

CONSTELLATION PARK

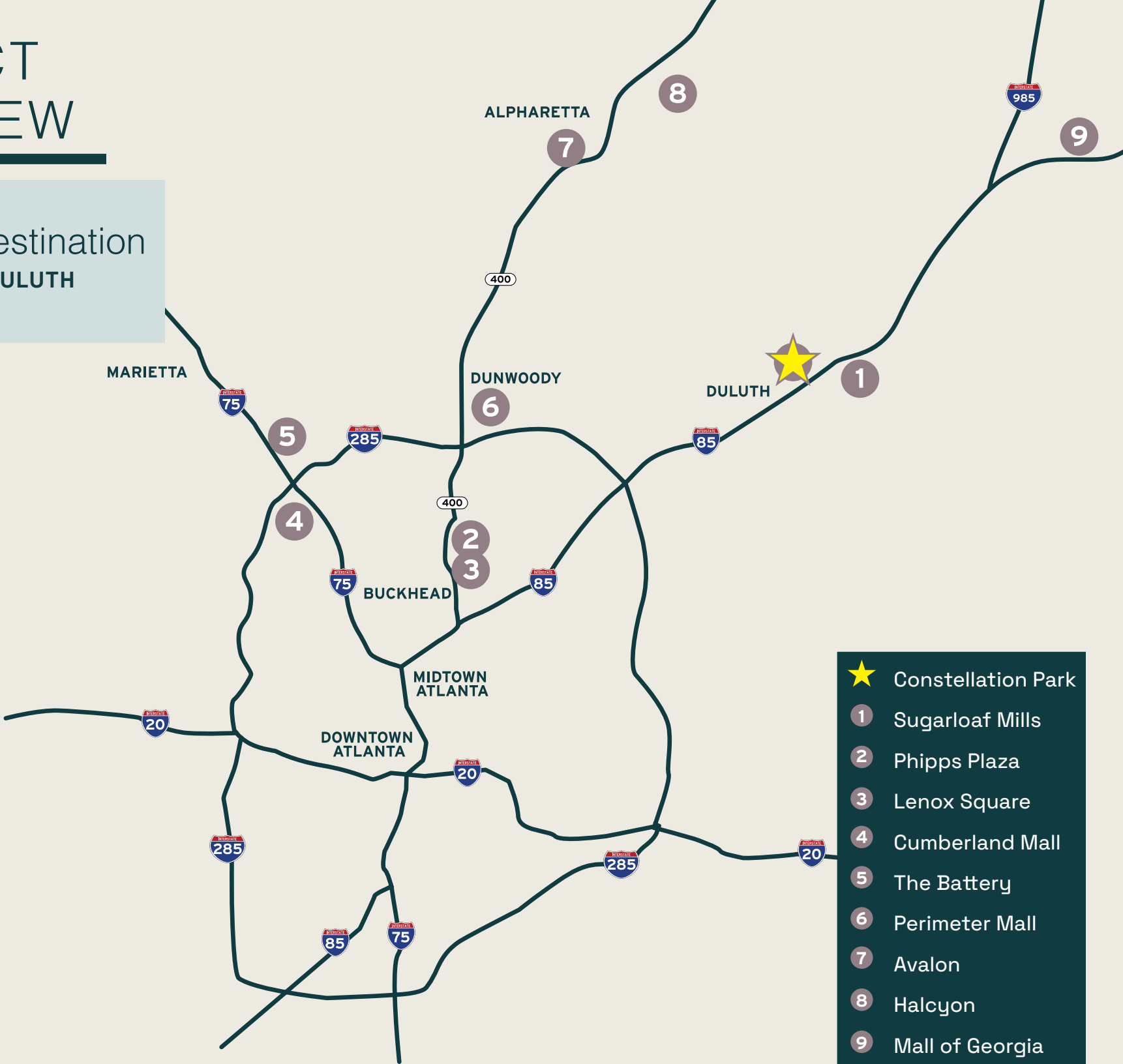


PROJECT OVERVIEW

Brand New
Mixed-Use Destination

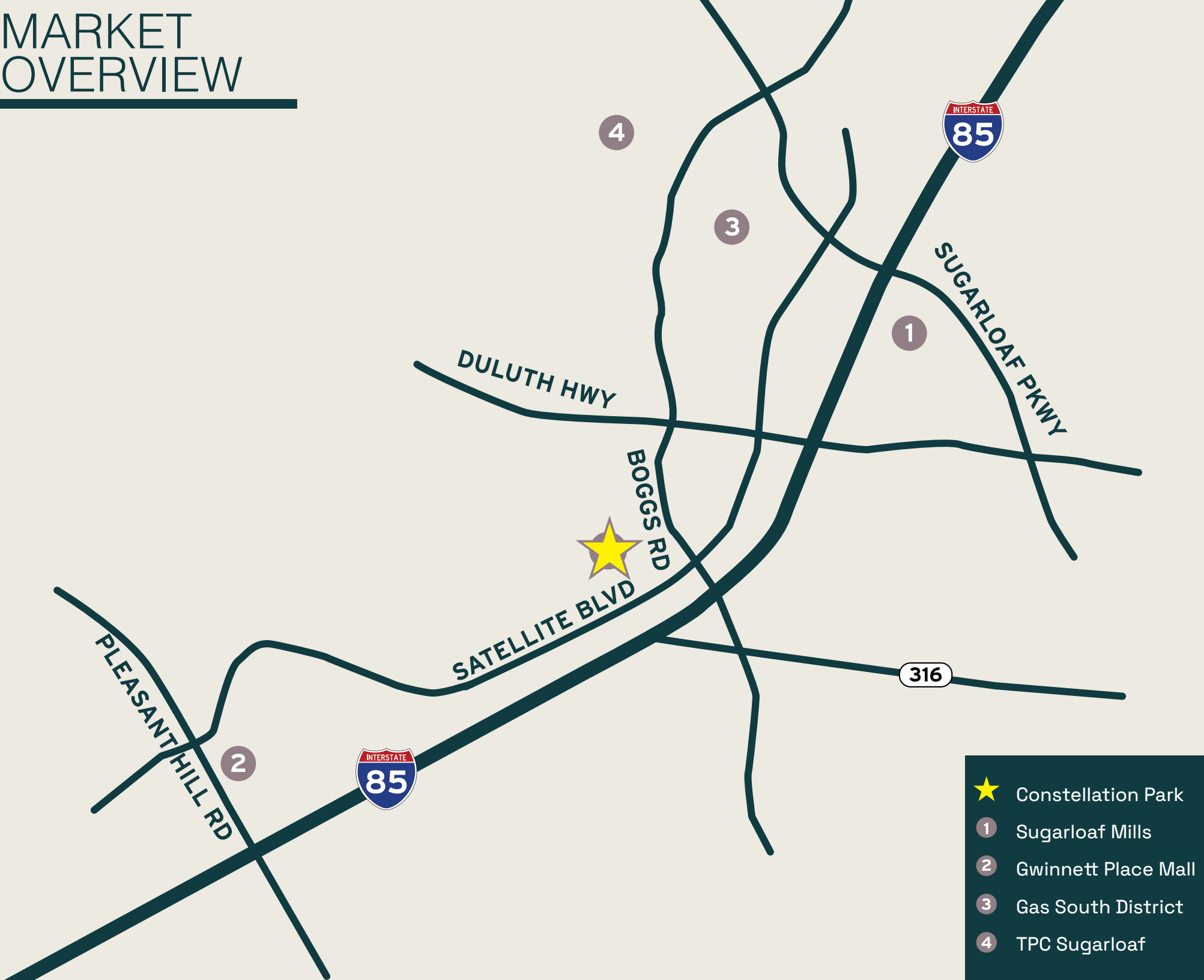
COMING SOON TO DULUTH

2651 Satellite Blvd
Duluth, GA 30096



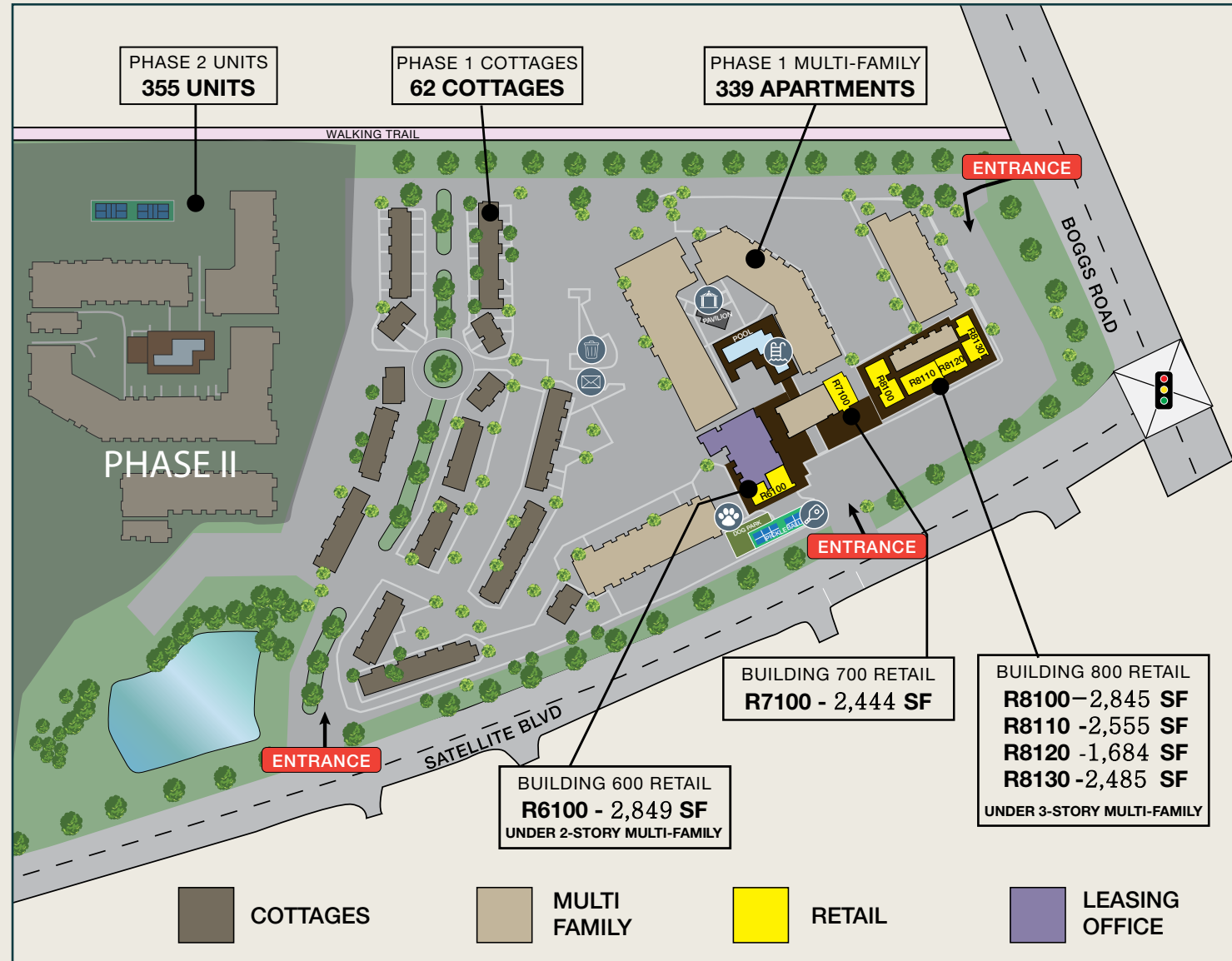
- ★ Constellation Park
- 1 Sugarloaf Mills
- 2 Phipps Plaza
- 3 Lenox Square
- 4 Cumberland Mall
- 5 The Battery
- 6 Perimeter Mall
- 7 Avalon
- 8 Halcyon
- 9 Mall of Georgia

MARKET OVERVIEW



DEVELOPMENT OVERVIEW

- **40 AC MIXED USE DEVELOPMENT** within the affluent and thriving Sugarloaf neighborhood of Gwinnett County
