

The Shoppes at Sugarloaf Station

6603 Sugarloaf Parkway
Duluth, Georgia 30097

FOR LEASE

Ste. 106 - 1,650 S.F.

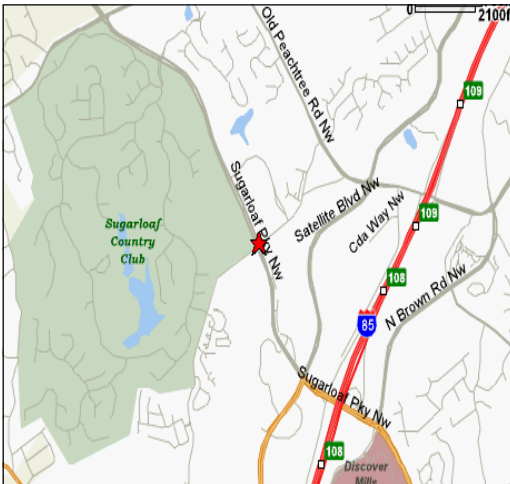


Outstanding Demographics

	0-1 Miles	0-3 Miles	0-5 Miles
2021 Est. Average HH Income	\$135,080	\$111,441	\$ 96,539
Population 2021 Estimate	8,030	67,755	220,859
Population 2026 Estimate	8,583	71,253	231,649

TRAFFIC COUNTS

Sugarloaf Pkwy
32,536 VPD

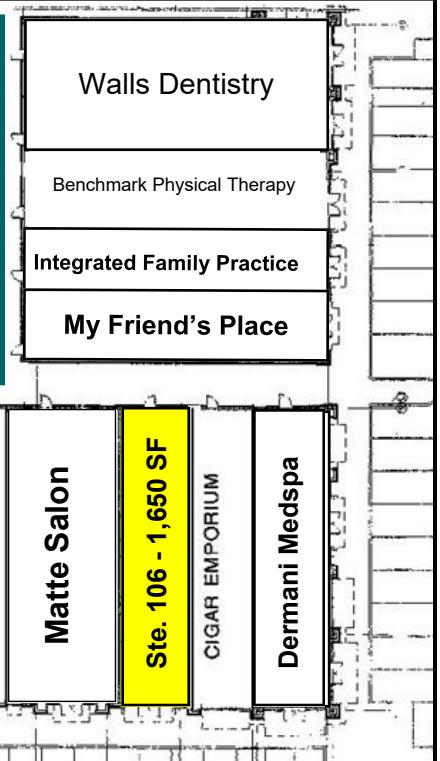


Rental Rate:

\$27.00 per sq. ft.

Est. C.A.M. (2021):

\$5.20 per sq. ft.



Existing Tenants:

- Sugar Creek Animal Hospital
- Discover Sewing
- Salon 124
- Matte' Salon
- **AVAILABLE FOR LEASE**
- Mack's Cigars
- Dermani Medspa
- My Friend's Place
- Integrated Family Medicine
- Benchmark Physical Therapy
- Walls Dentistry

For Leasing Information:

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