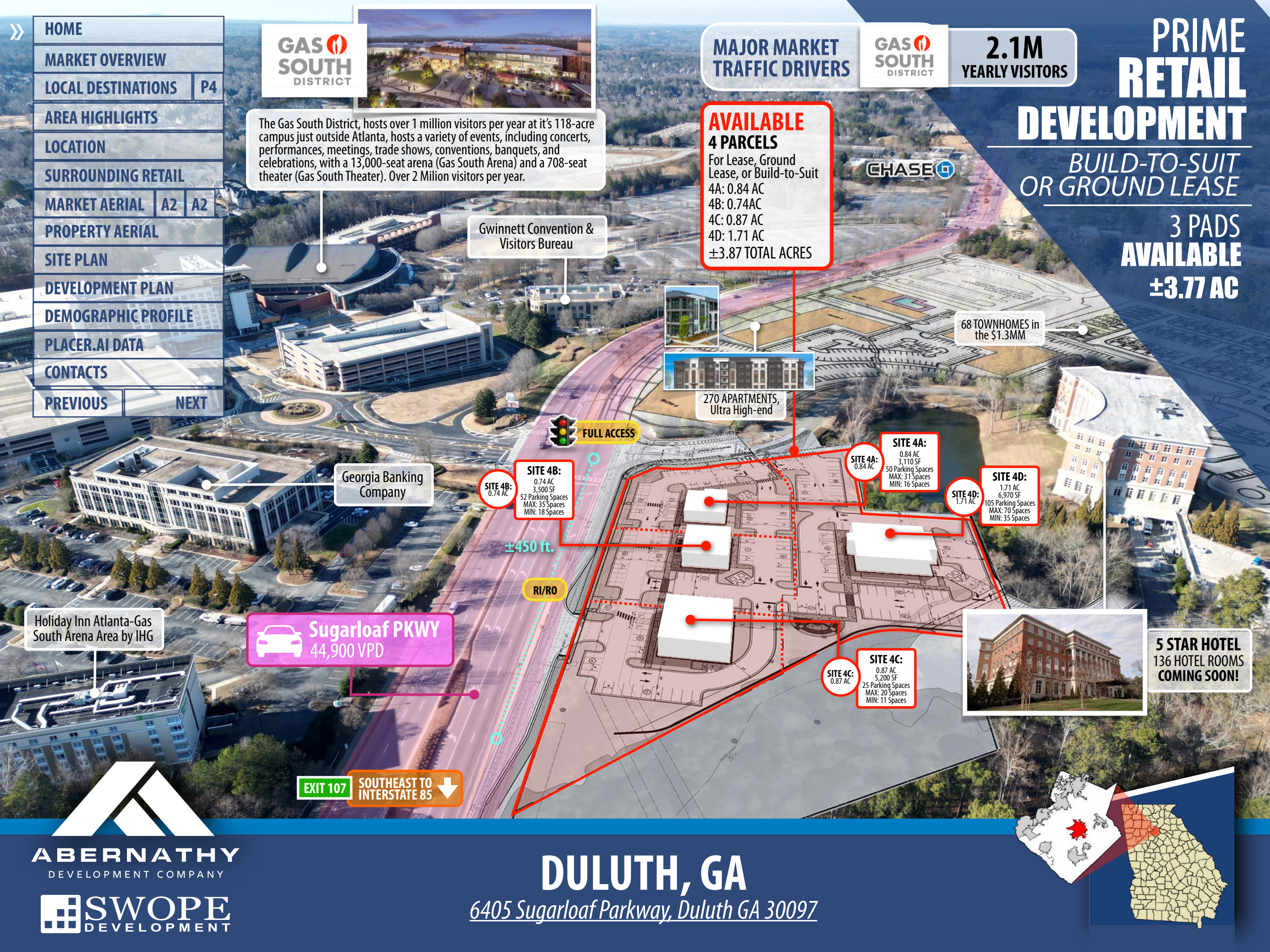




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GAS SOUTH DISTRICT

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
4A: 0.84 AC
4B: 0.74 AC
4C: 0.87 AC
4D: 1.71 AC
±3.87 TOTAL ACRES

CHASE

68 TOWNHOMES in the \$1.3MM

270 APARTMENTS, Ultra High-end



FULL ACCESS

SITE 4B:
0.74 AC

SITE 4B:
0.74 AC
3,500 SF
52 Parking Spaces
MAX: 35 Spaces
MIN: 18 Spaces

±450 ft.

