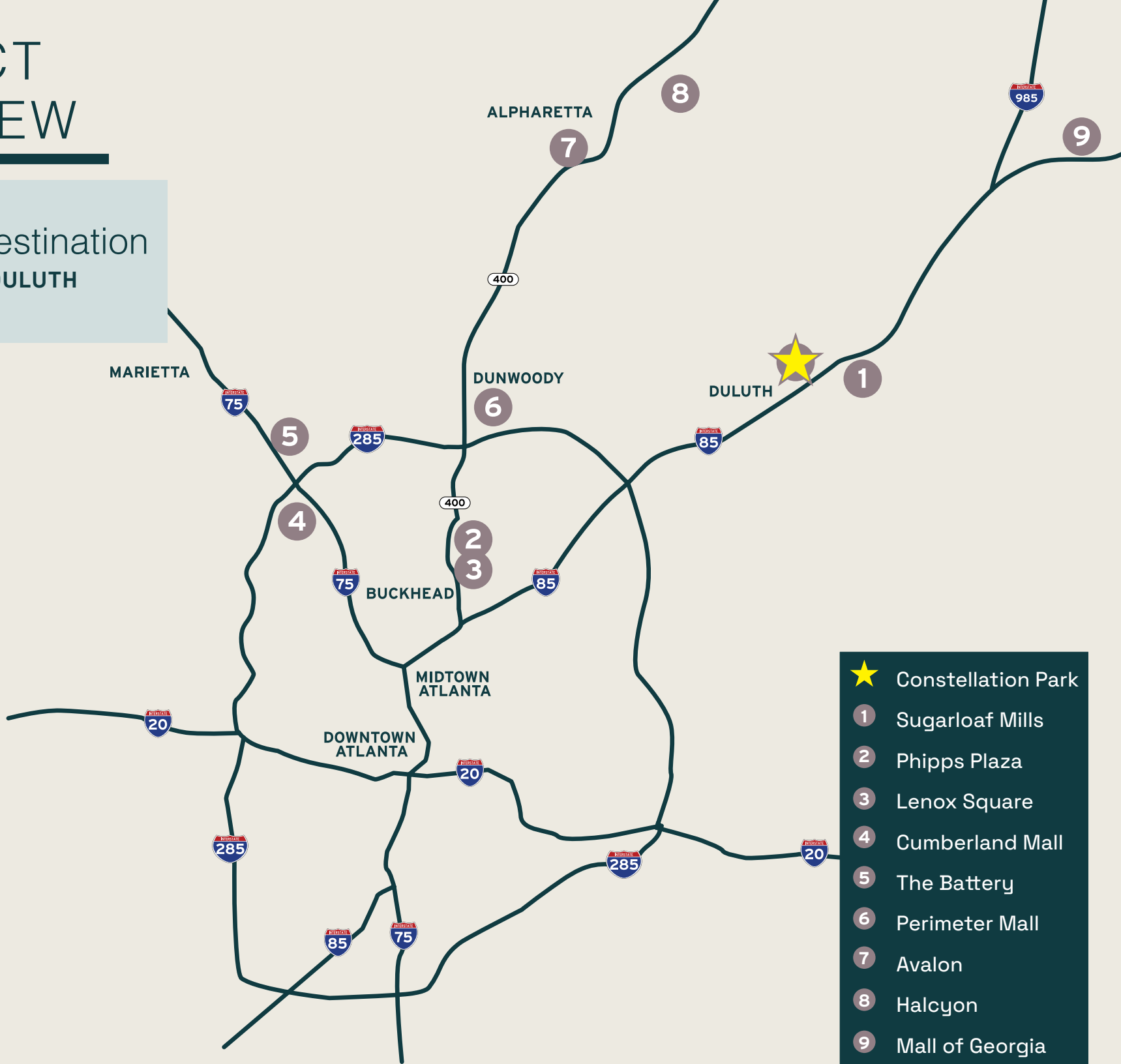


# PROJECT OVERVIEW

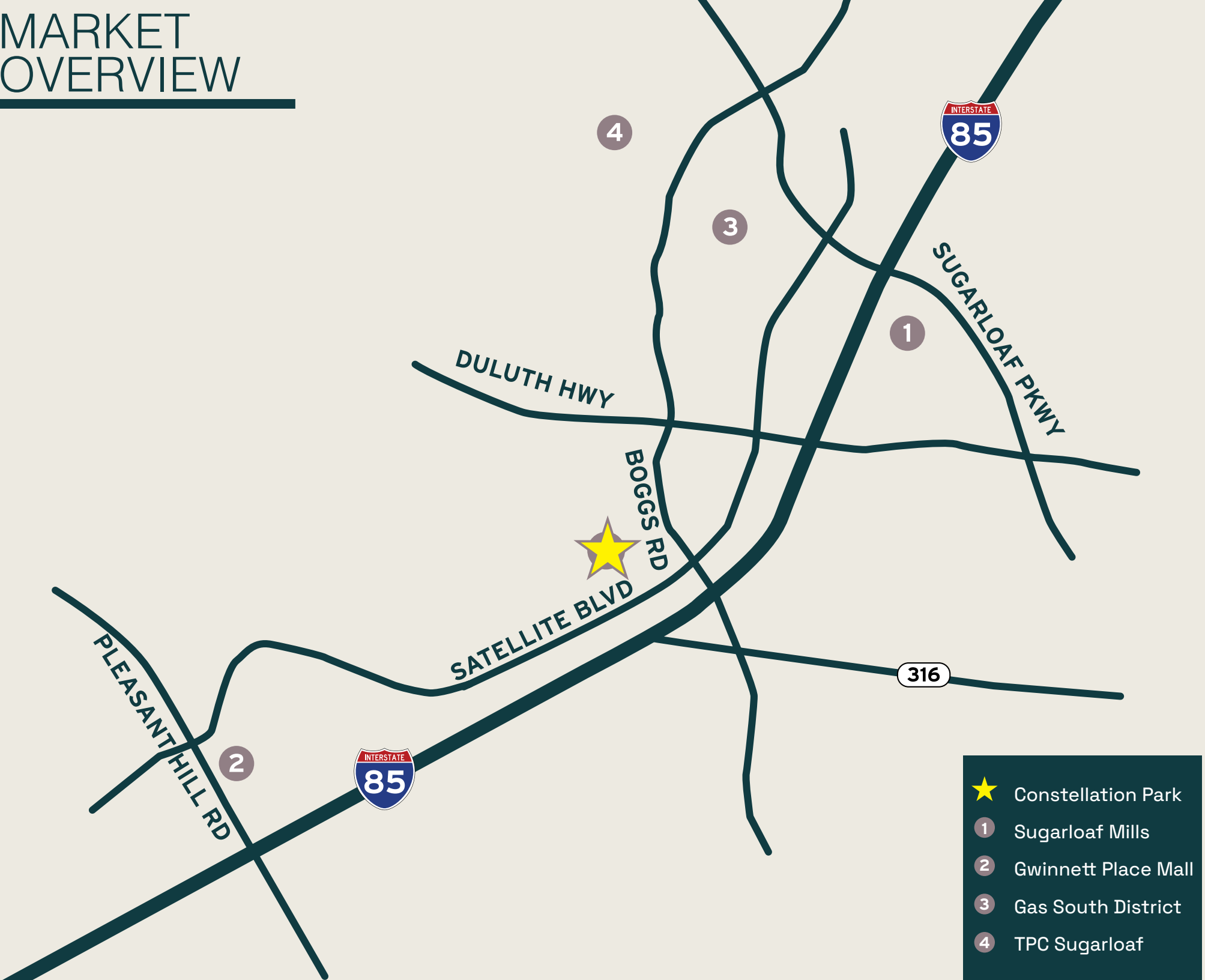
Brand New  
Mixed-Use Destination

**COMING SOON TO DULUTH**

2651 Satellite Blvd  
Duluth, GA 30096



