

3280 SATELLITE BOULEVARD

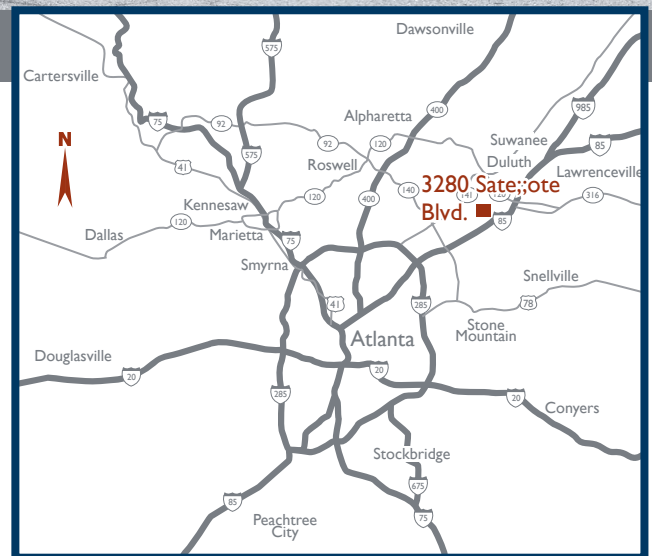
FORMER SONIC, DULUTH, GA 30096

Former Sonic



PROPERTY DETAILS

- Former Sonic is located in an Opportunity Zone and Tax Allocation District within the largest commercial district in Gwinnett County having 2,800+ businesses and an economic impact of \$16 Billion
- The building is 1,283 SF with a patio area and 15 parking spaces for car hop service
- Located on Satellite Blvd. with 25,100 VPD; has two access points from this street, one of which is signalized; additional access from the rear parking lot of Gwinnett Place Mall
- Densely-populated, middle-income demographics feature an international mix of shoppers with 101,809 residents within a 3 mile radius.
- Significant daytime employment of almost 57,000 in 3 miles including a large number of car dealerships, multi-story office buildings, hotels and retail shops



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TRAFFIC COUNTS

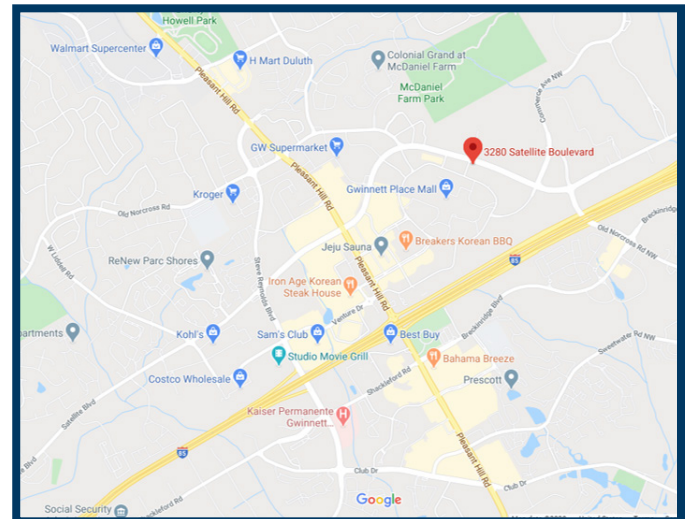
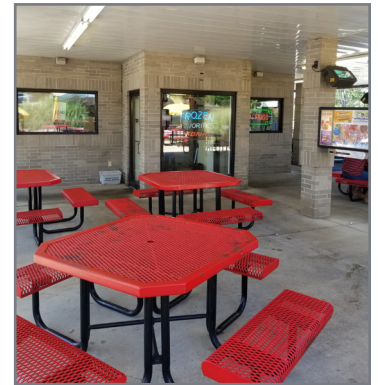
Satellite Blvd. 24,100 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,352	101,809	257,524
Daytime Emploment	11,629	56,923	118,206
Ave. HH Income	\$63,609	\$72,022	\$83,099

GPS COORDINATES

Lat. 33.9631508 Long. -84.1243129



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