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The Gas South District, hosts over 1 million visitors per year at its 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.

MAJOR MARKET TRAFFIC DRIVERS



2.1M
YEARLY VISITORS

PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

3 PADS AVAILABLE ±3.77 AC

AVAILABLE 3 PARCELS
For Lease, Ground Lease, or Build-to-Suit
A: 1.24 AC
B: 1.68 AC
C: 0.85 AC
±3.77 TOTAL ACRES

Gwinnett Convention & Visitors Bureau



68 TOWNHOMES in the \$1.3MM



270 APARTMENTS, Ultra High-end

Georgia Banking Company



±450 ft.

RI/RO

Sugarloaf PKWY
44,900 VPD

Holiday Inn Atlanta-Gas South Arena Area by IHG



5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

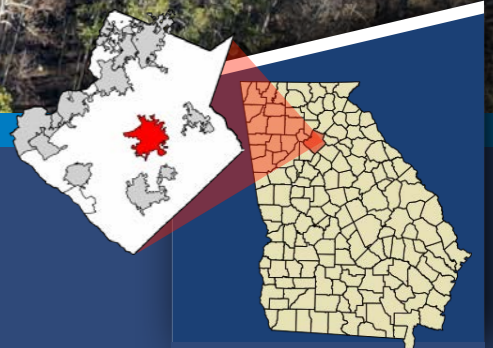
EXIT 107 SOUTHEAST TO INTERSTATE 85 ↓

ABERNATHY
DEVELOPMENT COMPANY



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.



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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.



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

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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 of transportation options.

Easy access to **Interstate 85, Georgia Highway 316** and the **Gwinnett County Airport** make Gwinnett County a desirable place to 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 a 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 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

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

SURROUNDING RETAILERS & BUSINESSES



LOCATED NEAR BY

TRAFFIC COUNTS

I-85 167,000 VPD	Sugarloaf PKWY 44,900 VPD	EXIT 107 I-85 Exit Ramp
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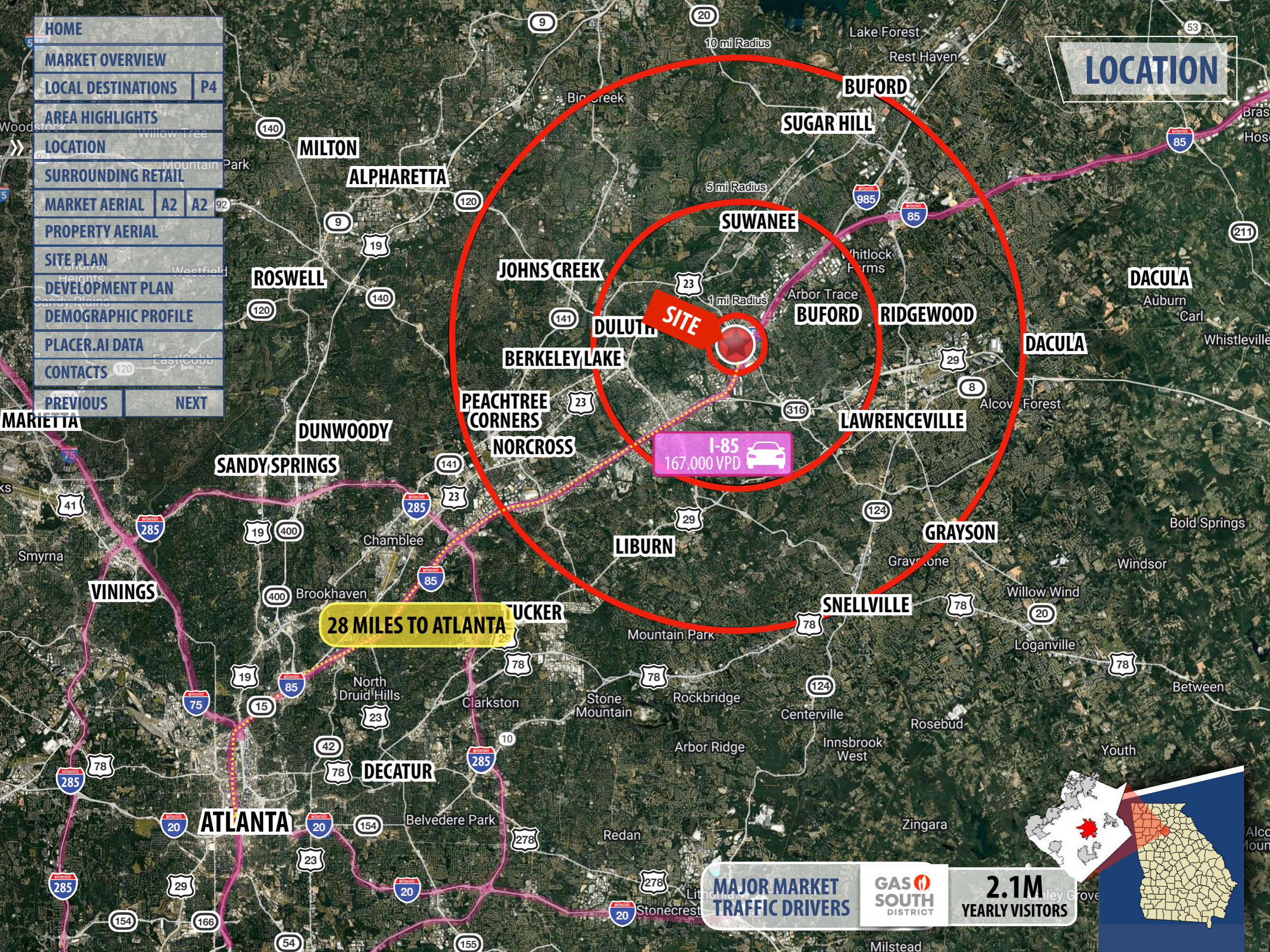
LOCAL DEVELOPMENT NEWS