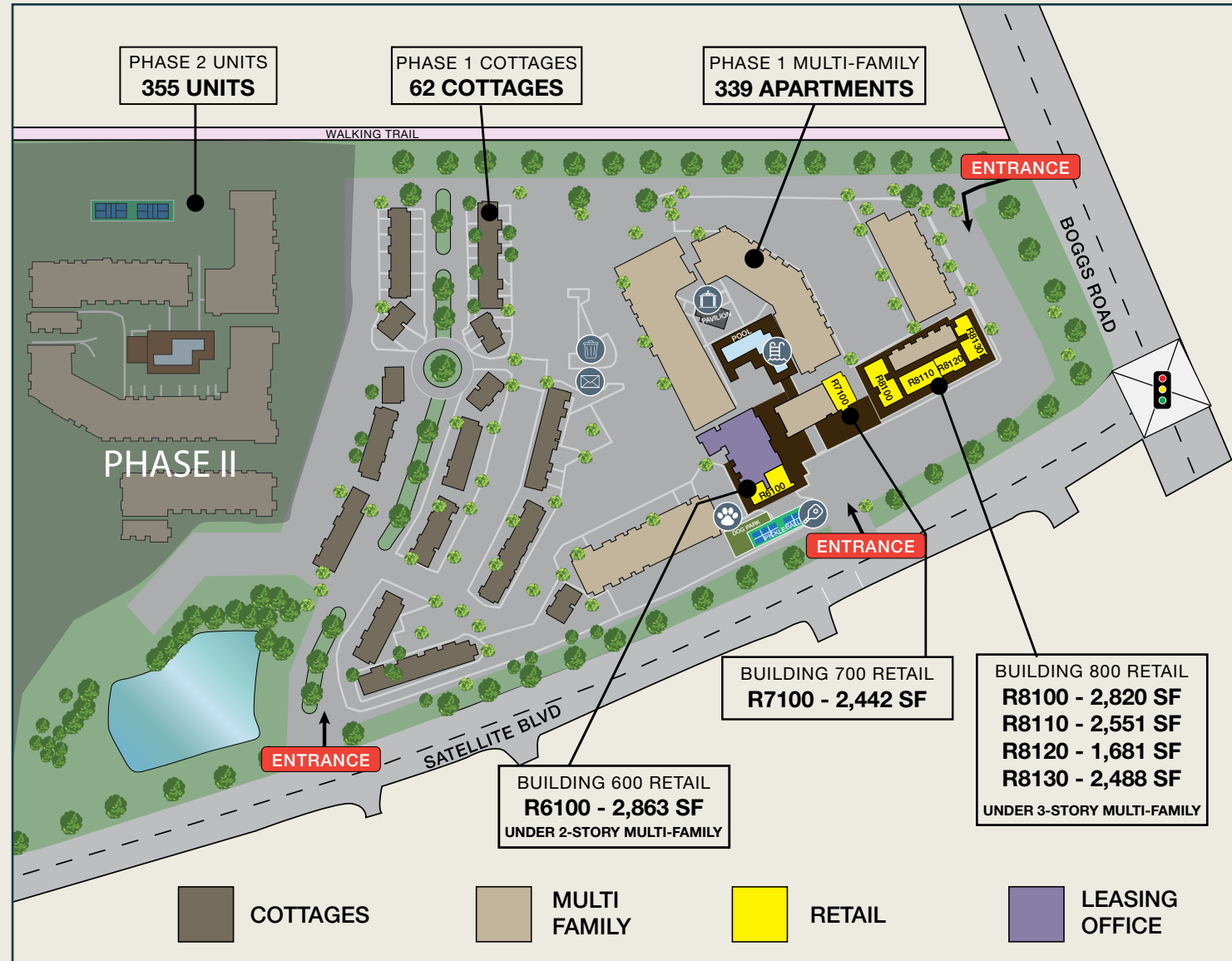
# MARKET OVERVIEW






-  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**
  - › 14,845 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	<b>100,904</b>	249,914	456,550