RI/RO

SITE 4A:
0.84 AC

SITE 4A:
0.84 AC
3,110 SF
50 Parking Spaces
MAX: 31 Spaces
MIN: 16 Spaces

SITE 4D:
1.71 AC

SITE 4D:
1.71 AC
6,970 SF
105 Parking Spaces
MAX: 70 Spaces
MIN: 35 Spaces

SITE 4C:
0.87 AC

SITE 4C:
0.87 AC
5,200 SF
25 Parking Spaces
MAX: 20 Spaces
MIN: 11 Spaces

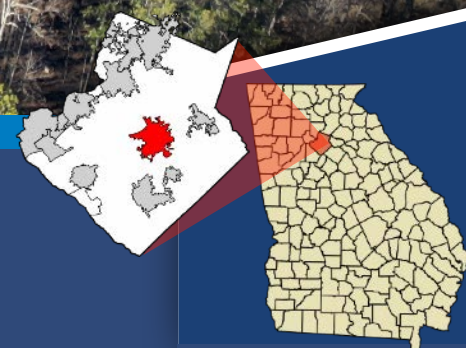
5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

ABERNATHY
DEVELOPMENT COMPANY

SWOPE
DEVELOPMENT

DULUTH, GA

6405 Sugarloaf Parkway, Duluth GA 30097



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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.



Gas South District
Formerly Infinite Energy Arena

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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.

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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**.



NORTHSIDE HOSPITAL GWINNETT



GWINNETT STRIPERS STADIUM - COOLRAY FIELD



LAKE LANIER

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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

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

SURROUNDING RETAILERS & BUSINESSES



LOCATED NEAR BY

TRAFFIC COUNTS

I-85
167,000 VPD

Sugarloaf PKWY
44,900 VPD

I-85 Exit Ramp

AREA HIGHLIGHTS

- Extremely **high Daytime Employment 204,325 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 236,810 residents with average household incomes of more than \$117,000 within a 5-mile radius
- High Growth Location:** 6.3% increase in the number of households within a 1-mile radius since 2010-2025; 1.4% increase expected by 2030.
- 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