- 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

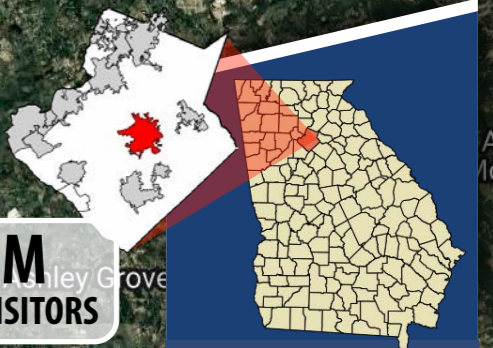
I-85
167,000 VPD

28 MILES TO ATLANTA

MAJOR MARKET TRAFFIC DRIVERS



2.1M
YEARLY VISITORS



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SURROUNDING RETAIL

AVAILABLE
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 For Lease, Ground Lease, or Build-to-Suit
 A: 1.24 AC
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 ±3.77 TOTAL ACRES

5 STAR HOTEL
 136 HOTEL ROOMS
 COMING SOON!

68 TOWNHOMES in the \$1.3MM

270 APARTMENTS, Ultra High-end

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

GAS SOUTH DISTRICT

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Oconee State Bank - Gwinnett Financial Center

12Stone Church

EXIT 107

I-85
 172,000 VPD

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	SHOE DEPT. ENCORE	DQ	LEGO ROSS DRESS FOR LESS
zumiez	AMERICAN EAGLE	FINISH LINE	
AVE'S NESTER	H&M	BURGER KING	rue21
EDDIE BAUER	carter's	GNC	Foot Locker
OLD NAVY	OFF BROADWAY SHOE	amc	TACO BELL
Burlington	PLACE	FOREVER 21	BAM!

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Gwinnett Convention & Visitors Bureau



Sugarloaf Parkway Shopping Center



68 TOWNHOMES in the \$1.3MM



270 APARTMENTS, Ultra High-end



Georgia Banking Company



±450 ft.