 Daytime Population	<b>125,347</b>	263,818	483,217
 Avg. Household Income	<b>\$97,504</b>	\$102,892	\$117,118

# RETAIL OFFERING



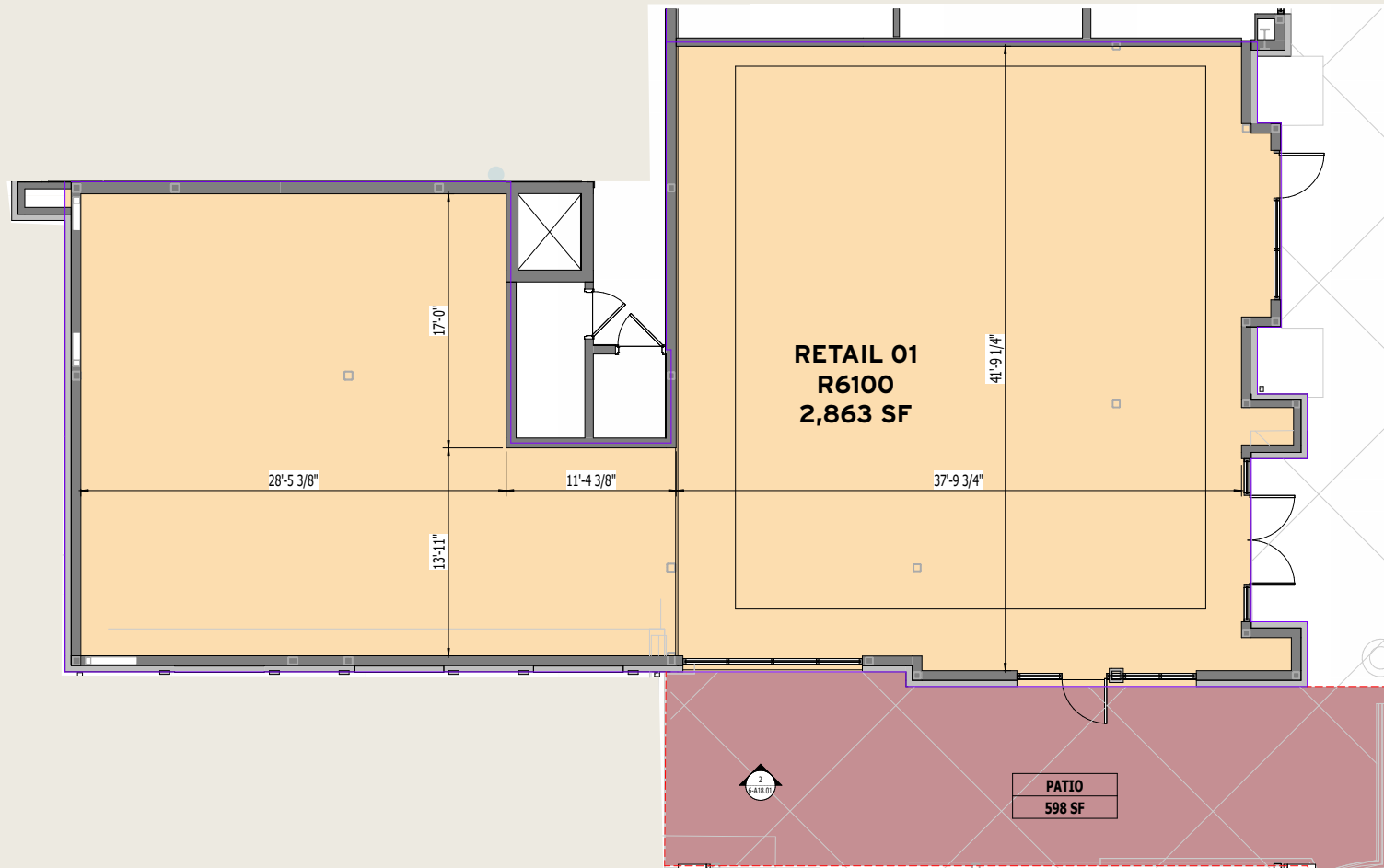
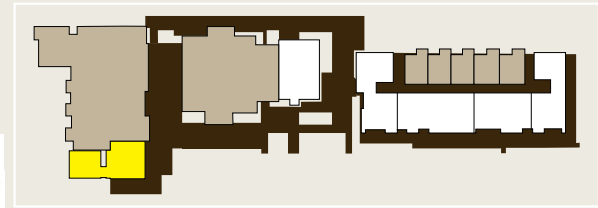
# BUILDING 600



