

The Shoppes at Sugarloaf Station

6601 Sugarloaf Parkway
Duluth, Georgia 30097

FOR LEASE

Ste. 220 - 1,386 Sq. Ft.



Outstanding Demographics

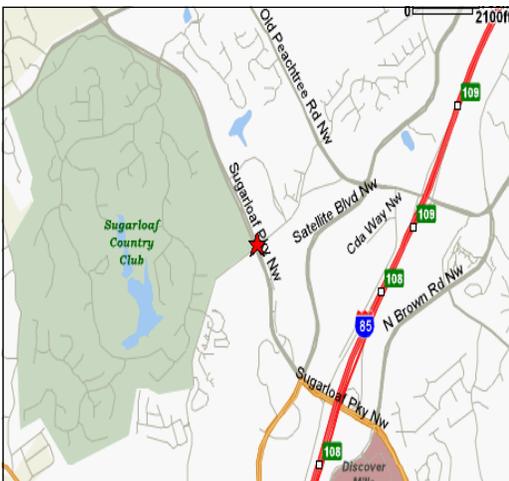
	0-1 Miles	0-3 Miles	0-5 Miles
2022 Est. Average HH Income	\$132,997	\$110,983	\$96,508
Population 2022 Estimate	8,033	68,813	223,006
Population 2027 Estimate	8,621	73,115	236,554

TRAFFIC COUNTS

Sugarloaf Pkwy
34,322 VPD

Property Highlights:

- Professional Office Buildout
- Reception Area, (4) Private Offices, (2) Restrooms and Break Room
- Ideal for Small Medical, Insurance or Law Office
- Convenient Location off I-85
- Located Across From Gas South Arena, and Sugarloaf Country Club
- Ample Parking
- Monument Signage Available
- Unincorporated Gwinnett County - Not in the City Limits of Duluth
- Zoning - C-2 Retail

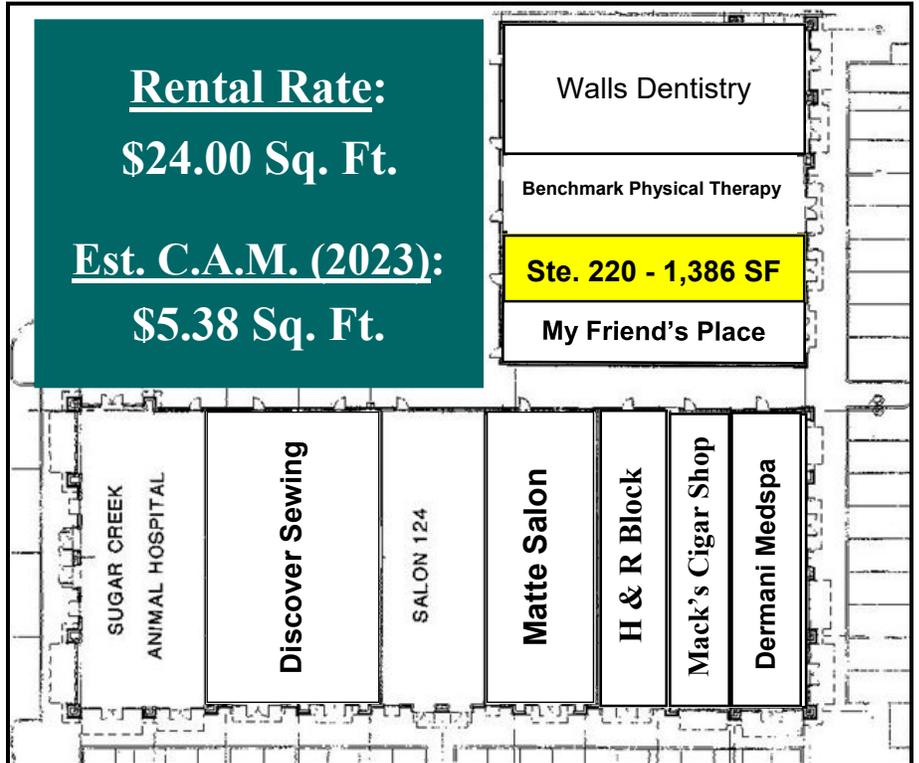


Rental Rate:

\$24.00 Sq. Ft.

Est. C.A.M. (2023):

\$5.38 Sq. Ft.



For Leasing Information:

PHILIP HOLLIER

770-814-0061

philip@nygaardproperties.com

