

The Shoppes at Sugarloaf Station

6601 Sugarloaf Parkway
Duluth, Georgia 30097

FOR LEASE

Ste. 220 - 1,386 Sq. Ft.



Outstanding Demographics

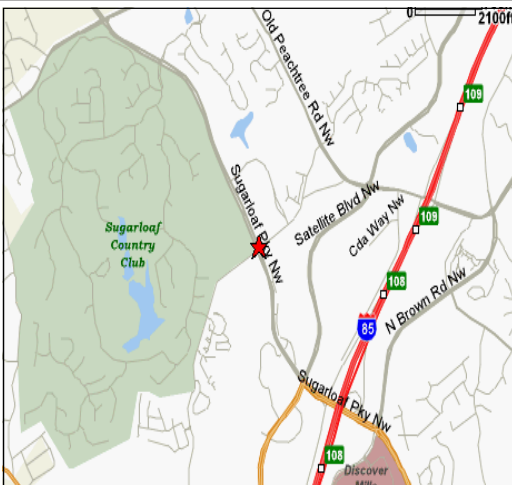
	0-1 Miles	0-3 Miles	0-5 Miles
2023 Est. Average HH Income	\$135,691	\$113,804	\$95,778
Population 2023 Estimate	7,962	70,837	227,191
Population 2028 Estimate	8,395	73,835	235,630

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

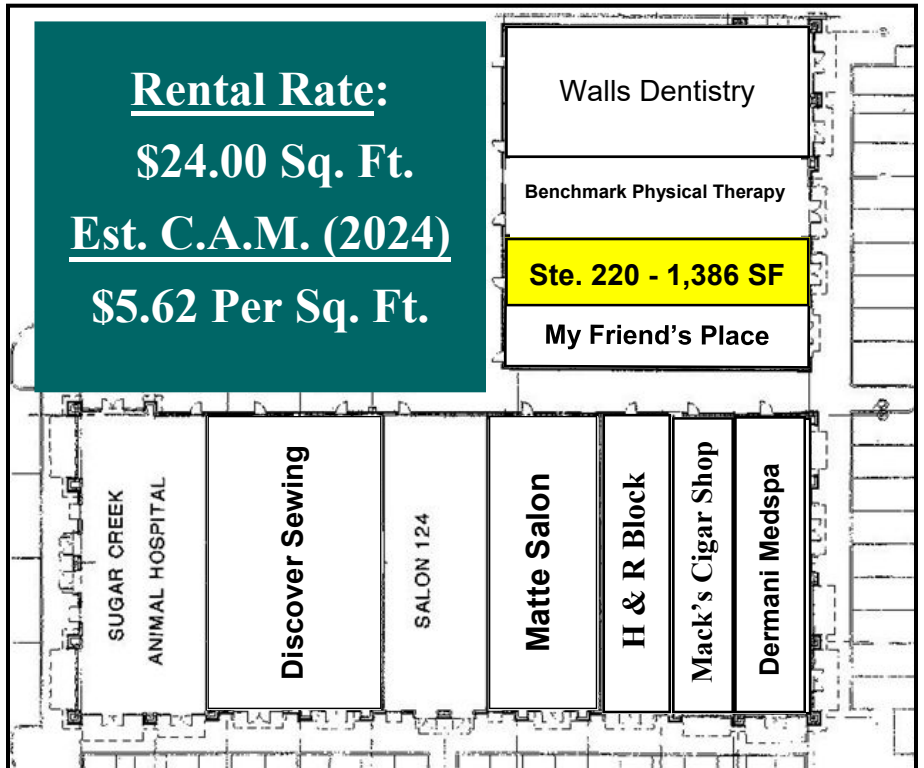


Rental Rate:

\$24.00 Sq. Ft.

Est. C.A.M. (2024)

\$5.62 Per Sq. Ft.