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LOCATION

SITE

**I-85
167,000 VPD**

28 MILES TO ATLANTA

MAJOR MARKET TRAFFIC DRIVERS

GAS SOUTH DISTRICT

2.1M YEARLY VISITORS

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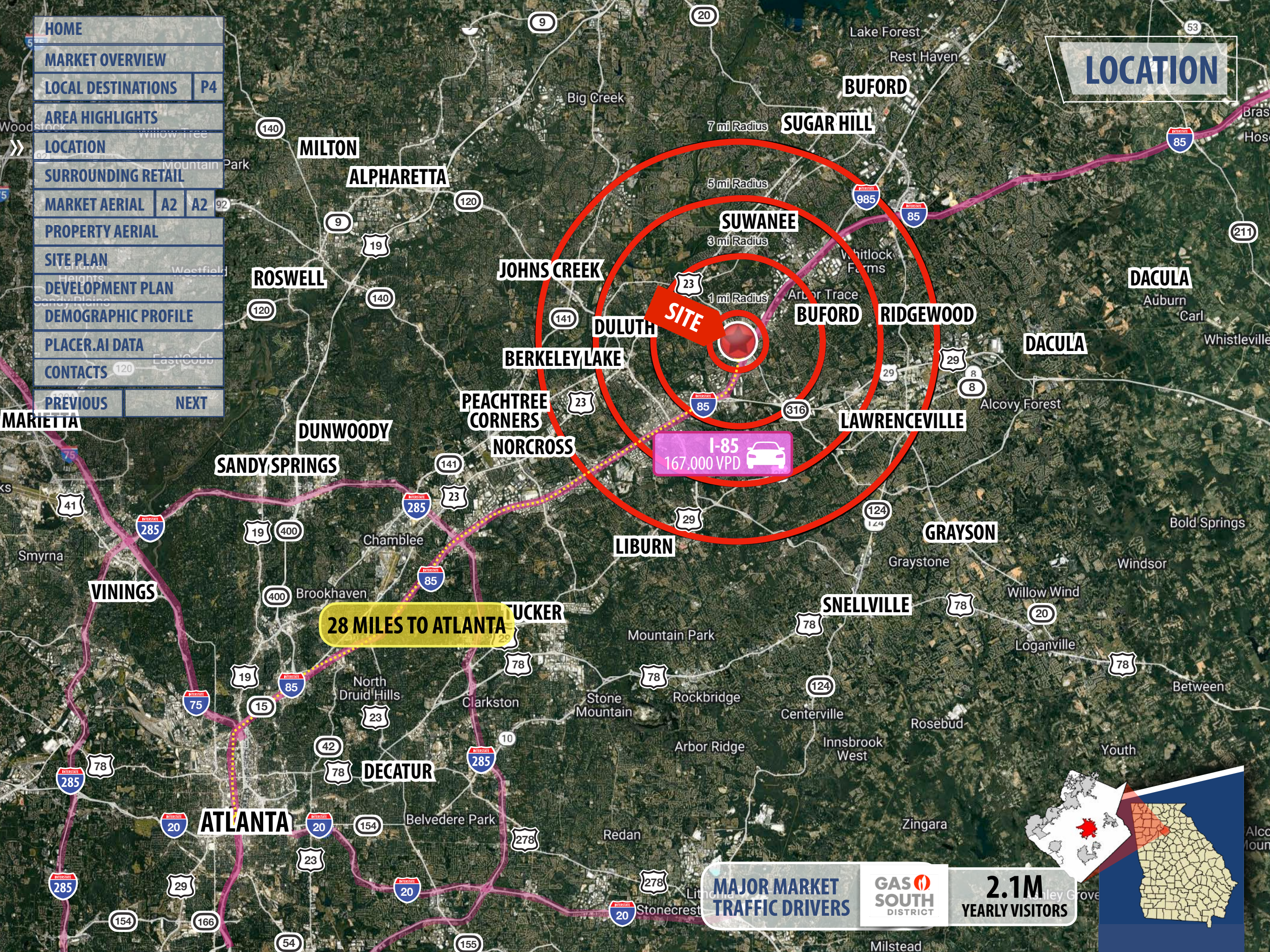
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SURROUNDING RETAIL



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

HOT TOPIC

CHARLEY'S

Rainbow

five BELOW

SHOE DEPT. ENCORE

DO

LEGO

ROSS

zumiez

AMERICAN EAGLE

FINISH LINE

Wetzel's Pretzels

rue21

EDDIE BAUER

H&M

SURGER KING

carter's

GNC

Wetzel's Pretzels

SUBWAY

CHAMPS

amc

TACO BELL

Foot Locker

claire's

OLD NAVY

OFF BROADWAY

NIKE

Bath & Body Works

Burlington

OFF 5TH

BAM!

FOREVER 21

EXIT 107

I-85
172,000 VPD

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AVAILABLE 4 PARCELS

For Lease, Ground Lease, or Build-to-Suit
4A: 0.84 AC
4B: 0.74AC
4C: 0.87 AC
4D: 1.71 AC
±3.87 TOTAL ACRES

MARKET AERIAL

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

FULL ACCESS

RI/RO

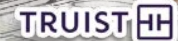
SITE 4B:
0.74 AC
3,500 SF
52 Parking Spaces
MAX: 35 Spaces
MIN: 18 Spaces

SITE 4A:
0.84 AC
3,110 SF
50 Parking Spaces
MAX: 31 Spaces
MIN: 16 Spaces

SITE 4D:
1.71 AC
6,970 SF
105 Parking Spaces
MAX: 70 Spaces
MIN: 35 Spaces

SITE 4C:
0.87 AC
5,200 SF
25 Parking Spaces
MAX: 20 Spaces
MIN: 11 Spaces

Sugarloaf Parkway Shopping Center



68 TOWNHOMES in the \$1.3MM

270 APARTMENTS, Ultra High-end



5 STAR HOTEL
136 HOTEL ROOMS
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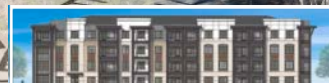
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RI/RO

