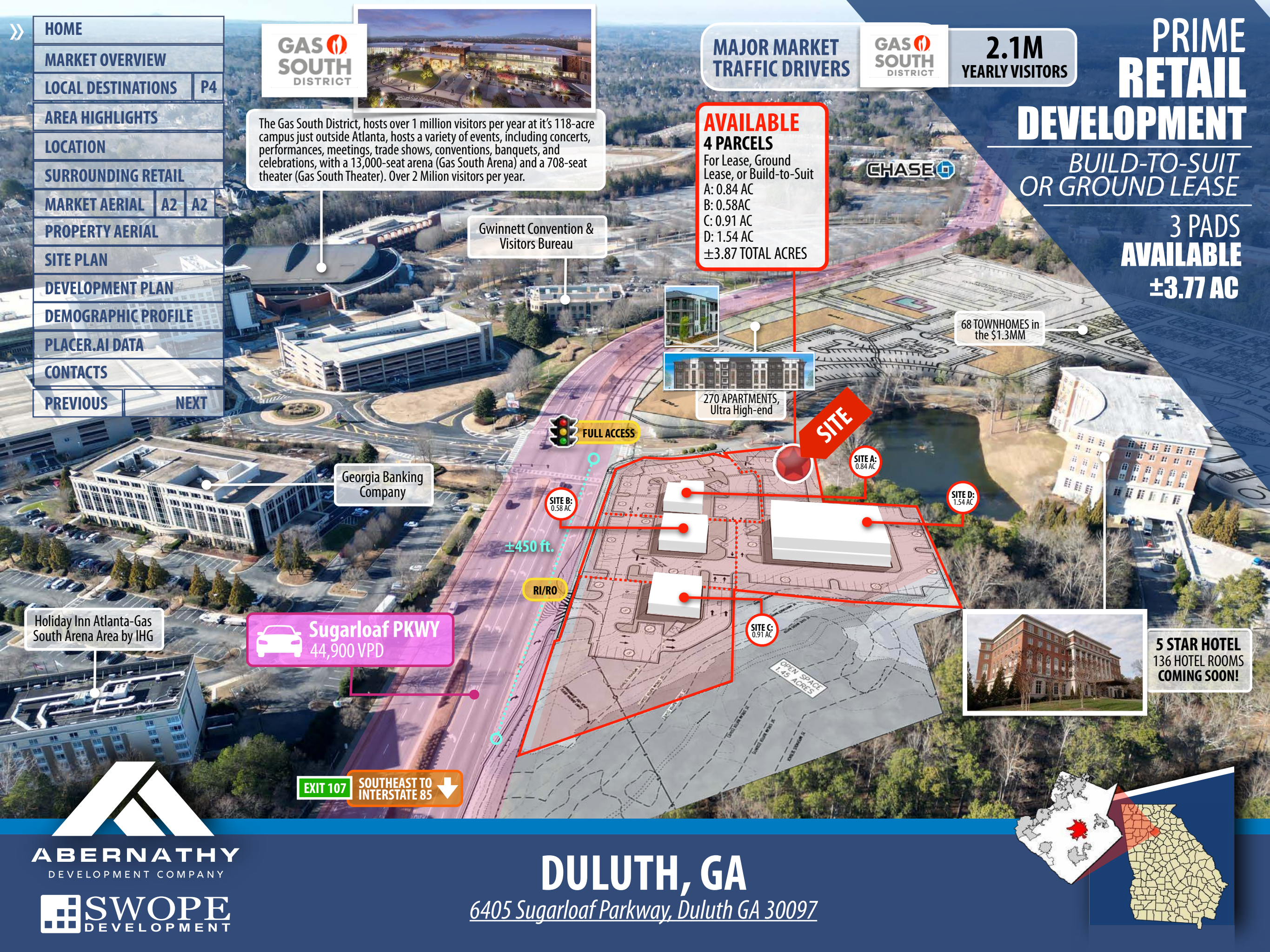




HOME		
MARKET OVERVIEW		
LOCAL DESTINATIONS	P4	
AREA HIGHLIGHTS		
LOCATION		
SURROUNDING RETAIL		
MARKET AERIAL	A2	A2
PROPERTY AERIAL		
SITE PLAN		
DEVELOPMENT PLAN		
DEMOGRAPHIC PROFILE		
PLACER.AI DATA		
CONTACTS		
PREVIOUS		NEXT

GAS SOUTH DISTRICT

The Gas South District, hosts over 1 million visitors per year at it's 118-acre campus just outside Atlanta, hosts a variety of events, including concerts, performances, meetings, trade shows, conventions, banquets, and celebrations, with a 13,000-seat arena (Gas South Arena) and a 708-seat theater (Gas South Theater). Over 2 Million visitors per year.

Gwinnett Convention & Visitors Bureau

Georgia Banking Company

Holiday Inn Atlanta-Gas South Arena Area by IHG



Sugarloaf PKWY
44,900 VPD

EXIT 107

SOUTHEAST TO INTERSTATE 85



MAJOR MARKET TRAFFIC DRIVERS

GAS SOUTH DISTRICT

2.1M
YEARLY VISITORS

PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

3 PADS AVAILABLE
±3.77 AC

AVAILABLE 4 PARCELS

For Lease, Ground Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES

CHASE

68 TOWNHOMES in the \$1.3MM

270 APARTMENTS, Ultra High-end

SITE

SITE A:
0.84 AC

SITE D:
1.54 AC

SITE B:
0.58 AC

SITE C:
0.91 AC

FULL ACCESS

RI/RO

±450 ft.