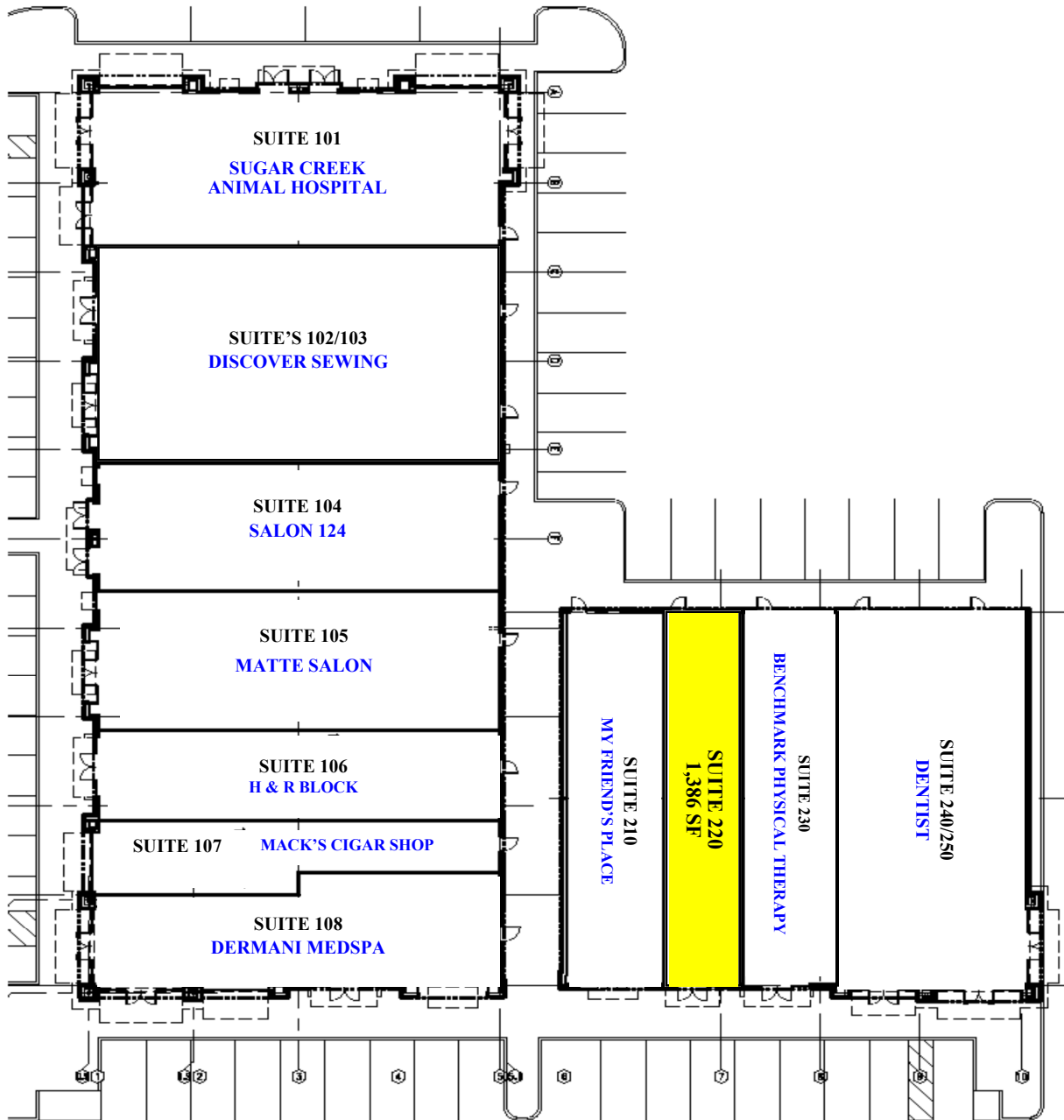
For Leasing Information:

PHILIP HOLLIER

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The Shoppes at Sugarloaf Station