RI/RO

Sugarloaf PKWY
44,900 VPD

Holiday Inn Atlanta-Gas South Arena Area by IHG

FLOOD LIMITS

25' STREAM BUFFER (STATE)

50' STREAM BUFFER (COUNTY)

75' WETLANDS

67515 N. COLONY RD

RESTAURANT
 ±6,181 S.F.
 130 CARS (21.0 MSF)
 PARKING VARIANCE
 REQUIRED ABOVE 13.3 MSF

TRACT 4
5.32 ACRES



5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

SOUTHEAST TO INTERSTATE 85 ↓

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Ultra High-end

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the \$1.3MM

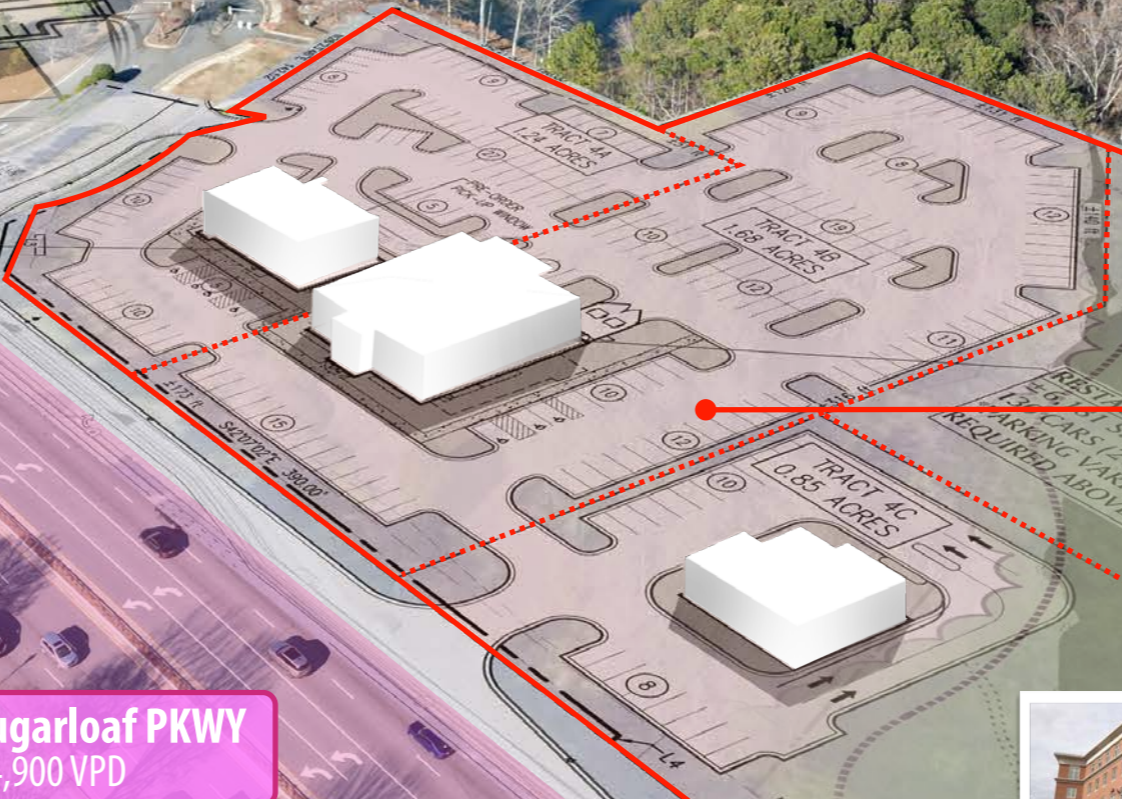
Sugarloaf PKWY
44,900 VPD

5 STAR HOTEL
136 HOTEL ROOMS
COMING SOON!

Georgia Banking
Company




Sugarloaf Parkway
Shopping Center



MARKET AERIAL

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I-85
172,000 VPD 

12Stone Church

Oconee State Bank - Gwinnett Financial Center

Georgia Banking Company

Hilton Garden Inn Atlanta

CARRABBA'S
ITALIAN GRILL

Chick-fil-A


Embassy Suites by Hilton

Holiday Inn Atlanta-Gas South Arena Area by IHG

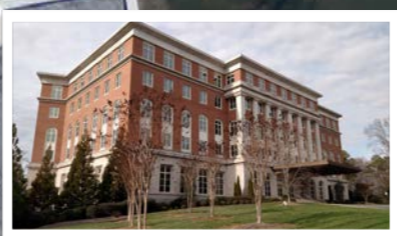
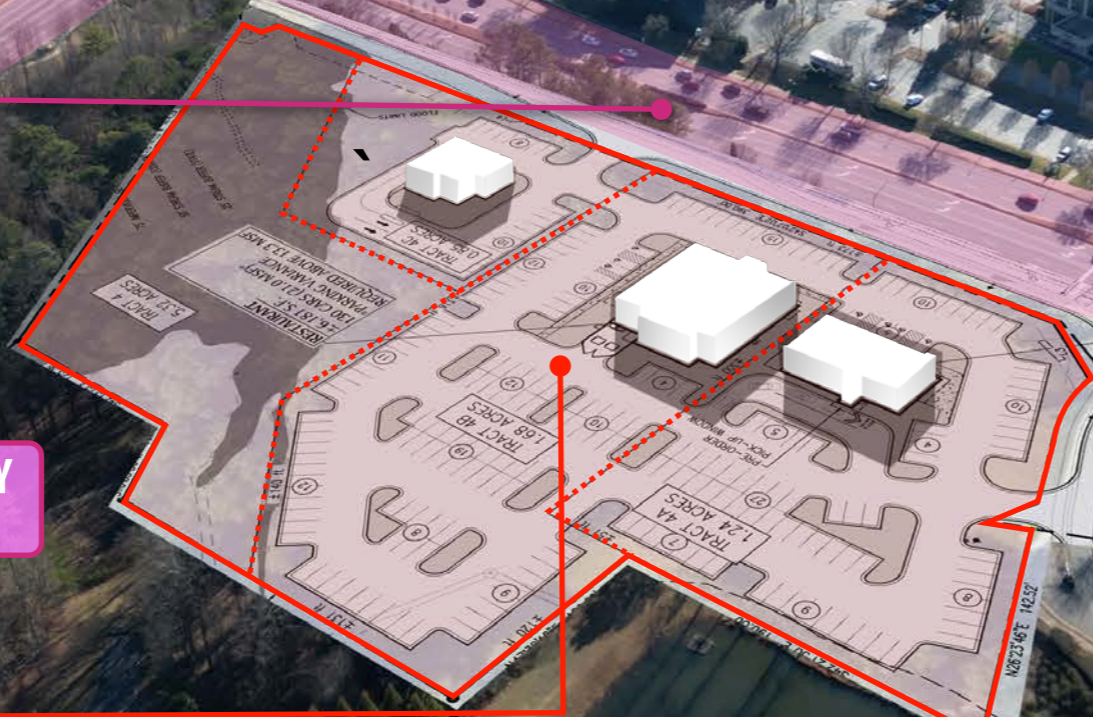


 FULL ACCESS

 **Cross Pointe Way**
7,500 VPD

 **Sugarloaf PKWY**
44,900 VPD