# R6100 - 2,863 SF

DELIVERING Q2 2025

# BUILDING 600





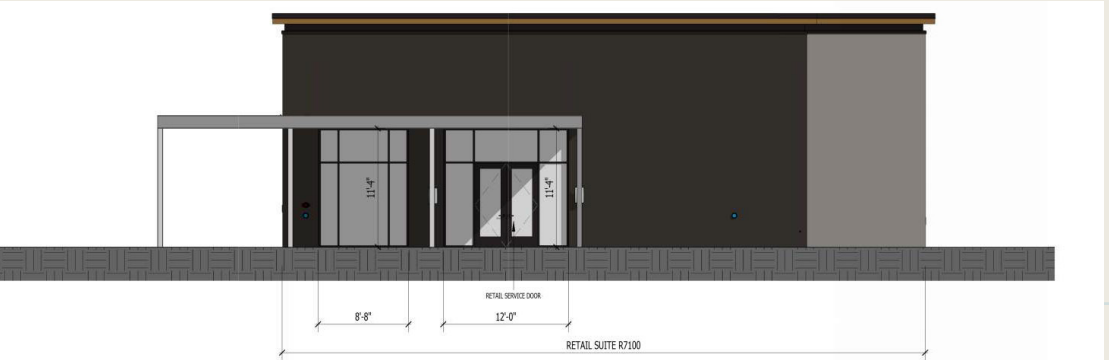
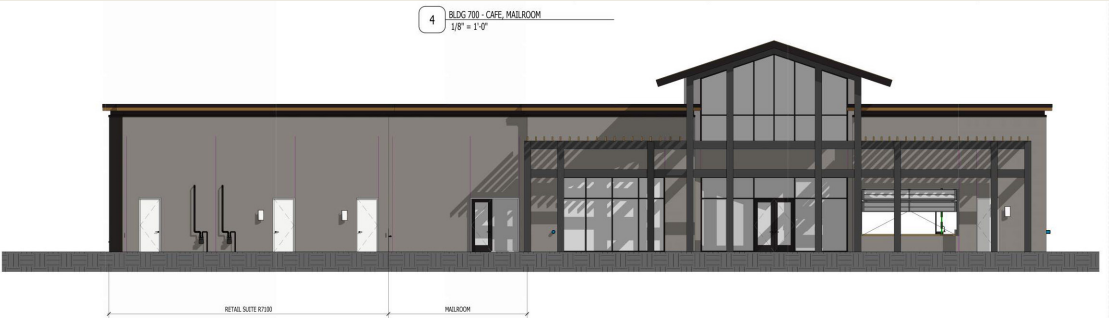
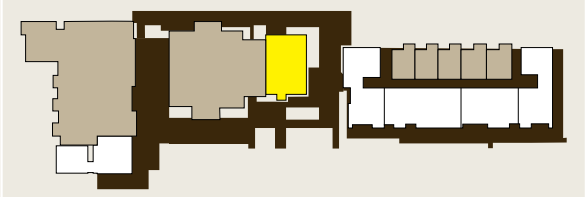
# BUILDING 700