OPEN SPACE
1.45 ACRES

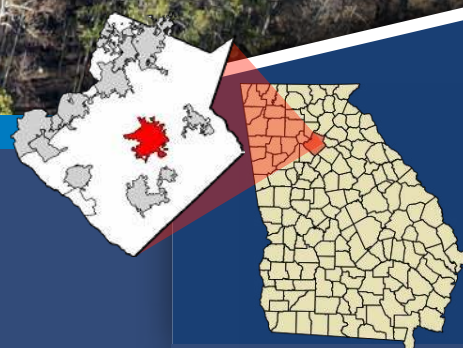
5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

ABERNATHY
DEVELOPMENT COMPANY

SWOPE
DEVELOPMENT

DULUTH, GA

6405 Sugarloaf Parkway, Duluth GA 30097



HOME		
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MARKET AERIAL	A2	A2
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MARKET OVERVIEW



Welcome to Duluth, GA, a thriving city located in Gwinnett County, just northeast of Atlanta. Known for its picturesque landscapes, diverse community, and dynamic business environment, Duluth offers a perfect blend of suburban charm and urban amenities. This summary will provide you with an overview of Duluth's key features, including its housing market, attractions, amenities, and overall quality of life.



Duluth, GA, offers an exceptional quality of life, combining a thriving economy, a strong sense of community, and a range of housing options. With its prime location, abundant amenities, and access to excellent education, Duluth presents an attractive opportunity for individuals and families seeking a well-rounded suburban lifestyle. Whether you're looking to buy a home or invest in real estate, Duluth is a city that offers endless possibilities and a warm, welcoming atmosphere.

Duluth has become a significant economic center, attracting businesses from various industries. The city offers a conducive environment for entrepreneurship and is home to numerous corporate headquarters, regional offices, and small businesses. The vibrant business community provides ample employment opportunities and contributes to the city's economic growth and stability.



HOME		
MARKET OVERVIEW		
LOCAL DESTINATIONS	P4	
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Gwinnett County is recognized as a very strong multi-cultural area that supports a broad variety of retail and eating establishments. Gwinnett Place Mall, 5 miles from this location, was recently purchased and plans are underway to repurpose it as a major mixed use development, intending to meet the future needs and anticipated growth in the area.



LOCAL DESTINATIONS

SHOPPING DESTINATIONS

Mall of Georgia features over **200 local, national and international stores** including Belk, Dillard's, JCPenney, Macy's, Von Maur, Apple, Coach, H&M, Michael Kors, Pandora, Pottery Barn, Swarovski and Vans. It also attracts visitors from all over the country. Sugarloaf Mills, located only 4 miles from the subject property, is home to **180 stores** including Saks Fifth Avenue OFF 5TH, NIKE Factory Store, LEGO Outlet, and Bass Pro Shops. It also includes an 18 screen AMC Theatres, Medieval Times Dinner & Tournament and Atlanta's largest Dave & Buster's.

GAS SOUTH DISTRICT

Located just off of I-85 and Sugarloaf Parkway, and is 5 miles from the subject property, the **Gas South District** is minutes from the outside of Atlanta. The Center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets and celebrations.

Gas South District is in the midst of several new and exciting developments. In addition to the parking decks that officially opened earlier in 2019, a **348-room Westin hotel** has broken ground. Expansion of the Forum (convention center) and theater expansion will also begin soon.

TWO ACCREDITED COLLEGES

Georgia Gwinnett College was founded in 2005 as a dynamic learning community. More than **12,000 students** are currently enrolled with 68% being full time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high value, low-cost option for students seeking higher education.

Gwinnett Technical College has been providing career-focused education and training for our region for more than 35 years. This year, they are expecting around **8,400 students** to enter their classrooms. The college offers 140 programs - degree, diploma and certificate options - that you can finish in two years or less.

HOME			
MARKET OVERVIEW			
»	LOCAL DESTINATIONS		P4
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WORLD CLASS HEALTHCARE

Located in the heart of Gwinnett, **Northside Hospital Gwinnett** is a **Level II Trauma Center** that offers nationally recognized and renowned health care services. This **353-bed hospital** includes the Strickland Heart Center’s cardiovascular specialties, the Gwinnett Women's Pavilion, cancer genetic testing, and has **more than 4,000 employees**. The hospital is 3.5 miles from the subject property.

EASY ACCESS TO MAJOR INTERSTATES & AIR TRAVEL

Gwinnett County is ideally located between many major thoroughfares and offers a variety transportation options.

Easy access to **Interstate 85, Georgia Highway 316** and the **Gwinnett County Airport** make Gwinnett County a desirable place live and work. The subject property is less than 1 mile to two I-85 ramps, 1.5 miles from GA-316 and 6 miles from Gwinnett County Airport.

There has also been push in recent years to expand **MARTA** into Gwinnett County. In 2019, Gwinnett County residents voted in favor of the expansion, but the plans have yet to progress into fruition.

OUTDOOR DESTINATIONS AND FILM PRODUCTION

Gwinnett County boasts some of Metro Atlanta’s greatest outdoor destinations including Lake Lanier and the Chattahoochee River. It is also hosts many arts and entertainment options such as the **Infinite Energy Center, Gwinnett Stripers, Atlanta Gladiators, Hudgens Center for the Arts**and the**Gwinnett History Museum**.