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PROPERTY AERIAL



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Gwinnett Convention & Visitors Bureau

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FULL ACCESS

±450 ft.

RI/RO

Georgia Banking Company



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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

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PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLAN

LAND PLANNERS
ENGINEERS - SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30076
VOICE 770.640.7185
FAX 770.640.7684
www.paulsonmitchell.com



PROJECT:
**SUGARLOAF PKWY
COMMERCIAL
DEVELOPMENT**
6405 SUGARLOAF PARKWAY
UNINCORPORATED GWINNETT COUNTY,
GEORGIA, 30097



1505 LAKES PARKWAY,
SUITE 190
LAWRENCEVILLE, GA 30043

ZONING INFORMATION

ZONING CLASSIFICATION

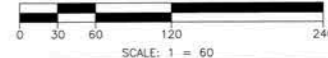
JURISDICTION: UNINCORPORATED GWINNETT COUNTY
EX. ZONING: RA-200
OVERLAY DISTRICT: -
PR. ZONING: -
BUILDING SETBACKS
FRONT: -
MAJOR SIDE: -
MINOR SIDE: -
REAR: -
BUFFERS
LANDSCAPE STRIP: -
ZONING BUFFER: -
STATE STREAM BUFFER: 25'
COUNTY STREAM BUFFER: 50' UNDISTURBED
CITY STREAM BUFFER: 75'