- **PHASE 1 INCLUDES**
 - › 14,862 SF of retail DELIVERY: Q2 2025
 - › **339 Multi-Family Units** STAGGERED DELIVERY: Q1-Q4 2025
 - › **62 Rental Cottages** DELIVERY: Q2 2025
- **PHASE 2 WILL INCLUDE 355 ADDITIONAL MULTI-FAMILY UNITS**
- **MULTI-USE TRAILS** that connect to the Gwinnett County Trail Network



DEMOGRAPHICS



Total Population

3 MILES

100,904

5 MILES

249,914

7 MILES

456,550



Daytime
Population

125,347

263,818

483,217



Avg. Household
Income

\$97,504

\$102,892

\$117,118

RETAIL OFFERING

JOIN OUR NEW RETAIL TENANTS COMING SOON!

ALLURE NAIL BAR
YEBISUYA JAPANESE RESTAURANT
AND JABAL COFFEE HOUSE

PICKLEALL



RETAIL



MULTI-FAMILY



ENTRANCE

BLDG. 9

BOGGS ROAD

BLDG. 6

R6100

JABAL
COFFEE
HOUSE

BLDG. 7
LEASING OFFICE

R7100

RETAIL PLAZA

YEBISUYA
JAPANESE
RESTAURANT

BLDG. 8

R8100

ALLURE NAIL BAR
R8110

R8120

R8130



PET F

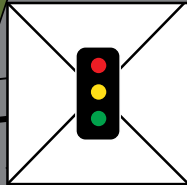
BUILDING 600
R6100 - 2,849 SF
DELIVERING Q2 2025
UNDER 2 LEVELS OF MULTI-FAMILY

ENTRANCE

BUILDING 700
R7100 - 2,444 SF
DELIVERING Q1 2025

BUILDING 800
R8100 - 2,845 SF
R8110 - 2,555 SF
R8120 - 1,684 SF
R8130 - 2,485 SF
DELIVERING Q2 2025
UNDER 3 LEVELS OF MULTI-FAMILY