Sugarloaf PKWY
44,900 VPD

Georgia Banking Company

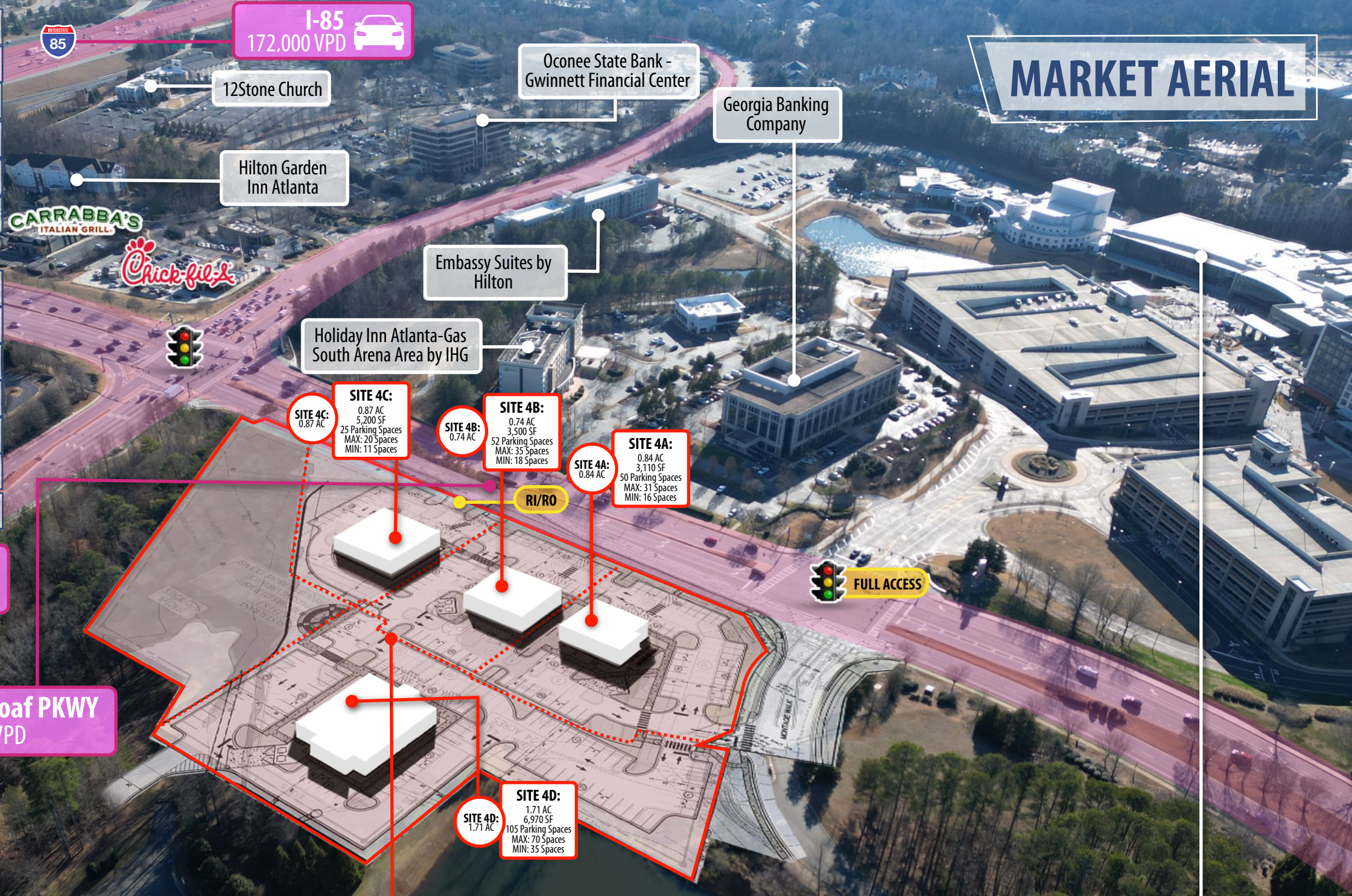
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 **Cross Pointe Way**
7,500 VPD