# R7100 - 2,442 SF

DELIVERING Q1 2025

# BUILDING 700



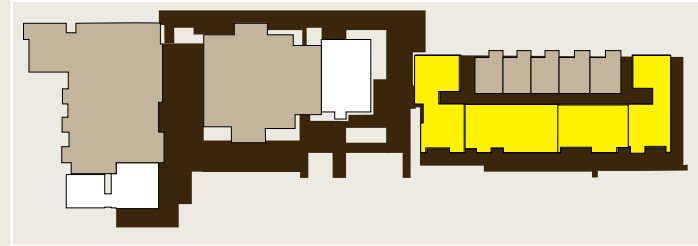
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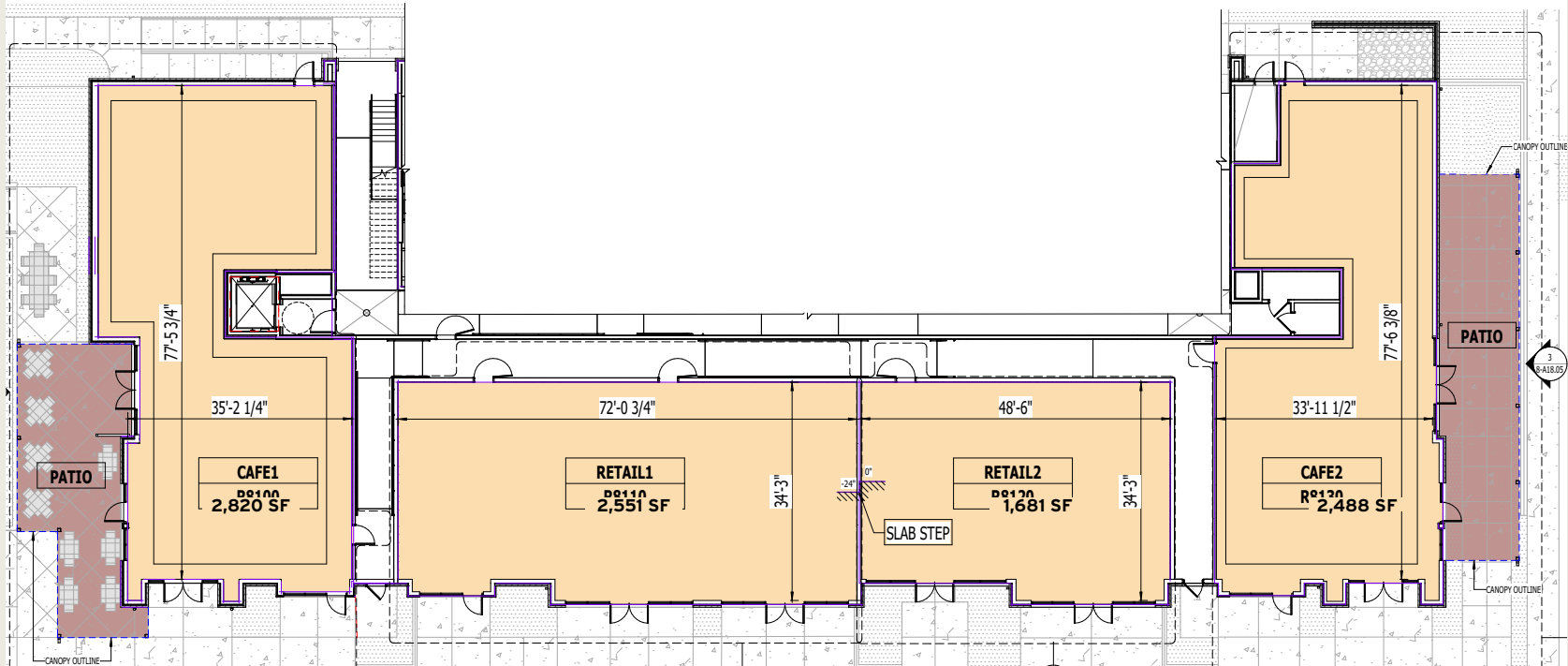
# R8100 - R8130