SATELLITE BLVD



BUILDING 600



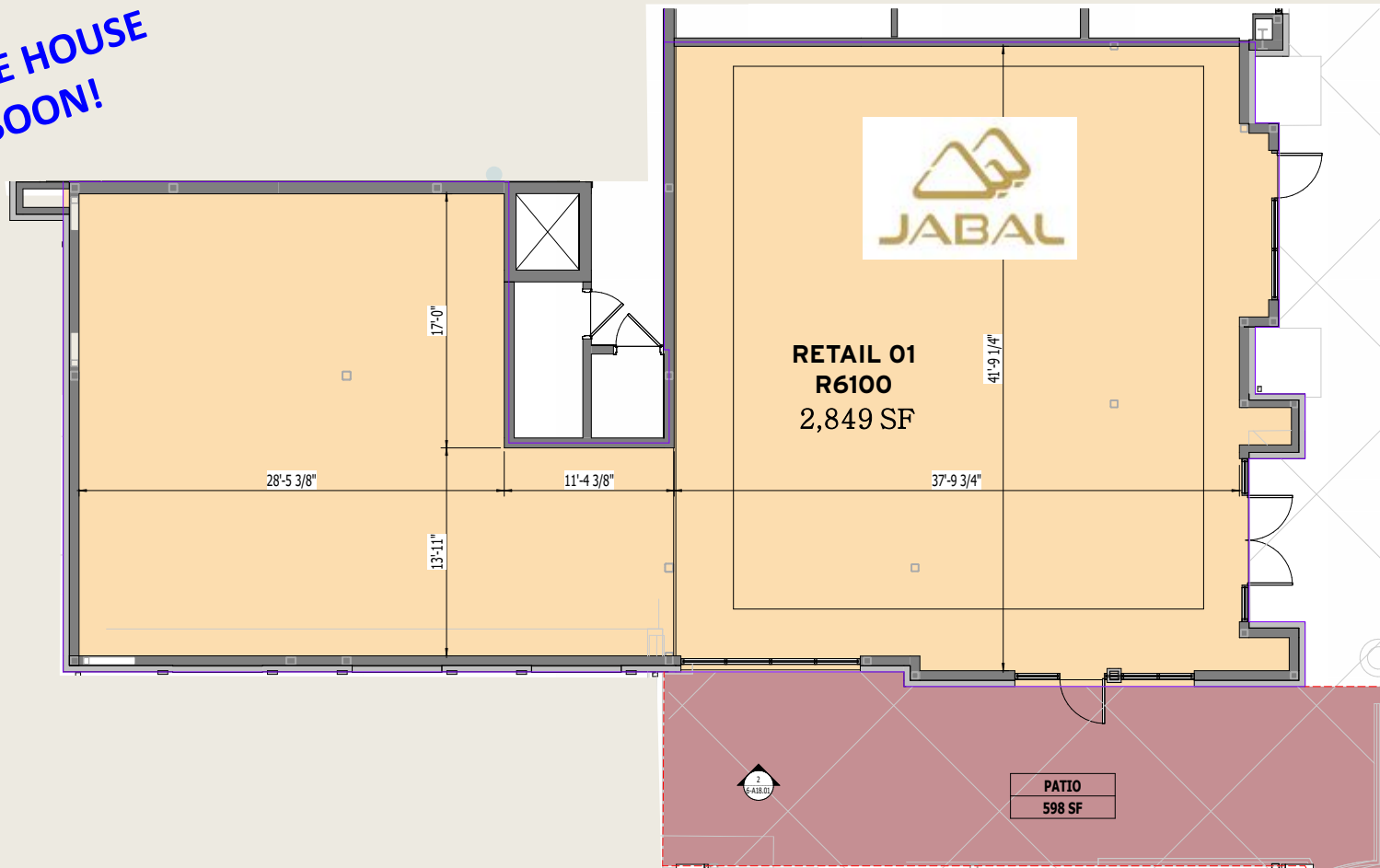
R6100 - 2,849 SF

DELIVERING Q2 2025

BUILDING 600



JABAL COFFEE HOUSE
COMING SOON!