More than 20 films (The Hunger Games, Divergent, Captain America: Civil War) and **50+ TV shows** (The Walking Dead, The Vampire Diaries) have been filmed in Atlanta and the metro area, with a vast majority setting up shop in Gwinnett County. In the last year, television and film productions generated **\$1.68 billion** in the state for wages to local workers in over **9,000 jobs**.

LOCAL DESTINATIONS



NORTHSIDE HOSPITAL GWINNETT



GWINNETT STRIPERS STADIUM - COOLRAY FIELD



LAKE LANIER

HOME
MARKET OVERVIEW
LOCAL DESTINATIONS
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CLOSE PROXIMITY TO HOUSEHOLDS & SCHOOLS

STRONG CAR TRAFFIC

RETAIL CENTER OF GRAVITY

HIGH DENSITY POPULATION

RETAIL CENTER OF GRAVITY CLOSE PROXIMATION

LOCATED NEAR GAS SOUTH DISTRICT

GREAT ACCESS
To I-85 and major arteries

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

ALL UTILITIES AVAILABLE



SURROUNDING RETAILERS & BUSINESSES



LOCATED NEAR BY



TRAFFIC COUNTS



I-85
167,000 VPD



Sugarloaf PKWY
44,900 VPD

EXIT 107

I-85 Exit Ramp

AREA HIGHLIGHTS

- Extremely **high Daytime Employment 194,415 Employees** in a 5 Mile Radius
- Being located on a prominent road like Sugarloaf Parkway provides **high visibility** and exposure for businesses.
- Close proximity** to residential developments, schools, parks, and venues draws high volume of potential customers
- Duluth boasts a **diverse** real estate market, offering a wide range of housing options to suit various preferences and budgets.
- Strong Retail Trade Area:** Nearby regional/national tenants include Kroger, Chick-fil-A, Truist Bank, Sugarloaf Mills, Mall of Georgia and several Hotels.
- High Traffic, Hard Corner Signalized Intersection:** Over 44,900 daily commuters at the intersection of along Sugarloaf Parkway, providing a strong customer base of people that benefit from a subscription-based car wash service
- Dense, Affluent Demographics:** Approximately 236,500 residents with average household incomes of more than \$116,000 within a 5-mile radius
- High Growth Location:** 36% increase in the number of households within a 1-mile radius since 2000; 12% increase expected by 2023
- Atlanta MSA:** 30 minutes to downtown Atlanta and 40 minutes to Hartsfield-Jackson Atlanta International Airport which is consistently ranked the busiest airport in the world since 1998
 - Largest metropolitan area in Georgia, and 9th largest in the U.S., with nearly 6 million residents
 - 8th largest economy in the U.S., and 17th largest in the world
 - Largest concentration of colleges and universities in the Southeastern U.S.
 - High concentration of Fortune 1000 companies (over 75% are located in the MSA) and corporate headquarters for publicly traded companies in the United States including The Coca-Cola Company, The Home Depot, Delta Airlines, AT&T, Chick-fil-A, UPS, and Newell Rubbermaid

LOCAL DEVELOPMENT NEWS

- Gwinnett Place Mall redevelopment leads a trio of major county-run economic development projects
- Gwinnett experiencing a new wave of big development projects



- HOME
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- DEMOGRAPHIC PROFILE
- PLACER.AI DATA
- CONTACTS 120
- PREVIOUS
- NEXT