6603 Sugarloaf Parkway
Duluth, GA 30097



KOHL, GRAMIGNA, MONARDO ARCHITECTS, INC.
270 Scientific Drive, Suite 17, Norcross, Georgia 30092 770-448-2743 www.kgmarchitects.com

DRAWING TYPE: FLOOR PLAN RENTABLE AREAS	SCALE: 1"=20'-0"	ISSUED BY: ANDREW G. MORGENTHAU	ISSUE DATE: 11-12-2004
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Drawn By:



234 Forsyth Street
Monticello, Georgia 31064
(706) 468-9070
tsmcontractors@outlook.com

Location of the Project:

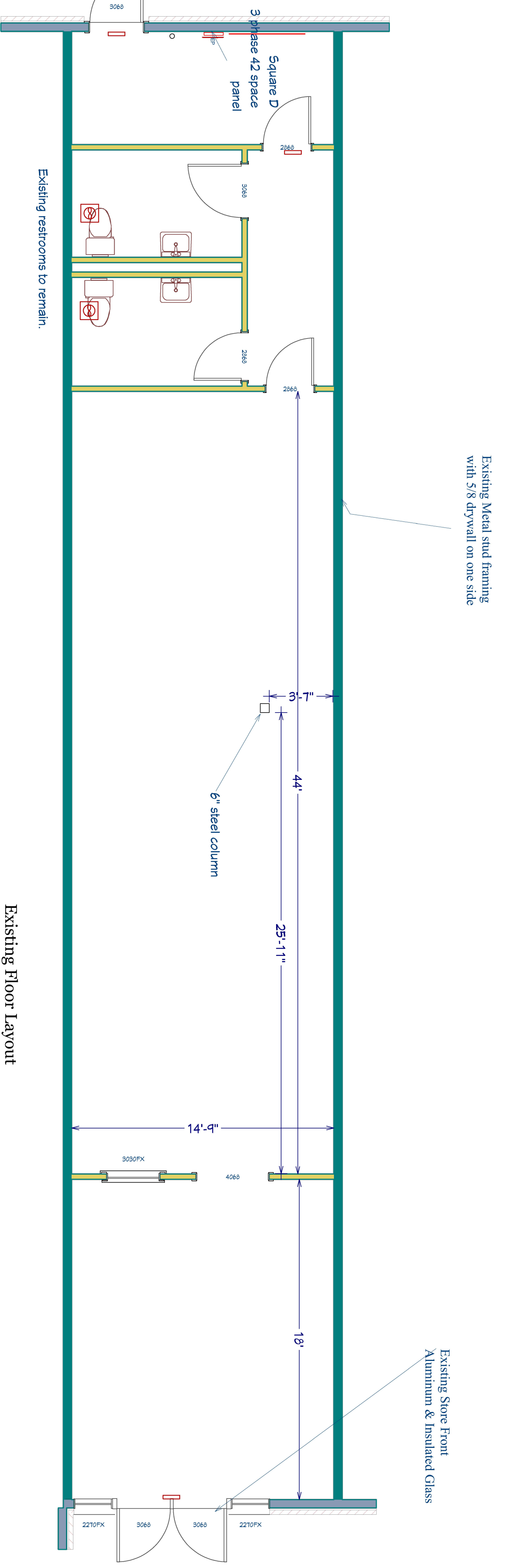
6601 Sugarloaf Pkwy
Suite 220
Duluth, Georgia 30097