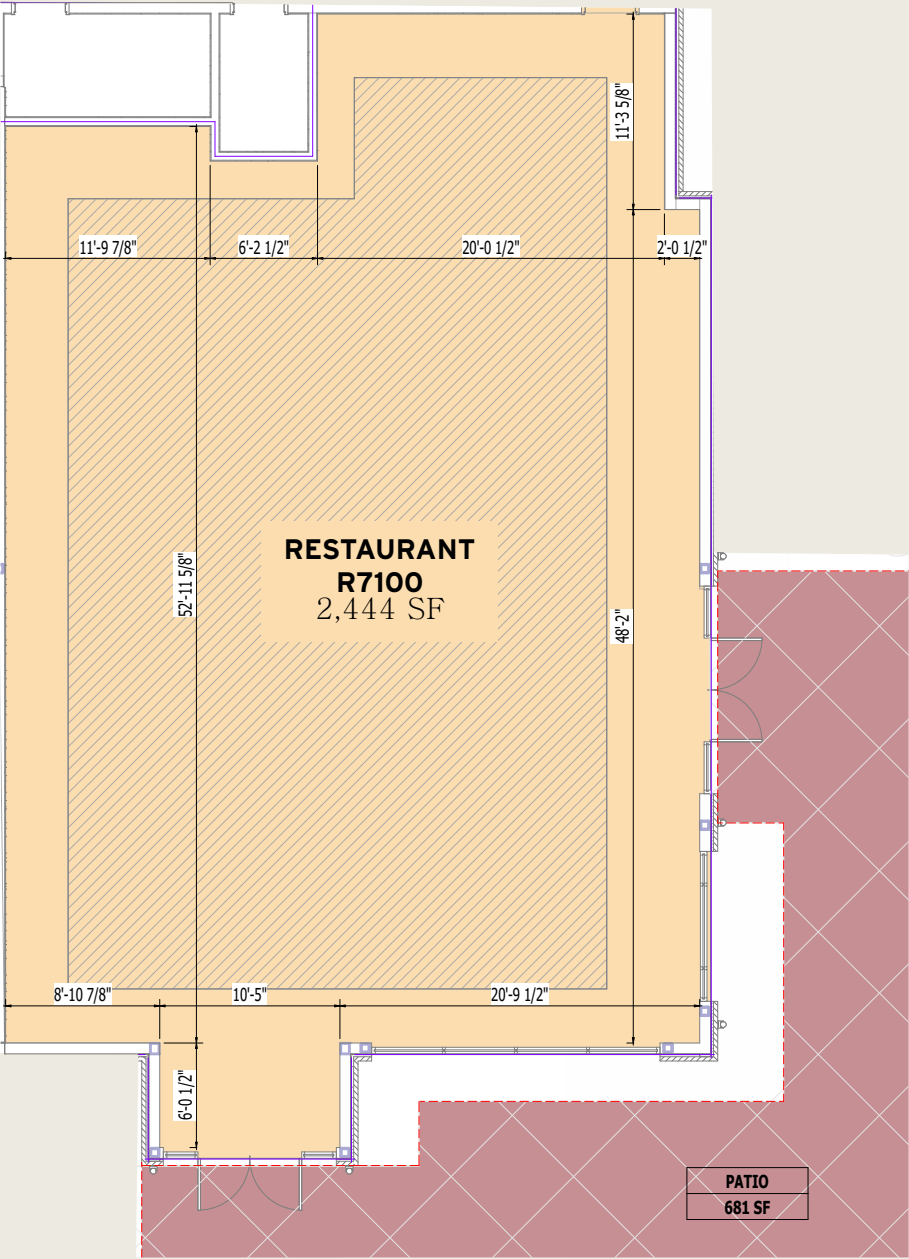
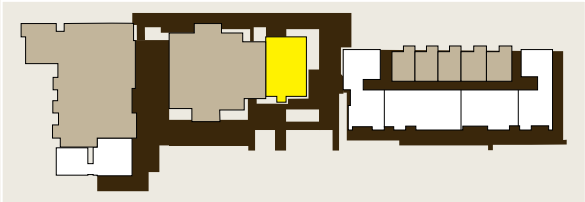
BUILDING 700