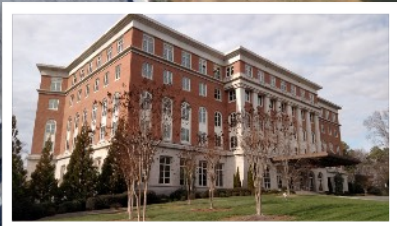
 **Sugarloaf PKWY**
44,900 VPD

I-85
172,000 VPD 

MARKET AERIAL



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PROPERTY AERIAL

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270 APARTMENTS,
Ultra High-end

 **Sugarloaf PKWY**
44,900 VPD

Gwinnett Convention & Visitors Bureau

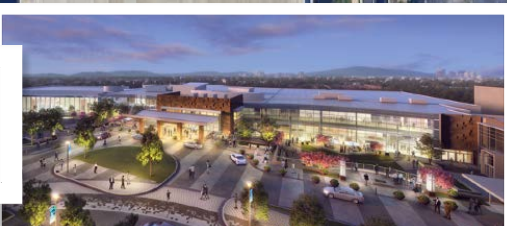
 **FULL ACCESS**

±450 ft.

RI/RO

Georgia Banking Company

GAS SOUTH DISTRICT



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Holiday Inn Atlanta-Gas South Arena Area by IHG

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Residence Inn BY MARRIOTT

JUST-BRUNCH

M. Marlow's Tavern

FIREHOUSE SUBS

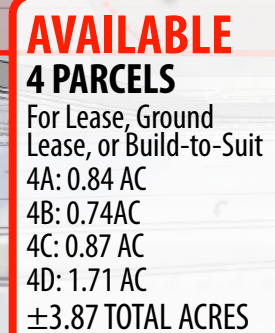
SBI

Delta Community CREDIT UNION



Chick-fil-A

SOUTHEAST TO INTERSTATE 85



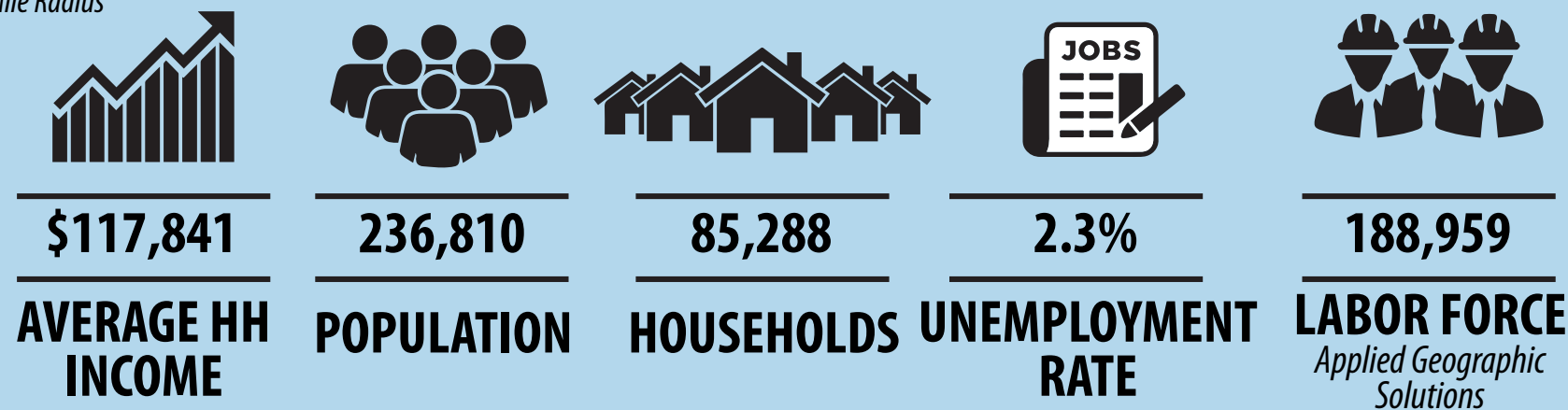
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DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	8,283	76,247	236,810	434,610
2030 Projected Population	8,718	78,293	237,309	431,730
Projected Annual Growth 2025 to 2030	435 - 1.1%	2,046 - 0.5%	499 - 0%	-2,880 - -0.1%
HOUSEHOLDS				
2025 Estimated Households	3,402	27,800	85,288	151,357
2030 Projected Households	3,636	29,268	87,957	154,549
HOUSEHOLD INCOME				
2025 Estimated Average Household Income	\$124,503	\$132,636	\$117,841	\$126,049
BUSINESSES				
2025 Estimated Total Businesses	1,623	7,486	19,551	33,441
2025 Estimated Total Employees	17,977	65,020	146,183	233,682