LOCATION

SITE

I-85
167,000 VPD

28 MILES TO ATLANTA

MAJOR MARKET TRAFFIC DRIVERS

GAS SOUTH DISTRICT

2.1M
YEARLY VISITORS

- HOME
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LOCATION

SITE

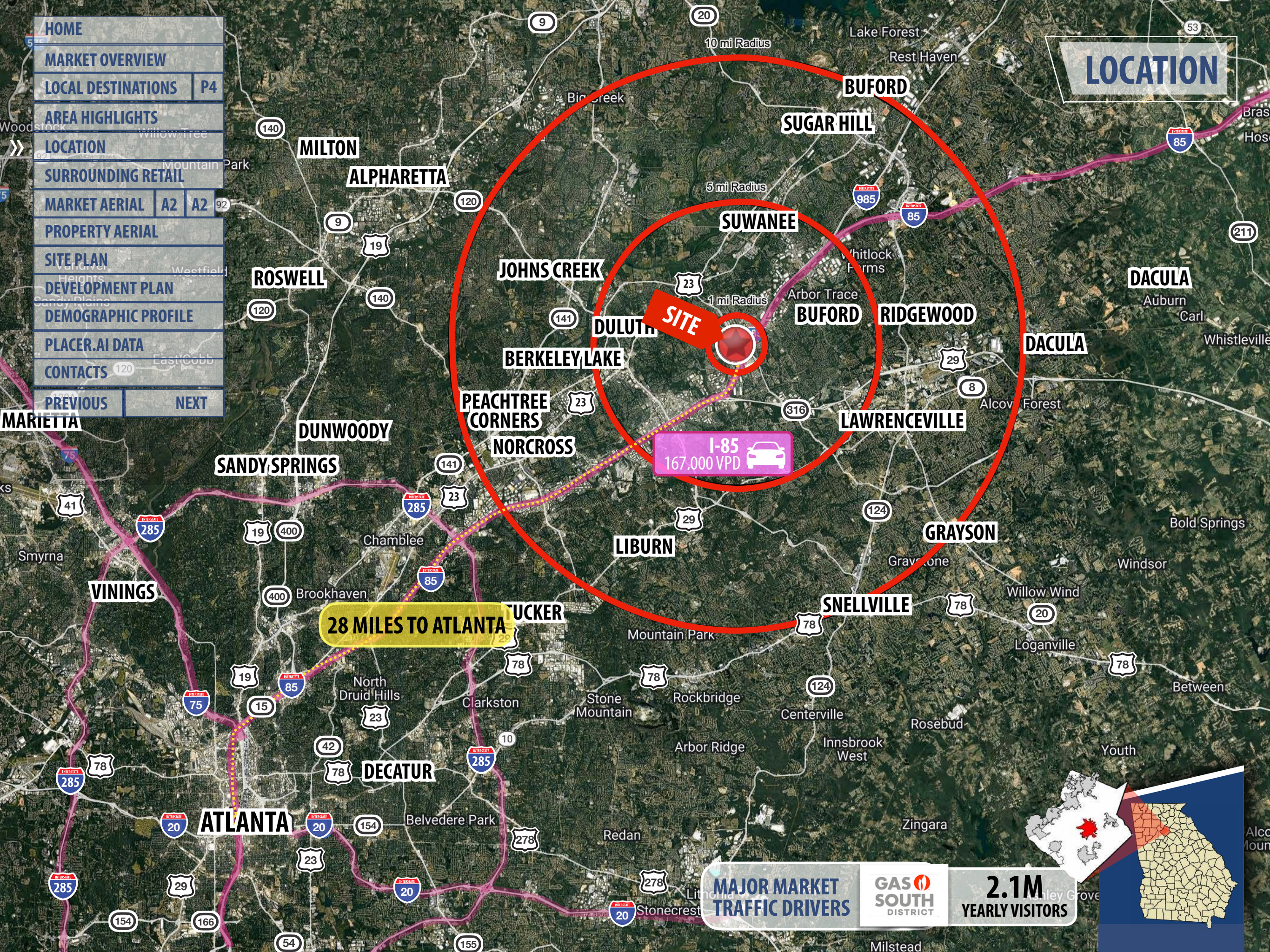
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28 MILES TO ATLANTA

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GAS SOUTH DISTRICT

2.1M
YEARLY VISITORS



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PREVIOUS	NEXT	

SURROUNDING RETAIL



68 TOWNHOMES in the \$1.3MM



270 APARTMENTS, Ultra High-end

5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

GAS SOUTH ARENA
13,000-seat arena hosting concerts, sporting events, ballet, rodeos, conventions & trade shows.

GAS SOUTH DISTRICT



The Gas South District, hosts over 1 million visitors per year at it's 118-acre campus just outside Atlanta, hosts a variety of events, including concerts, performances, meetings, trade shows, conventions, banquets, and celebrations, with a 13,000-seat arena (Gas South Arena) and a 708-seat theater (Gas South Theater). Over 2 Million visitors per year.

Oconee State Bank - Gwinnett Financial Center

12Stone Church

MAJOR MARKET TRAFFIC DRIVERS



2.1M
YEARLY VISITORS



SUGARLOAF MILLS[®]
A SIMON CENTER

BOX LUNCH	Auntie Anne's	Wetzel's Pretzels	charlotte russe
VANS "OFF THE WALL"	HOT TOPIC	CHARLEY'S	Rainbow SKECHERS
SBARRO	FIVE BEL'W	DQ	ROSS DRESS FOR LESS
SHOE DEPT. ENCORE	AMERICAN EAGLE	FINISH LINE	
zumiez	rue21	EDDIE BAUER	
AVE N' WATER	H&M	BURGER KING	carter's GNC
MACY'S	SUBWAY	amc	Foot Locker
CHAMPS	TACO BELL	claire's	
OLD NAVY	OFF BROADWAY SHOE	Bath & Body Works	
Burlington	PLACER	FOREVER 21	

EXIT 107

I-85
172,000 VPD

HOME		
MARKET OVERVIEW		
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Gwinnett Convention & Visitors Bureau

Georgia Banking Company

Holiday Inn Atlanta-Gas South Arena Area by IHG

Sugarloaf PKWY
44,900 VPD

SOUTHEAST TO INTERSTATE 85

AVAILABLE 4 PARCELS
For Lease, Ground Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES

SITE

SITE B:
0.58 AC

SITE A:
0.84 AC

SITE D:
1.54 AC

SITE C:
0.91 AC

OPEN SPACE
1.45 ACRES

MARKET AERIAL

Sugarloaf Parkway Shopping Center

CHASE

Bank of America

Kroger

RENASANT BANK

TRUIST

68 TOWNHOMES in the \$1.3MM

270 APARTMENTS, Ultra High-end



5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

HOME	
MARKET OVERVIEW	
LOCAL DESTINATIONS	P4
AREA HIGHLIGHTS	
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MARKET AERIAL

Sugarloaf Parkway Shopping Center



68 TOWNHOMES in the \$1.3MM



270 APARTMENTS, Ultra High-end



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For Lease, Ground Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES

SITE A:
0.84 AC

SITE D:
1.54 AC

SITE B:
0.58 AC

SITE C:
0.91 AC

Sugarloaf PKWY
44,900 VPD

OPEN SPACE
1.45 ACRES



5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

Georgia Banking Company

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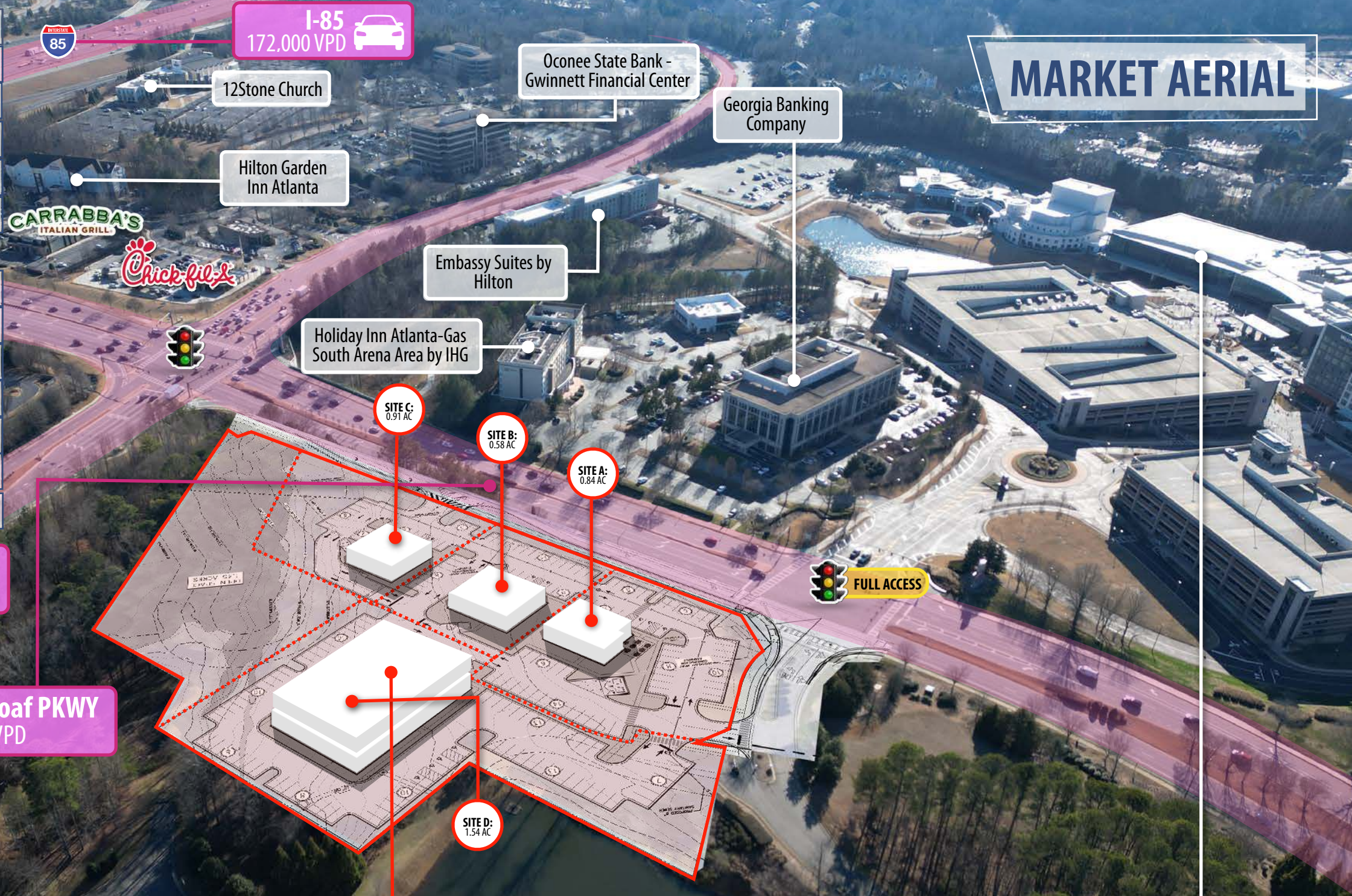
 **Cross Pointe Way**
7,500 VPD

 **Sugarloaf PKWY**
44,900 VPD

**AVAILABLE
4 PARCELS**
For Lease, Ground
Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58 AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES

I-85
172,000 VPD 

MARKET AERIAL



5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!



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PREVIOUS	NEXT	

PROPERTY AERIAL

**AVAILABLE
4 PARCELS**
For Lease, Ground Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES

5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

270 APARTMENTS,
Ultra High-end

Sugarloaf PKWY
44,900 VPD

Gwinnett Convention & Visitors Bureau

FULL ACCESS

±450 ft.

RI/RO

Georgia Banking Company

GAS SOUTH DISTRICT



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Holiday Inn Atlanta-Gas South Arena Area by IHG



SOUTHEAST TO INTERSTATE 85

Residence Inn BY MARRIOTT

JUST BRUNCH

M. Marlow's Tavern

FIREHOUSE SUBS

SBI

Delta Community CREDIT UNION

HOME		
MARKET OVERVIEW		
LOCAL DESTINATIONS	P4	
AREA HIGHLIGHTS		
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5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

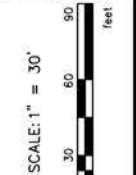
SITE PLAN

BLUE
LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # 157000018
LICENSE # 157000018
5019 WEST BROAD STREET
SUITE 100
SUGAR HILL, GEORGIA 30088
TELEPHONE: (770) 804-4500
WWW.BLUELANDWORKS.COM

PREPARED FOR:
SUGARLOAF GATEWAY, LLC
10000 SUGARLOAF PARKWAY, SUITE 100
LAWRENCEVILLE, GA 30043

THIS PRELIMINARY SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE FINAL DESIGN SHALL BE DETERMINED BY THE FINAL ENGINEERING AND SURVEYING. THE CLIENT AGREES TO HOLD BLUE LANDWORKS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PRELIMINARY SITE PLAN.