R7100 - 2,444 SF

DELIVERING Q1 2025

BUILDING 700



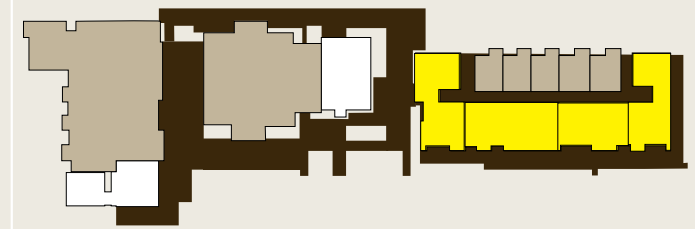
BUILDING 800



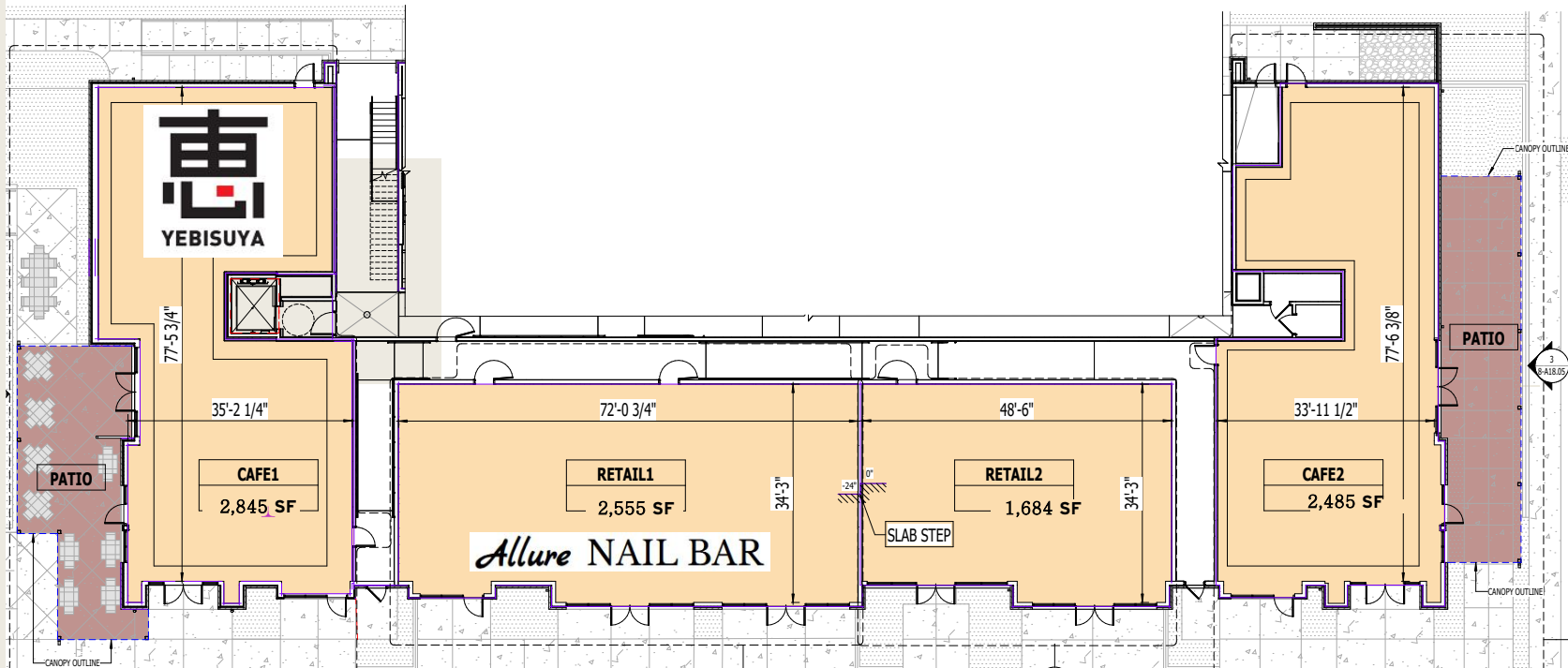
R8100 - R8130

DELIVERING Q2 2025

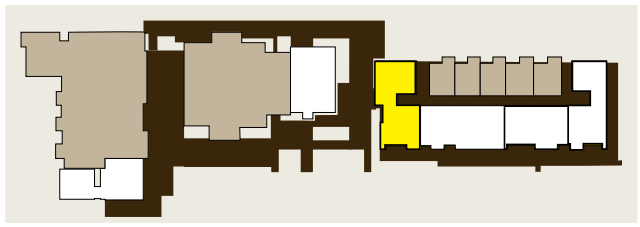
BUILDING 800



2 BUILDING 8000 REFERENCE ELEVATION
3/32" = 1'-0"