PARKING SUMMARY

BANK REQ.: 1/500 (MIN) - 1/200(MAX)
RESTAURANT REQ.: 1/150 (MIN) - 1/75(MAX)
STALL: 9'x18'
LANDSCAPE ISLAND SPACING: -
LANDSCAPE REG'S.
MAXIMUM IMPERVIOUS ALLOWED: -%
MAXIMUM BUILDING COVERAGE: -%
ENVIRONMENTAL
FLOOD PLAIN PRESENT (NO): -
STREAMS PRESENT (YES): -
WETLANDS PRESENT (NO): -
TOPOGRAPHY DATA: -
2024310 - CP6.dwg 02.11.2025

CONCEPTUAL
SITE PLAN

CONCEPTUAL SITE PLAN



SHEET

CP-6

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PREVIOUS NEXT

68 TOWNHOMES in the \$1.3MM

TRACT 2
9.20 AC
TOWNHOMES

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" = 60'



AVAILABLE 3 PARCELS
For Lease, Ground Lease, or Build-to-Suit
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CONCEPTUAL SITE PLAN
for
6405 SUGARLOAF PKWY






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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

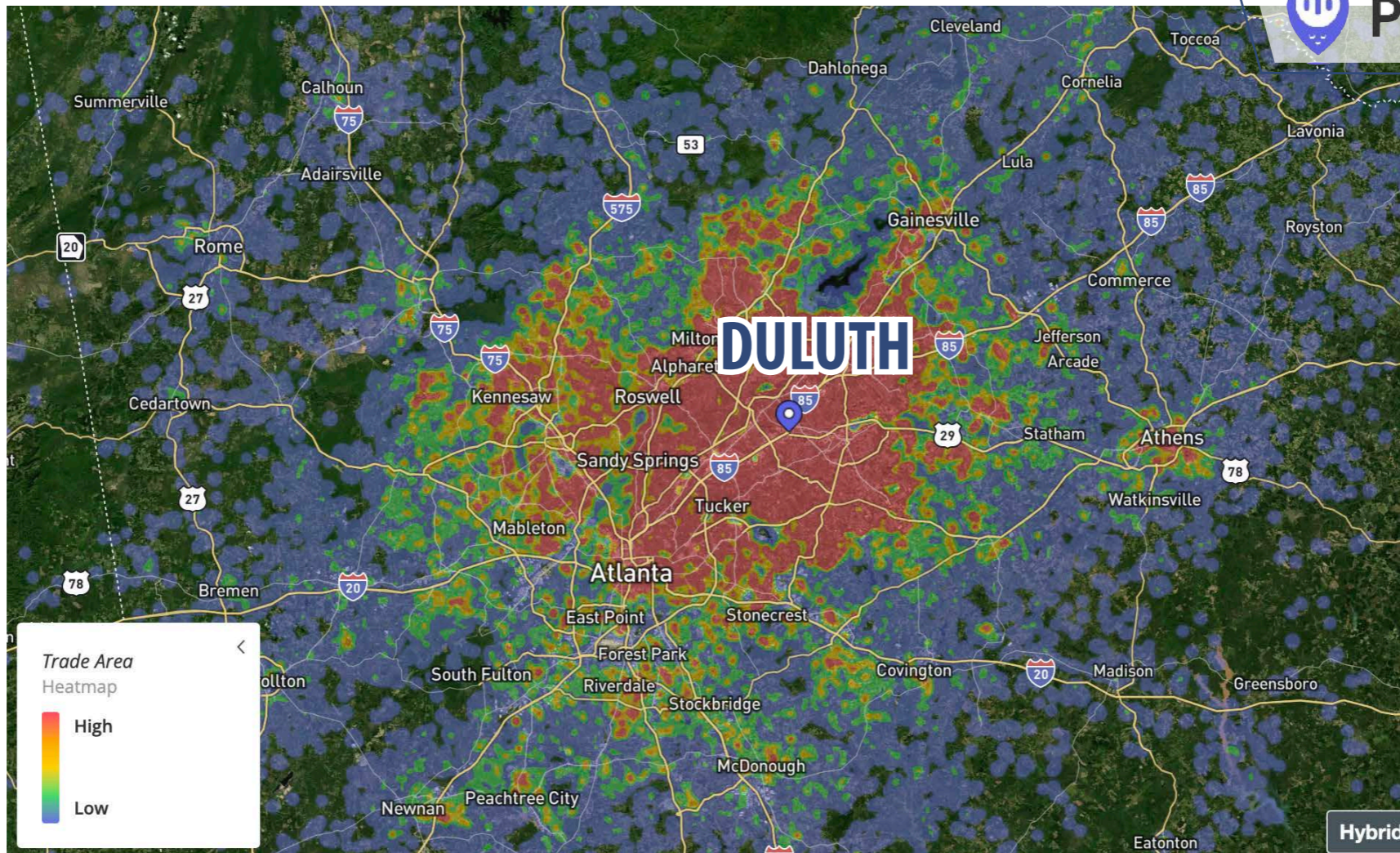
5 Mile Radius

				
\$92,089	236,593	85,405	2.4%	187,868
MEDIAN HH INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT RATE	LABOR FORCE <i>Applied Geographic Solutions</i>



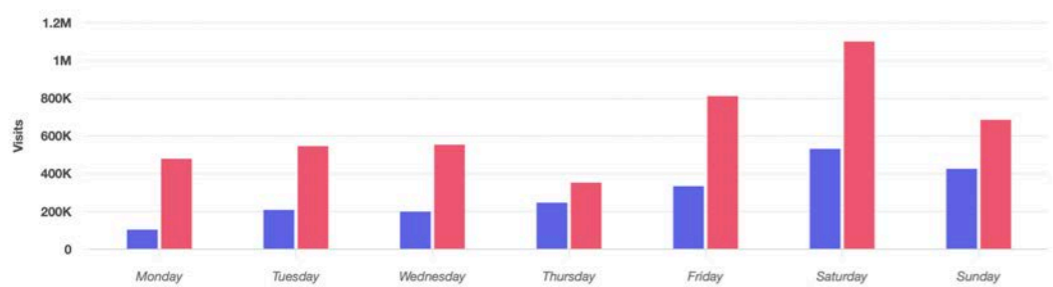
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MARKET LANDSCAPE



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%

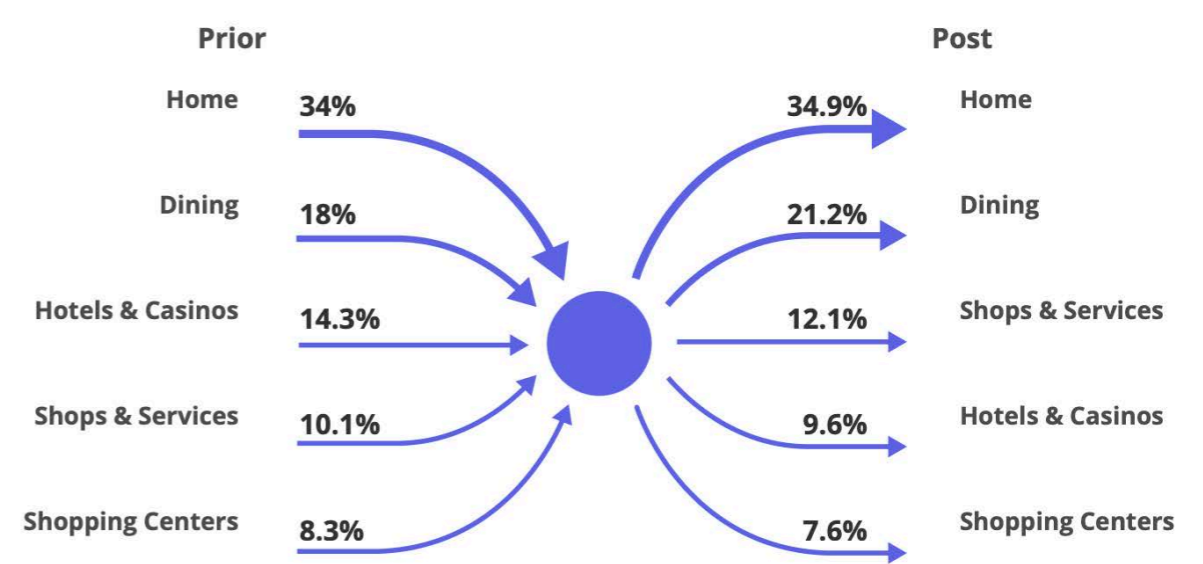
WEEKLY VISITS



RANKING OVERVIEW

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