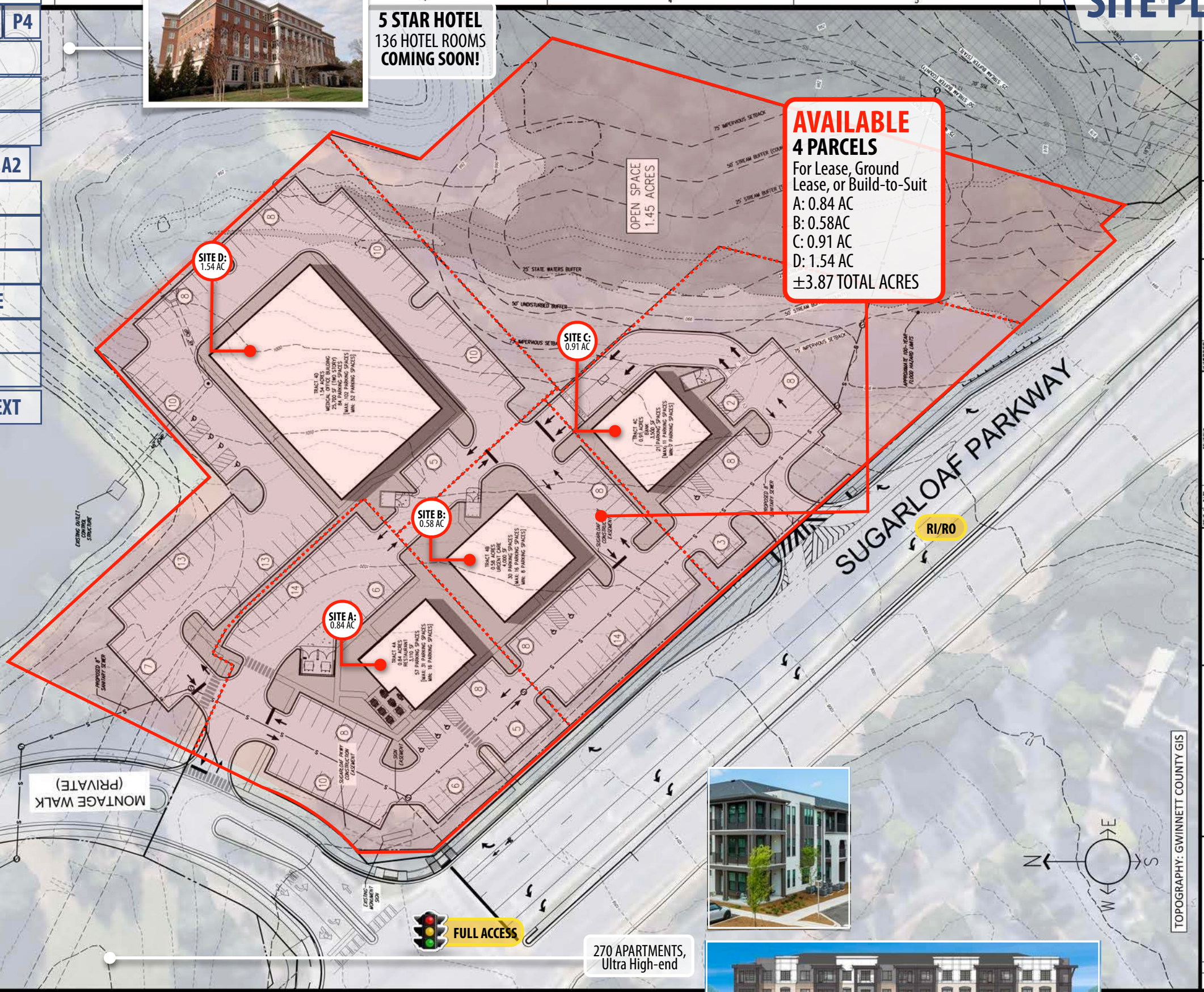
ISSUE #	DATE	DESCRIPTION
1	12/27/25	CLIENT REVIEW



6375 SUGARLOAF PARKWAY DULUTH, GA	
LAND LOTS: 122	OWNED: 122
7TH LAND DISTRICT	OWNED: 122
PARCELS: 7122 235	OWNED: 122
DRAWN BY: CH	CHECKED: SM

PRELIMINARY SITE PLAN
FOR
SUGARLOAF GATEWAY, LLC
TRACT 4
PROJECT# 2025.057

12/27/25 - 6:00 PM
12/27/25 - 6:00 PM
12/27/25 - 6:00 PM
12/27/25 - 6:00 PM



AVAILABLE
4 PARCELS
For Lease, Ground
Lease, or Build-to-Suit
A: 0.84 AC
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±3.87 TOTAL ACRES

OPEN SPACE
1.45 ACRES

SITE D:
1.54 AC

SITE C:
0.91 AC

SITE B:
0.58 AC

SITE A:
0.84 AC



270 APARTMENTS,
Ultra High-end



HOME

MARKET OVERVIEW

LOCAL DESTINATIONS P4

AREA HIGHLIGHTS

LOCATION

SURROUNDING RETAIL

MARKET AERIAL A2 A2

PROPERTY AERIAL

SITE PLAN

DEVELOPMENT PLAN

DEMOGRAPHIC PROFILE

PLACER.AI DATA

CONTACTS

PREVIOUS

NEXT

68 TOWNHOMES in the \$1.3MM

FUTURE INTERPARCEL CONNECTION REQUIRED - VERIFY GRADES

270 APARTMENTS, Ultra High-end

5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

DEVELOPMENT PLAN

DATE: 02-17-2025

SCALE: 1" = 50'