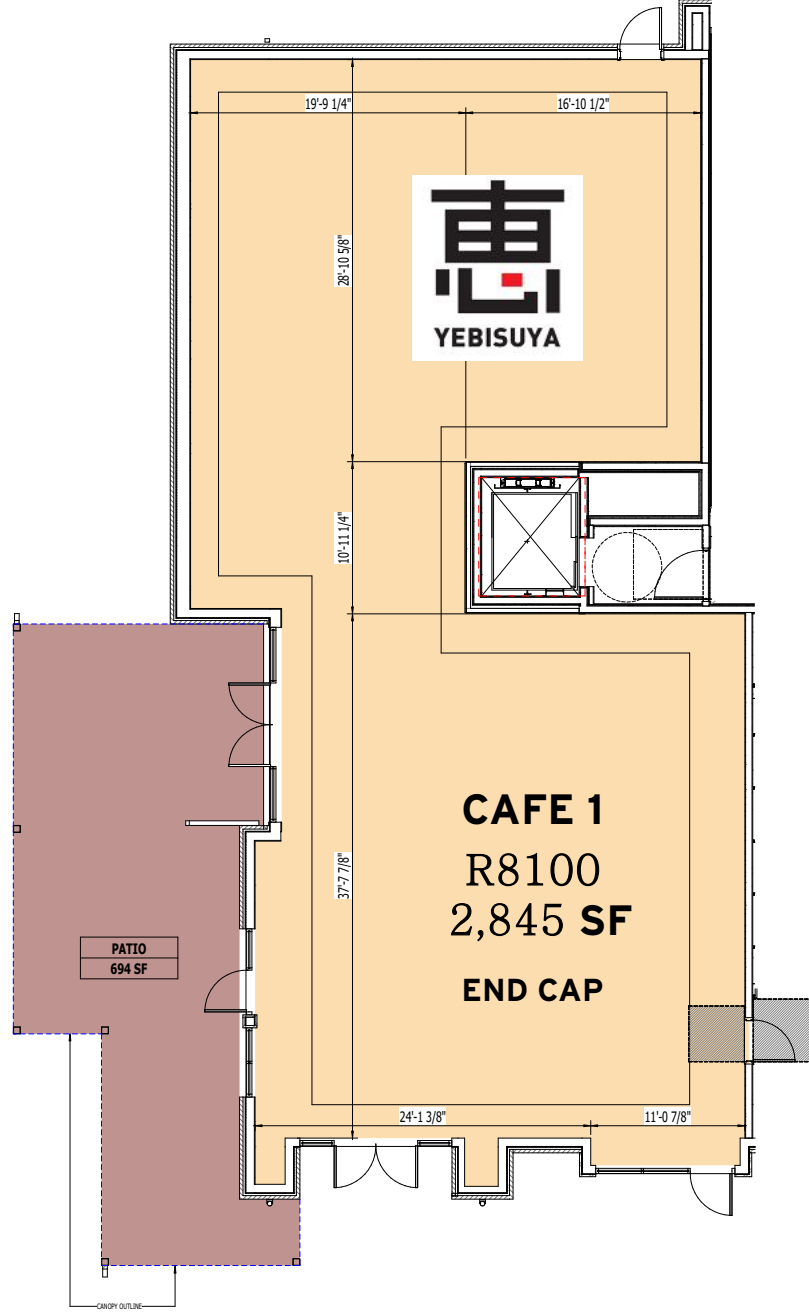
R8100 - 2,845 SF
DELIVERING Q2 2025



YEBISUYA
JAPANESE RESTAURANT
COMING SOON!

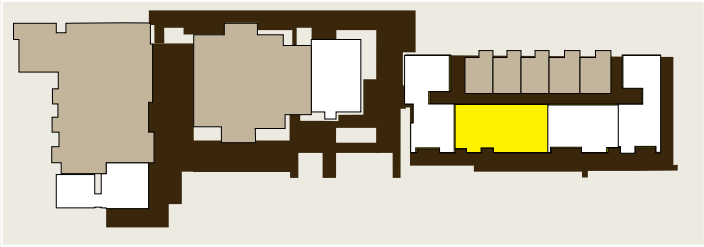


BUILDING 800



R8110 - 2,555 SF
DELIVERING Q2 2025

BUILDING 800

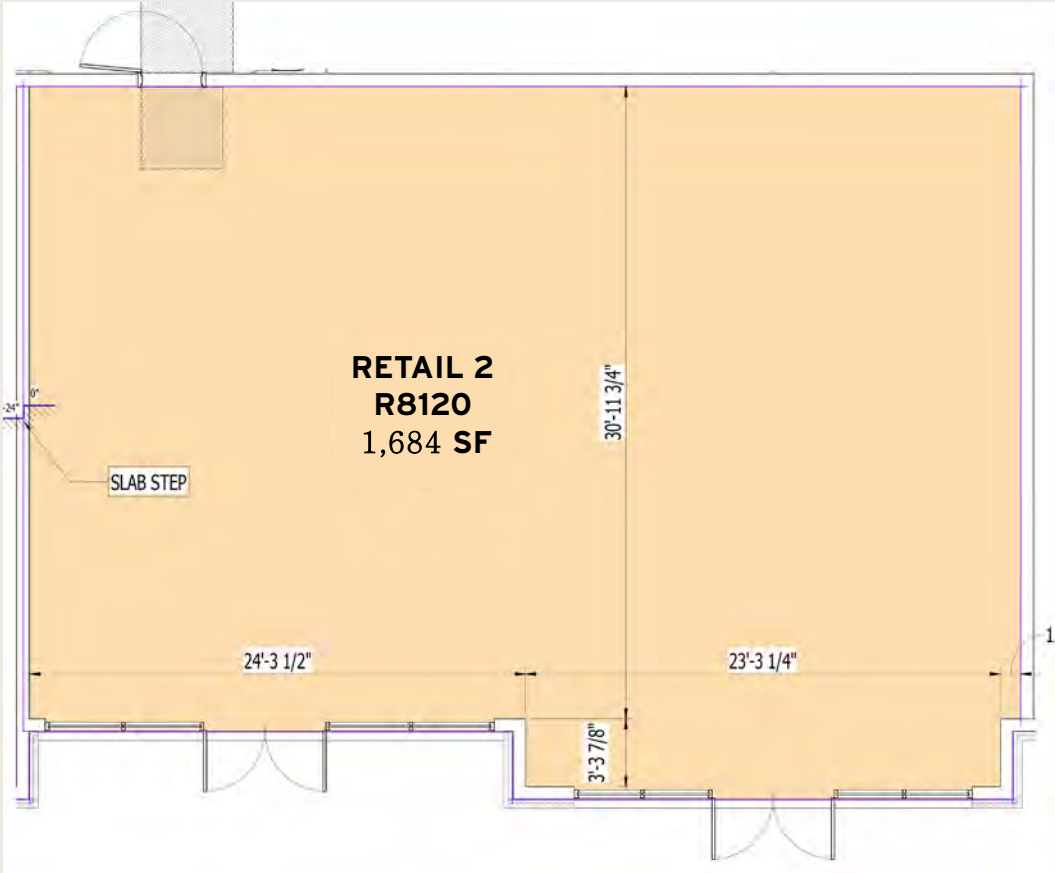


ALLURE NAIL BAR
COMING SOON!