## DELIVERING Q2 2025

# BUILDING 800



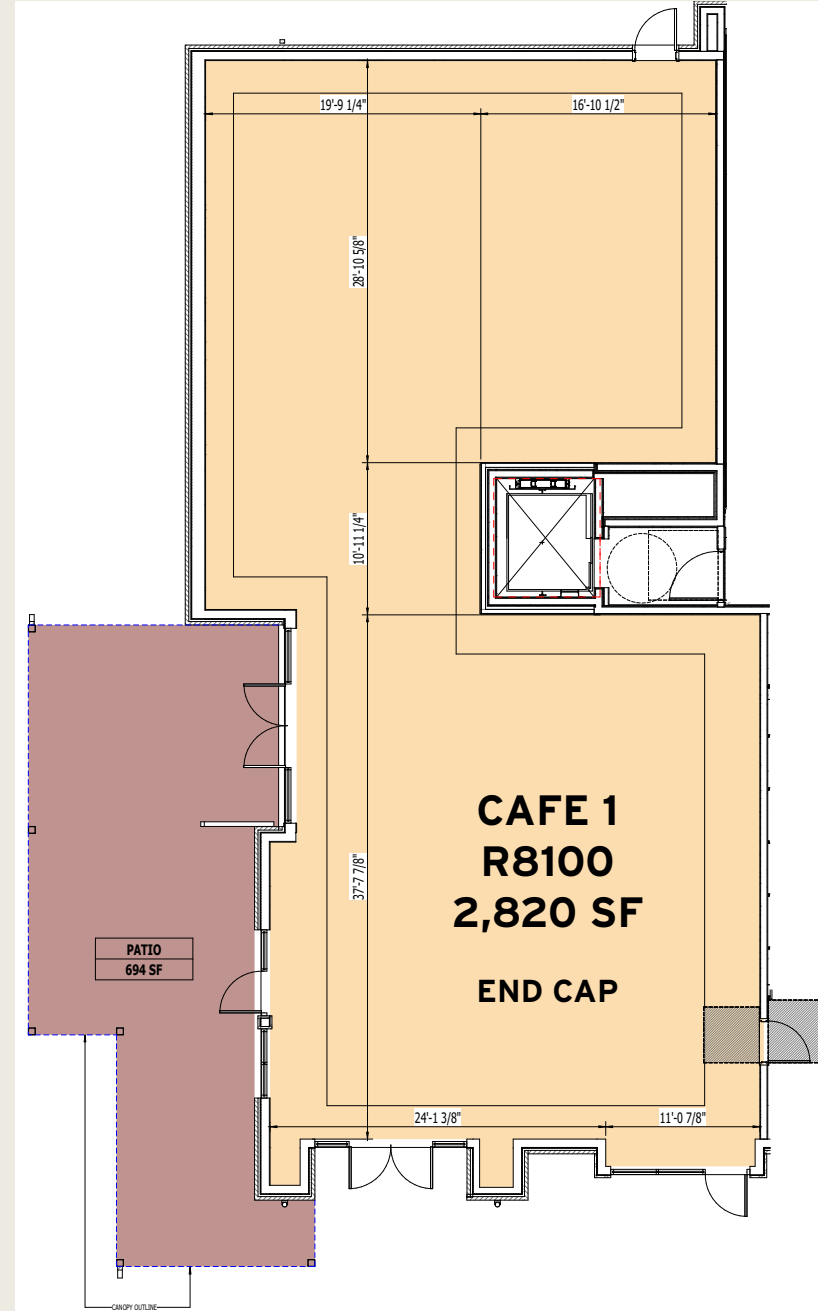
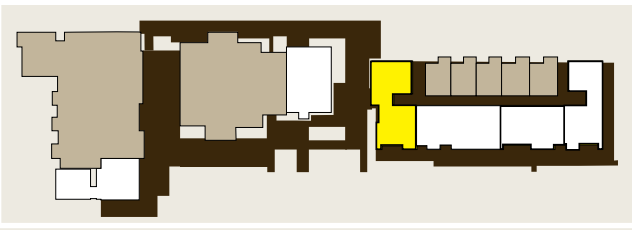
2 BUILDING 800 REFERENCE ELEVATION  
3/32" = 1'-0"