JMS
FAMILY COMPANIES



Lstudio
ARCHITECTS
Atlanta, Georgia

WESTPLAN INVESTORS
COLLETTUS CONSULTING ENGINEERS, INC.
and Matt Gurd, Atlanta, Georgia 30308, phone 770-751-1444

CONCEPTUAL SITE PLAN
for
6405 SUGARLOAF PKWY

**AVAILABLE
4 PARCELS**

For Lease, Ground
Lease, or Build-to-Suit
A: 0.84 AC
B: 0.58AC
C: 0.91 AC
D: 1.54 AC
±3.87 TOTAL ACRES



HOME			
MARKET OVERVIEW			
LOCAL DESTINATIONS		P4	
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PREVIOUS		NEXT	

DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE
------------	--------	--------	--------

2024 Estimated Population	7,697	75,109	236,593
2029 Projected Population	8,326	79,594	248,744
Projected Annual Growth 2024 to 2029	630 - 1.6%	4,485 - 1.2%	12,151 - 1.0%

HOUSEHOLDS			
------------	--	--	--

2024 Estimated Households	3,235	27,501	85,405
2029 Projected Households	3,488	29,331	90,592

HOUSEHOLD INCOME			
------------------	--	--	--

2024 Estimated Median Household Income	\$89,300	\$99,597	\$92,089
--	----------	----------	----------

BUSINESSES			
------------	--	--	--

2024 Estimated Total Businesses	1,603	7,458	18,864
2024 Estimated Total Employees	17,668	65,413	140,897

# OF EMPLOYERS	MAJOR EMPLOYERS IN DULUTH, GA
----------------	-------------------------------

21,396	Gwinnett County Public School System
5,676	Gwinnett County Government
5,165	Northside Hospital
3,863	Publix
3,400	Wal-Mart
2,555	State of Georgia
2,400	United States Postal Service
2,127	Kroger
1,800	Primerica
970	Home Depot

