

# 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:

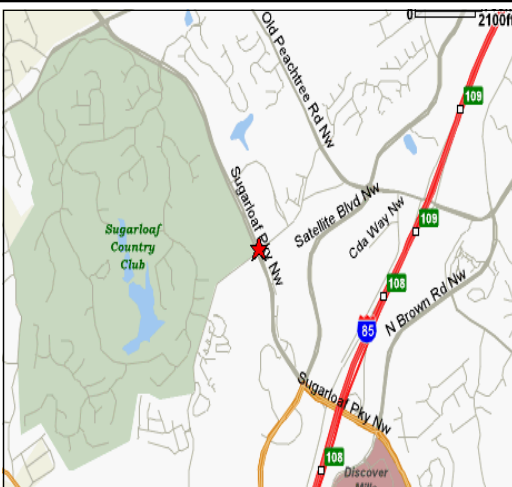
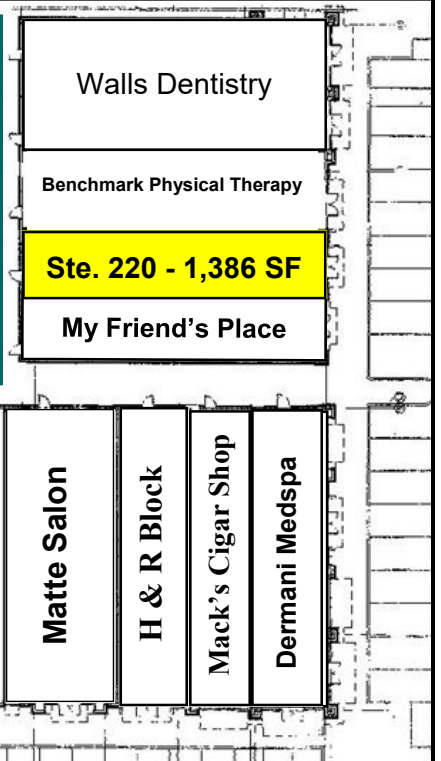
- Professional Office Buildout
- Reception Area, (4) Private Offices, (2) Restrooms and Break Room
- Ideal for Small Medical, Insurance or Law Office
- Convenient Location off I-85
- Located Across From Gas South Arena, and Sugarloaf Country Club
- Ample Parking
- Monument Signage Available
- Unincorporated Gwinnett County - Not in the City Limits of Duluth
- Zoning - C-2 Retail

### Rental Rate:

**\$24.00 Per Sq. Ft.**

### Est. C.A.M. (2024):

**\$5.62 Per Sq. Ft.**



*For Leasing Information:*

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