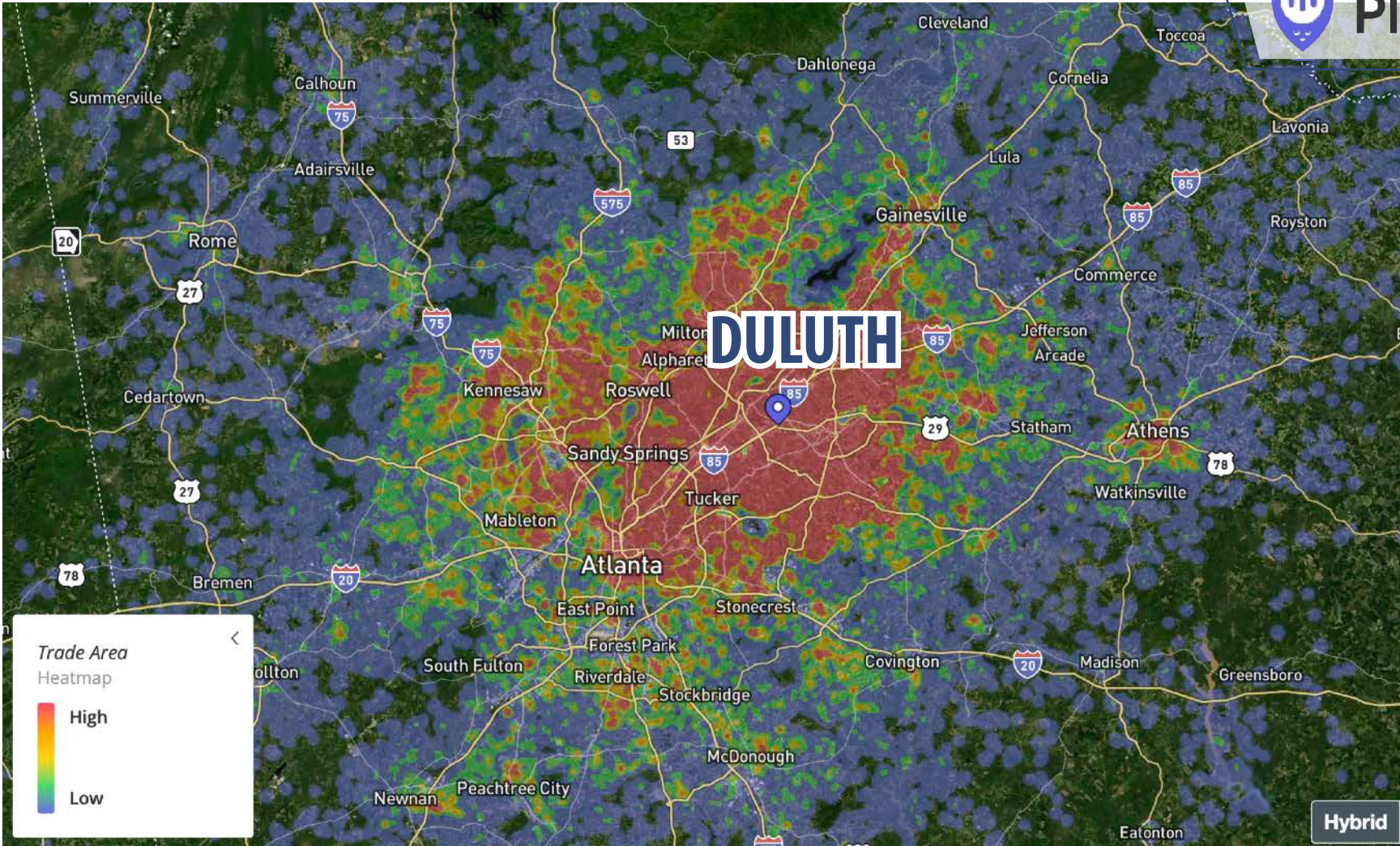
# OF EMPLOYERS	MAJOR EMPLOYERS IN DULUTH, GA
21,396	Gwinnett County Public School System
5,676	Gwinnett County Government
5,165	Northside Hospital
3,863	Publix
3,400	Wal-Mart
2,555	State of Georgia
2,400	United States Postal Service
2,127	Kroger
1,800	Primerica
970	Home Depot