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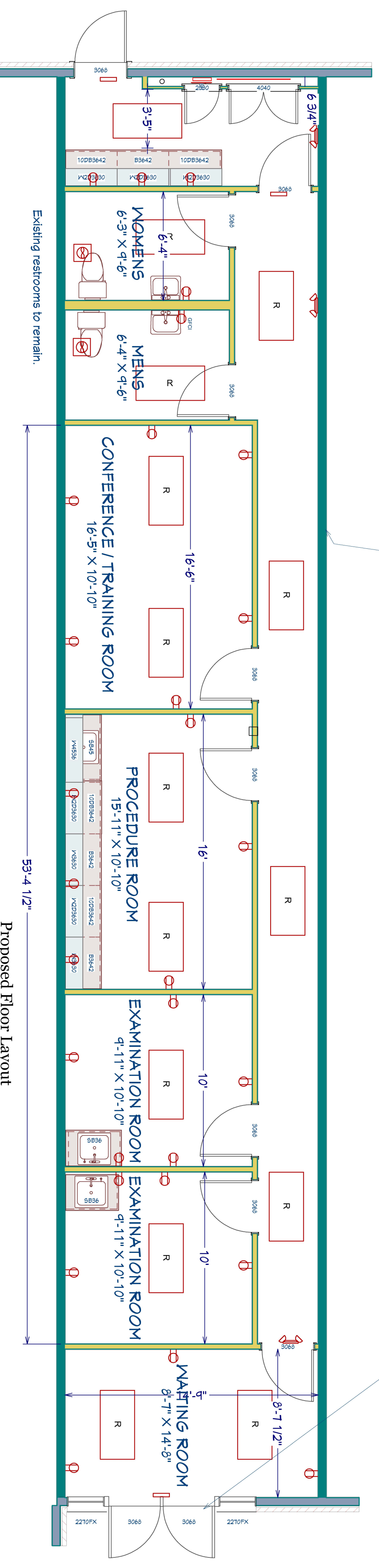
Plan Drawn By: JMH

Drawn on 3/21/2018
Last revision 3/25/2018

Plan Drawn to Scale:
1/4" = 1'
Unless Noted
Plan Sheet Size
ARCH "D"



Existing Floor Layout



Proposed Floor Layout

- SCOPE OF WORK**
- Demolition:**
1. Remove existing flooring
 2. Prep floor for new flooring
 3. Remove front dividing wall
 4. Remove existing décor.
 5. Clean-up electrical and data wiring that is not needed.
 6. Sawcut floor for new plumbing.
- Build-Back:**
1. Build new walls 3-5/8" metal studs, sound barrier insulation and 1/2" drywall painted with low VOC paint.
 2. Install 3 each new single bowl stainless steel sinks with gooseneck faucets.
 3. Furnish and install 3 each 36" wide X 36" high sink cabinets with Formica laminate tops for new sinks.
 4. Furnish and install 3 each 42" tall X 72" wide work stations with Formica laminated tops and 30" high X 72" wall cabinets.
 5. Furnish and install 1 each 42" tall X 84" wide work stations with Formica laminated tops and 30" high X 72" wall cabinets in back room.
 6. Repair/replace ceiling to match the existing.
 7. New LVT flooring selected by the lessee with 4" black rubber cover base.

Painting:
Patch existing walls and paint all walls with SW-7014 Elder White Promar 200 Semi-gloss.
Paint all metal door frames with Polane® SP Primer and Polane® 700 T Water Reducible Enamel in gloss white.