R8120 - 1,684 SF
DELIVERING Q2 2025

BUILDING 800

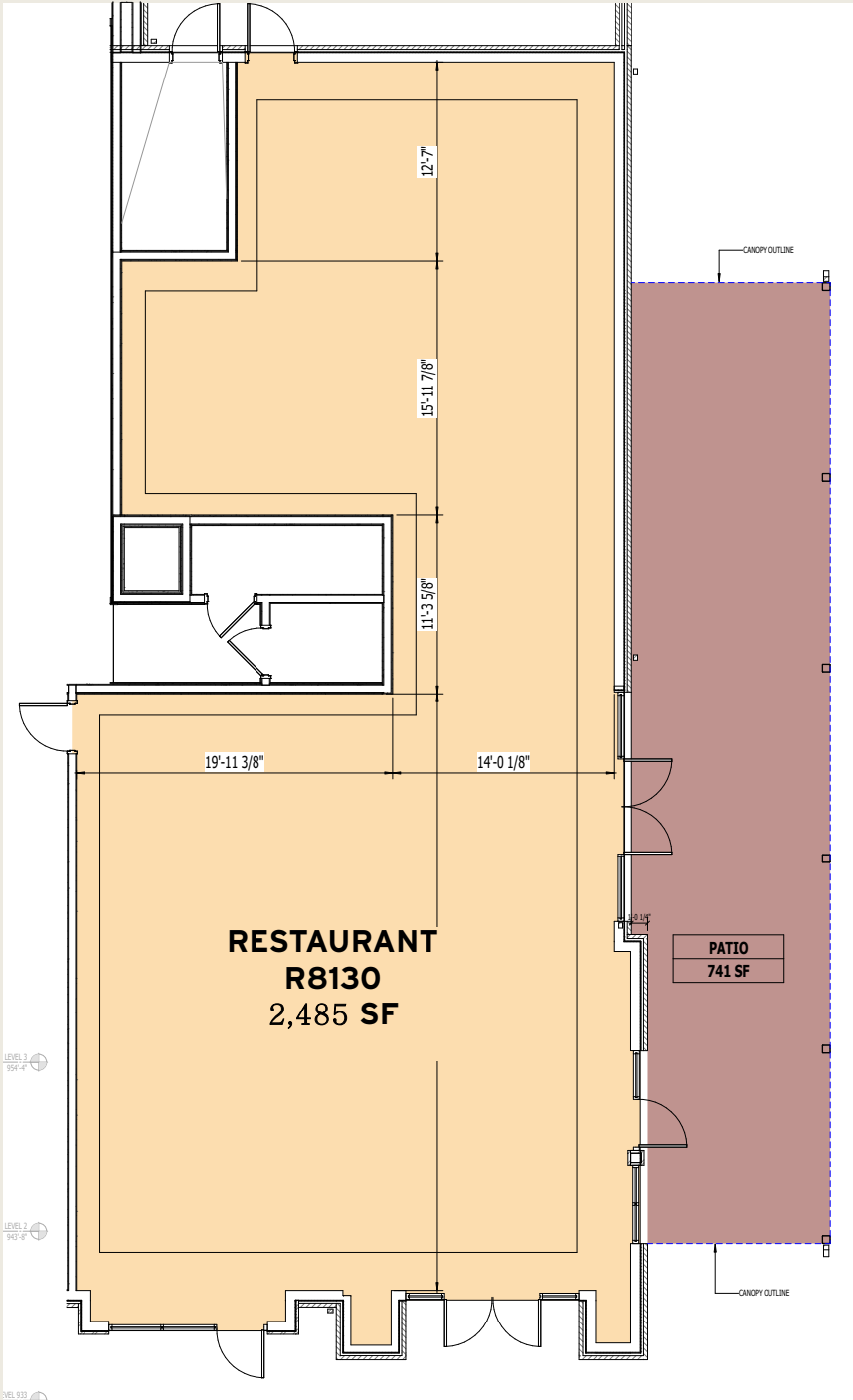


R8130 - 2,485 SF

DELIVERING Q2 2025



BUILDING 800



BRAND *Real Estate Services*

MAIN OFFICE 770.476.4801

LISA GRAHAM

lgraham@brandproperties.com | 678.469.4504

WALT DAVIS

wdavis@brandproperties.com | 770.497.6465

BrandProperties.com

CONSTELLATION PARK

2651 Satellite Blvd | Duluth, GA 30096