# R8100 - 2,820 SF

DELIVERING Q2 2025

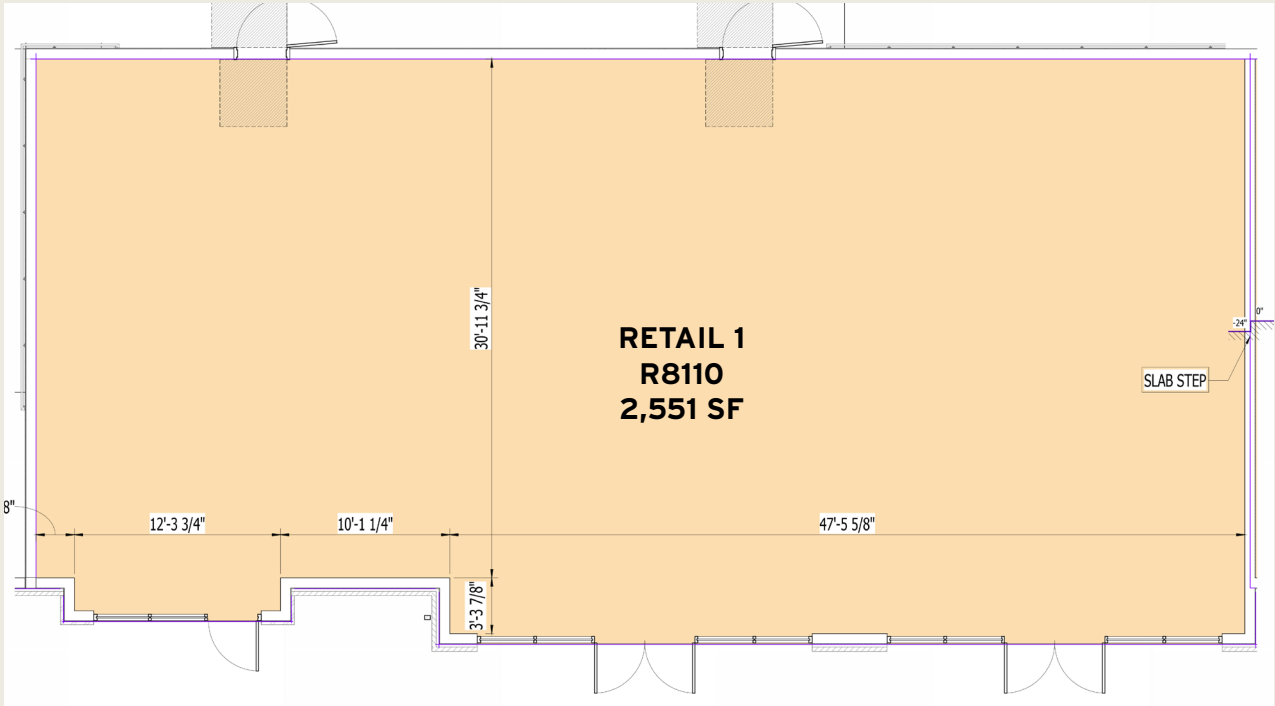
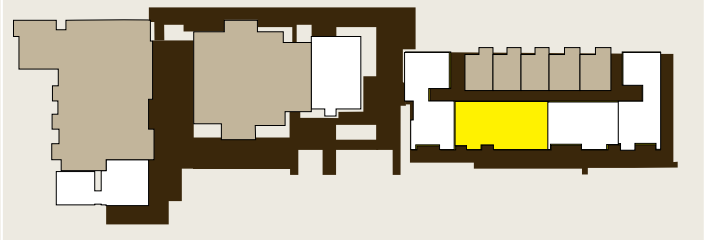
# BUILDING 800



# R8110 - 2,551 SF

DELIVERING Q2 2025

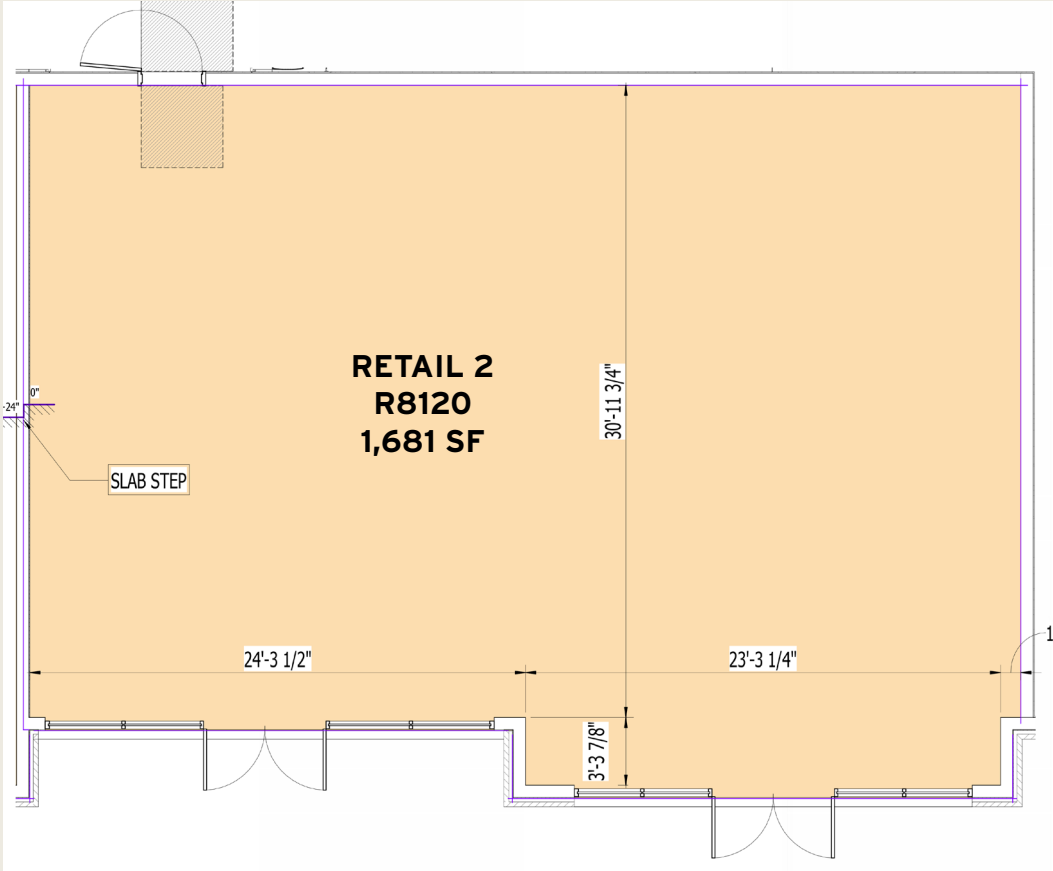
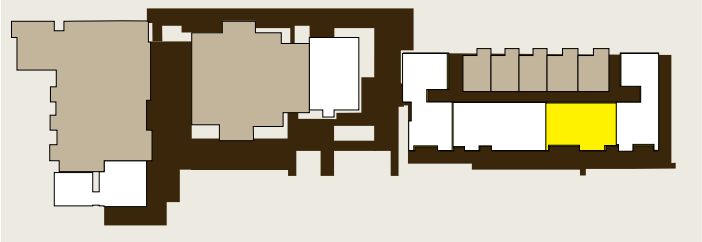
# BUILDING 800