Backroom Work Station



Procedure Room Cabinets & Work station

2100ft
0



Old Peachtree Rd Nw

Sugarloaf Pky Nw

Sugarloaf
Country
Club

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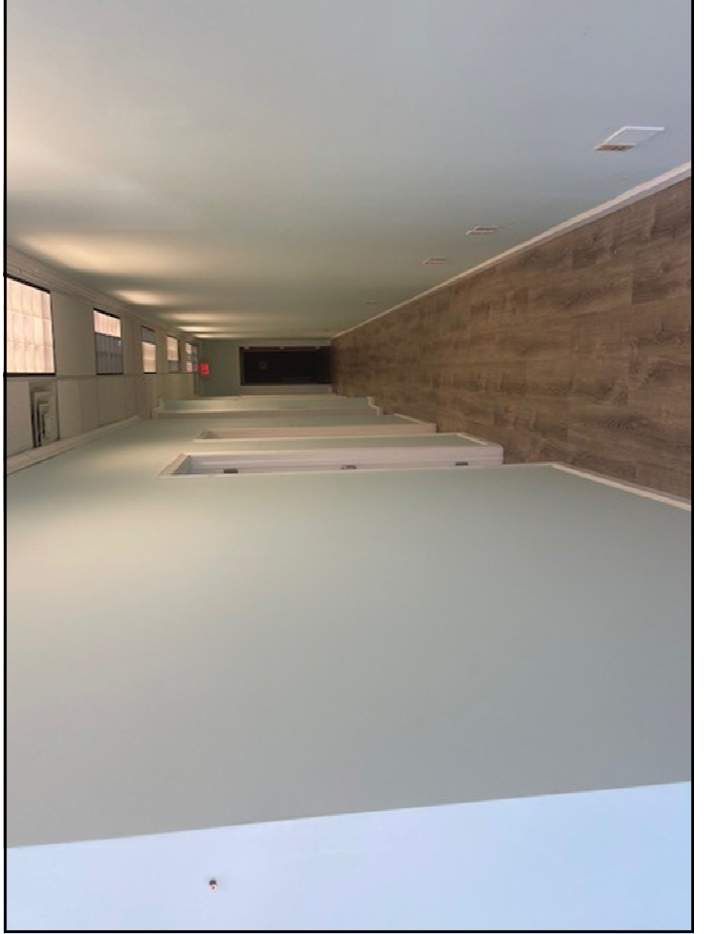
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85

102

DISCOVER
MMA



Demographic Summary Report

The Shoppes at Sugarloaf Station 6601-6603 Sugarloaf Pkwy., Duluth, GA 30097

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,395		73,835		235,630	
2023 Estimate	7,962		70,837		227,191	
2010 Census	5,670		55,714		185,648	
Growth 2023 - 2028	5.44%		4.23%		3.71%	
Growth 2010 - 2023	40.42%		27.14%		22.38%	
2023 Population by Hispanic Origin	573		10,887		50,701	
2023 Population	7,962		70,837		227,191	
White	2,853	35.83%	31,059	43.85%	104,427	45.96%
Black	1,450	18.21%	15,623	22.05%	60,306	26.54%
Am. Indian & Alaskan	16	0.20%	257	0.36%	1,723	0.76%
Asian	3,448	43.31%	21,797	30.77%	53,577	23.58%
Hawaiian & Pacific Island	2	0.03%	47	0.07%	213	0.09%
Other	195	2.45%	2,055	2.90%	6,946	3.06%
U.S. Armed Forces	0		24		98	
Households						
2028 Projection	2,922		25,295		82,416	
2023 Estimate	2,773		24,279		79,507	
2010 Census	1,984		19,163		65,193	
Growth 2023 - 2028	5.37%		4.18%		3.66%	
Growth 2010 - 2023	39.77%		26.70%		21.96%	
Owner Occupied	1,885	67.98%	17,323	71.35%	48,735	61.30%
Renter Occupied	888	32.02%	6,957	28.65%	30,773	38.70%
2023 Households by HH Income	2,773		24,280		79,506	
Income: <\$25,000	284	10.24%	2,535	10.44%	10,765	13.54%
Income: \$25,000 - \$50,000	461	16.62%	4,075	16.78%	16,618	20.90%
Income: \$50,000 - \$75,000	304	10.96%	3,907	16.09%	14,929	18.78%
Income: \$75,000 - \$100,000	215	7.75%	3,146	12.96%	10,176	12.80%
Income: \$100,000 - \$125,000	347	12.51%	2,661	10.96%	8,086	10.17%
Income: \$125,000 - \$150,000	224	8.08%	1,995	8.22%	5,092	6.40%
Income: \$150,000 - \$200,000	322	11.61%	2,771	11.41%	6,660	8.38%
Income: \$200,000+	616	22.21%	3,190	13.14%	7,180	9.03%
2023 Avg Household Income	\$135,691		\$113,804		\$95,778	
2023 Med Household Income	\$108,825		\$87,897		\$71,151	

