

DULUTH, GA

2000 Satellite Blvd



CHRIS ROUTLEDGE

678.420.1395

chris.routledge@srsre.com

STEVEN BODNER

678.420.1397

steven.bodner@srsre.com

BILLY HARVIN

678.894.0260

billy.harvin@srsre.com



Property Overview

Highlights

1.63 Acres

2nd Generation Restaurant with all equipment in place.

Adjacent to Gwinnett Infinite Energy Center, a 118-acre multi-purpose campus which is home to the Atlanta Gladiators, The Georgia Swarm, concerts, and more which routinely attracts over 1 million visitors per year.

Adjacent to Sugarloaf Mills, Georgia's largest outlet shopping, dining, and entertainment destination featuring 160+ stores.

Traffic

Sugarloaf Parkway | 42,500 VPD

I-85 | 160,000 VPD

Duluth Highway | 22,400 VPD



Aerial



Aerial



Survey

SURVEYOR'S NOTES

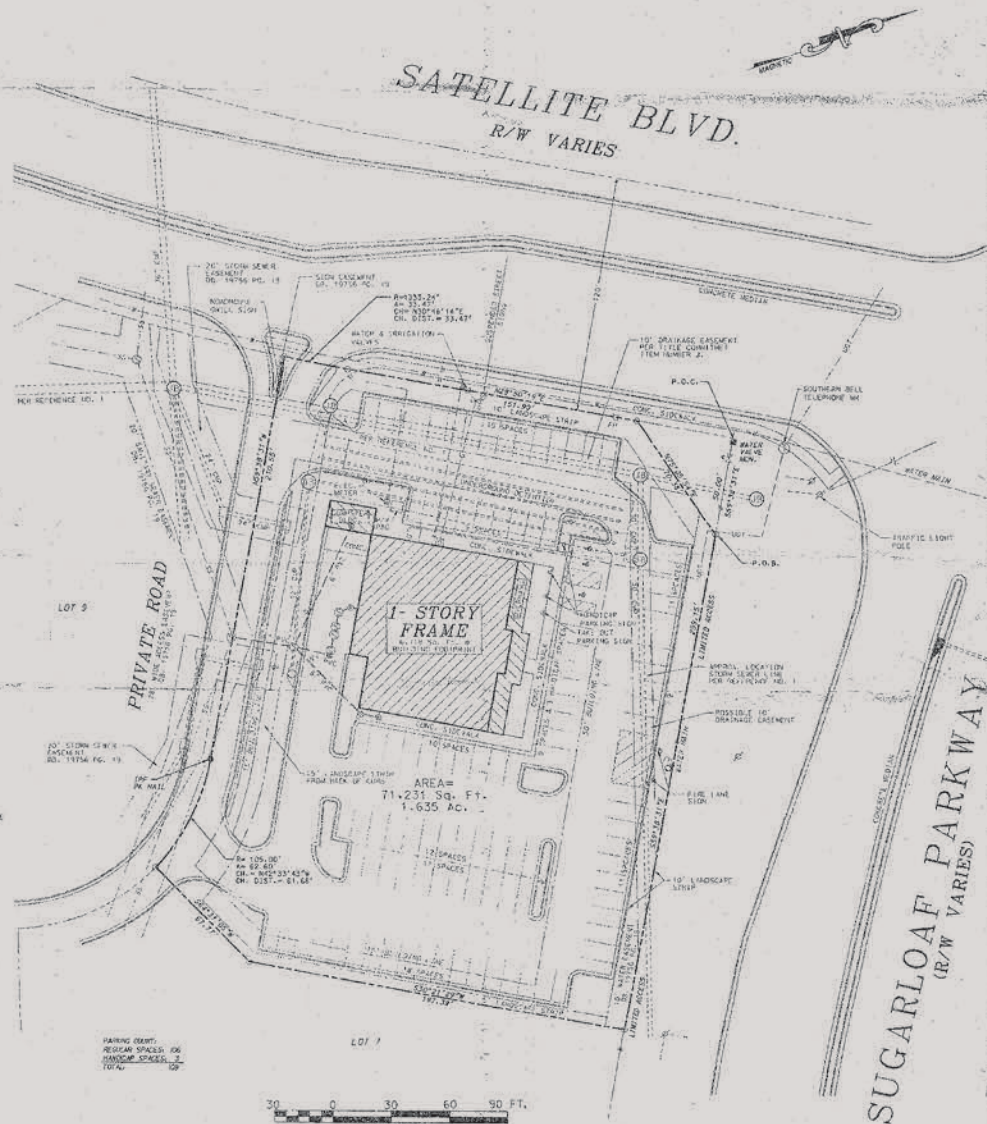
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REFERENCE MATERIAL

1. BOUNDARY SURVEY FOR NATIONAL RETAIL GROUP
BY PRECISION PLANNING, INC.
DATED 10/3/99
2. CONSTRUCTION PLANS FOR ROADHOUSE GRILL
SUGARLOAF PARKWAY, CHANNATTY COUNTY, GEORGIA
BY HEMLOCK ENGINEERING, LLC
DATE 10/06/99 LAST REV. DEC/99

TITLE MOVIES.

- [illegible]



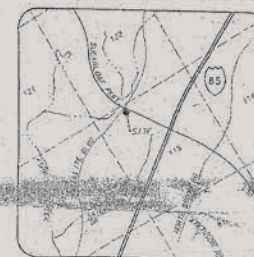
LEGAL DESCRIPTION

Althet tract or parcel of land lying and being in land lot 13 of the 7th District, Spaldett County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southeast right of way of Sattelle Boulevard showing a variable right of way; run the southwest right of way of Superior Highway showing a variable right of way; add right of way were extended to form a point; thence due north the extended southeast right of way of Sattelle Boulevard South 59 degrees 38 minutes 36 seconds East for a distance of 50.00 feet to a point, said point being the western point of a widened corner and the point of beginning.

[illegible]

Sold property contains 1438 acres more or less.



LEGEND

[illegible][illegible]

DEAN C. OLSON
GEORGIA REGISTERED LAND SURVEYOR
NO. 23005

LOCATED IN
IN LAND LOT 115, 7TH DISTRICT
SUGARLOAF CORPORATE CENTER
UNIT ONE, BLOCK B, LOT 8
GWINNETT COUNTY, GEORGIA

ALTA \ ACSM LAND TITLE SURVEY FOR
ROAD HOUSE GRILL INC., DULUTH JOINT VENTURE,
CNL APF PARTNERS, L.P. &
FIRST AMERICAN TITLE INSURANCE COMPANY

1/1

Photos



Demographic Summary

	1 MILE	3 MILE	5 MILE
POPULATION			
2019 Population	6,426	73,139	221,542
2024 Population	7,276	80,045	240,180
2019 - 2024 Annual Rate	2.52%	1.82%	1.63%
2019 Median Age	36.7	35.5	34.4
Daytime Population	19,140	96,897	248,808
HOUSEHOLDS			
2019 Total Households	2,762	25,276	77,180
2024 Total Households	3,129	27,553	83,440
2019 - 2024 Annual Rate	2.53%	1.74%	1.57%
INCOME			
2019 Median Household Income	\$90,961	\$72,077	\$63,947
2019 Average Household Income	\$127,509	\$99,917	\$87,491

Source: Esri



Exclusively Retail.
Extensive Solutions.

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