# R8120 - 1,681 SF

DELIVERING Q2 2025

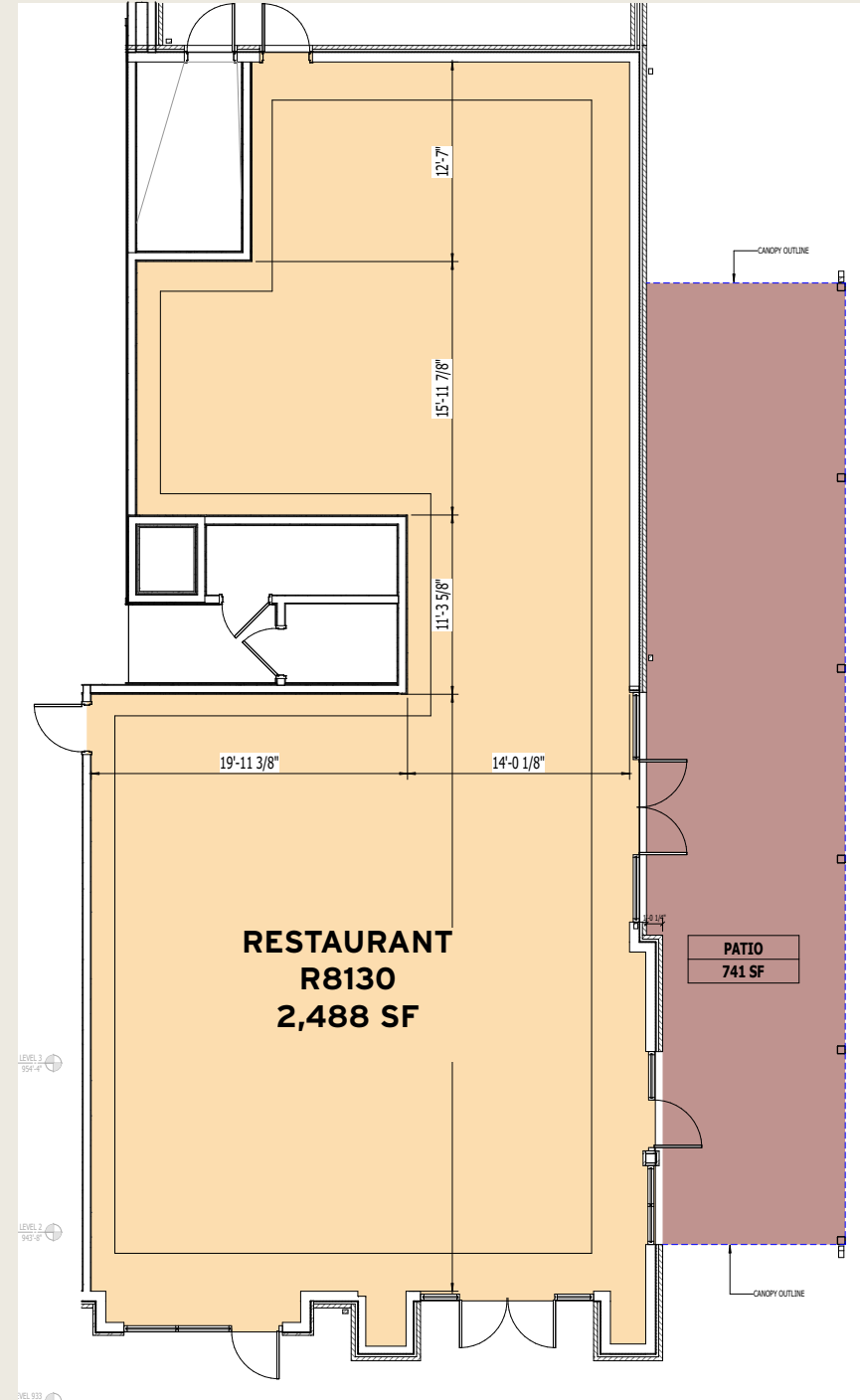
# BUILDING 800



# R8130 - 2,488 SF

DELIVERING Q2 2025

# BUILDING 800





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CONSTELLATION  
P A R K

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