5 Mile Radius



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	

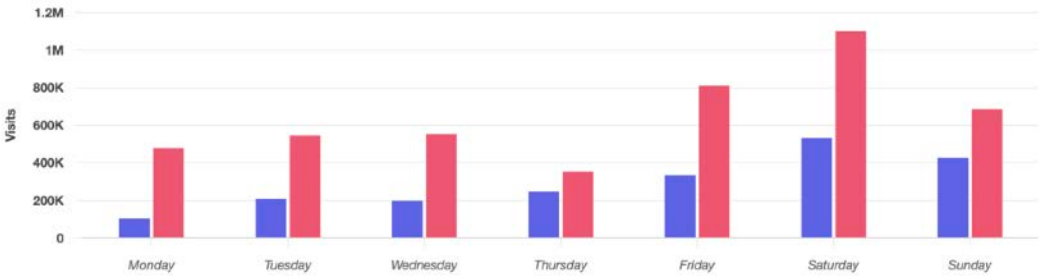
MARKET LANDSCAPE



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%

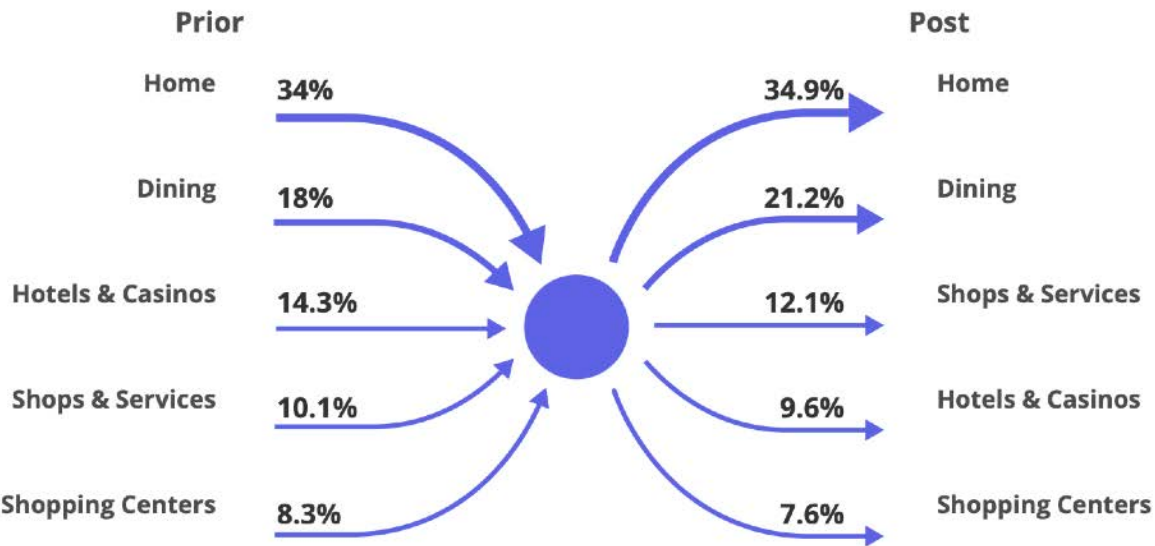
WEEKLY VISITS



RANKING OVERVIEW

Nationwide	Georgia	Local: 15mi
87 / 2,511	4 / 56	1 / 4
View List	View List	View List
12 / 2,511	1 / 56	1 / 21
View List	View List	View List

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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