5 Mile Radius

\$92,089

MEDIAN HH INCOME

236,593

POPULATION

85,405

HOUSEHOLDS

2.4%

UNEMPLOYMENT RATE

187,868

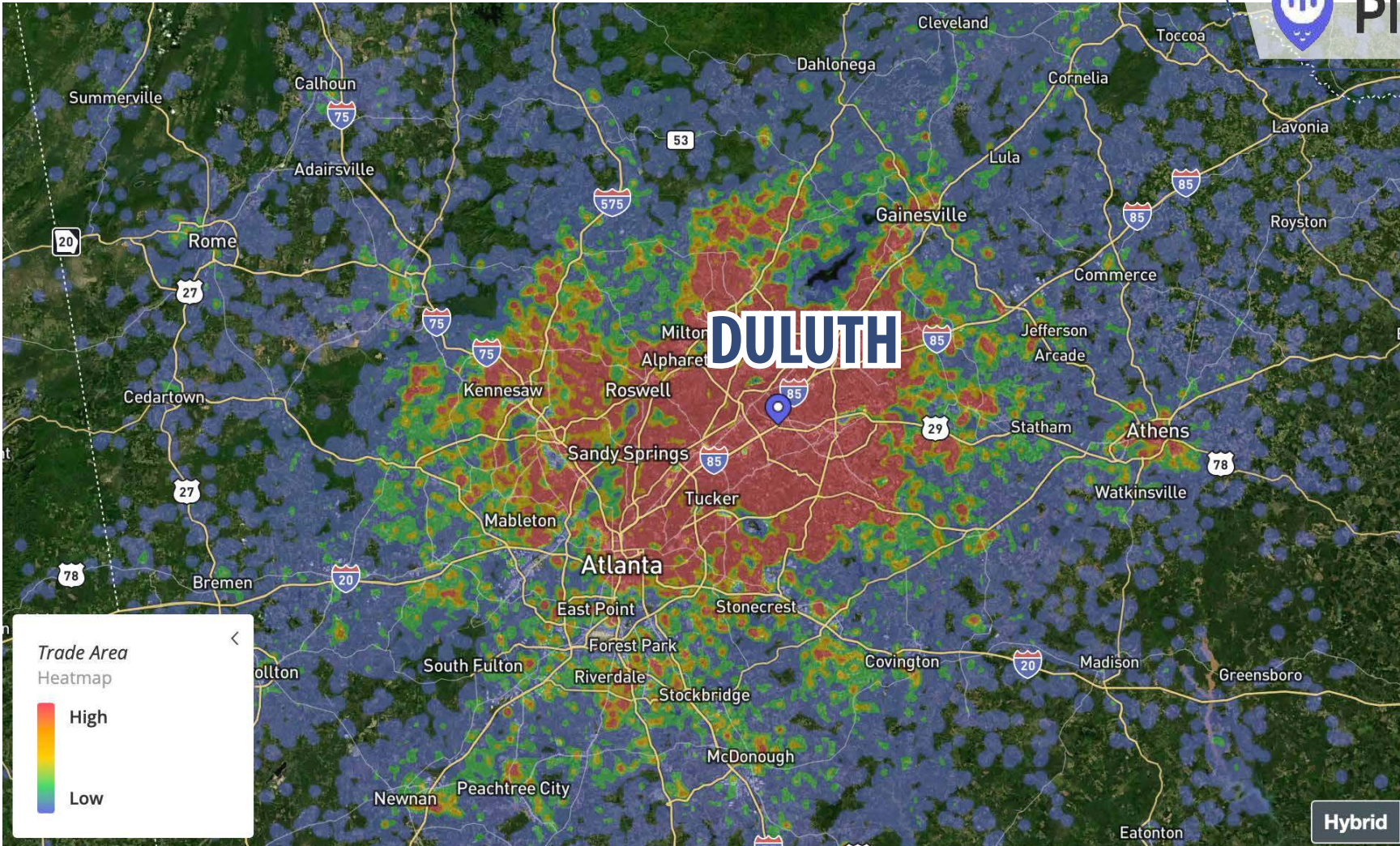
LABOR FORCE

Applied Geographic Solutions



HOME		
MARKET OVERVIEW		
LOCAL DESTINATIONS		P4
AREA HIGHLIGHTS		
LOCATION		
SURROUNDING RETAIL		
MARKET AERIAL	A2	A2
PROPERTY AERIAL		
SITE PLAN		
DEVELOPMENT PLAN		
DEMOGRAPHIC PROFILE		
PLACER.AI DATA		
CONTACTS		
PREVIOUS	NEXT	

MARKET LANDSCAPE

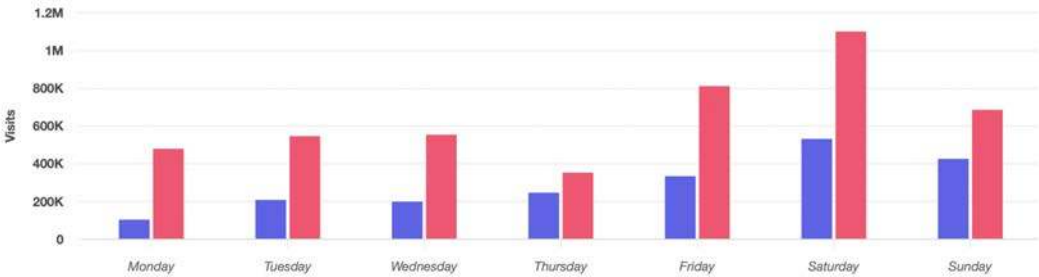




Placer.ai DATA

Visits	2.1M
Visits / sq ft	0.57
Size - sq ft	3.6M
Visitors	1.4M
Visit Frequency	1.52
Avg. Dwell Time	186 min
Panel Visits	151.7K
Visits YoY	+21%
Visits Yo2Y	+48.3%
Visits Yo3Y	+143.1%

WEEKLY VISITS



RANKING OVERVIEW

Nationwide

87 / 2,511

View List

96%

Georgia

4 / 56

View List

94%

Local: 15mi

1 / 4

View List

100%

Nationwide

12 / 2,511

View List

99%

Georgia

1 / 56

View List

100%

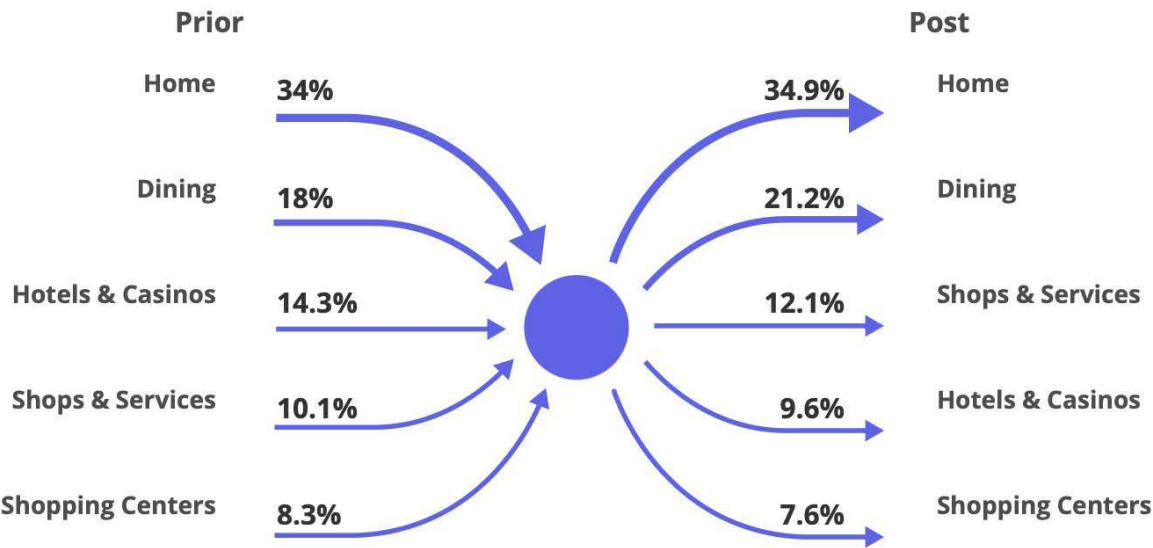
Local: 15mi

1 / 21

View List

100%

VISITOR JOURNEY



HOME		
MARKET OVERVIEW		
LOCAL DESTINATIONS	P4	
AREA HIGHLIGHTS		
LOCATION		
SURROUNDING RETAIL		
MARKET AERIAL	A2	A2
PROPERTY AERIAL		
SITE PLAN		
DEVELOPMENT PLAN		
DEMOGRAPHIC PROFILE		
PLACER.AI DATA		
CONTACTS		
PREVIOUS	NEXT	



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