

OP-1 Verizon 100 Available	6,099 SF 5,094 SF	560 Rainbow	4,103 SF	800 Einstein Bagels	2,600 SF
110 The Avenue	5,444 SF	580 Party City	5,316 SF	830 Ace Cash Express	751 SF
125 Sprint	3,666 SF	600 Bed Bath & Beyond	29,995 SF	840 Available	1,005 SF
130 Available	5,931 SF	700 Veranski Formal Wear	3,422 SF	900 Starbucks Coffee	1,373 SF
200 Rugged Wearhouse	15,303 SF	710 Center Stage II	2,712 SF	910 Alfa Driving School	968 SF
300 Beauty & Beauty Supply	3,567 SF	720 8 Fahrenheit Ice Cream	2,678 SF	920 CD Warehouse	1,015 SF
400 Marshalls	27,076 SF	730 Kings Taylor	1,077 SF	1000 Roly Poly	1,399 SF
530 Shoe Carnival	13,007 SF	735 10000 Cell Phones	1,073 SF	1010 Edible Arrangements	1,387 SF
550 Once Upon A Child	3,505 SF	740 Le's Nail and Spa	2,704 SF	1020 Sleek Looks	1,393 SF
		750 Saigon Cafe	2,298 SF	1030 Sportstime Bar & Grill	4,801 SF
				1100 TJ Maxx	24,307 SF

RETAIL SPACE AVAILABLE

- Situated at the corner of Pleasant Hill Rd and Satellite Blvd, a heavily traveled intersection in Duluth
- Strong traffic Counts with over 54,500vpd on Pleasant Hill Rd and 20,000vpd on Satellite Blvd
- Excellent access with signalized access points along both Pleasant Hill Rd and Satellite Blvd
- Strong co-tenancy with retailers such as Bed Bath & Beyond, Shoe Carnival, Marshalls and TJ Maxx

DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2016 Est. Population	9,020	85,528	232,183
2016 Est. # Households	3,532	31,772	80,586
2016 Avg. HH Income	\$ 50,670	\$ 59,211	\$ 69,942
2016 Est. # of Employees	12,834	58,854	134,987

For More Information, Contact:

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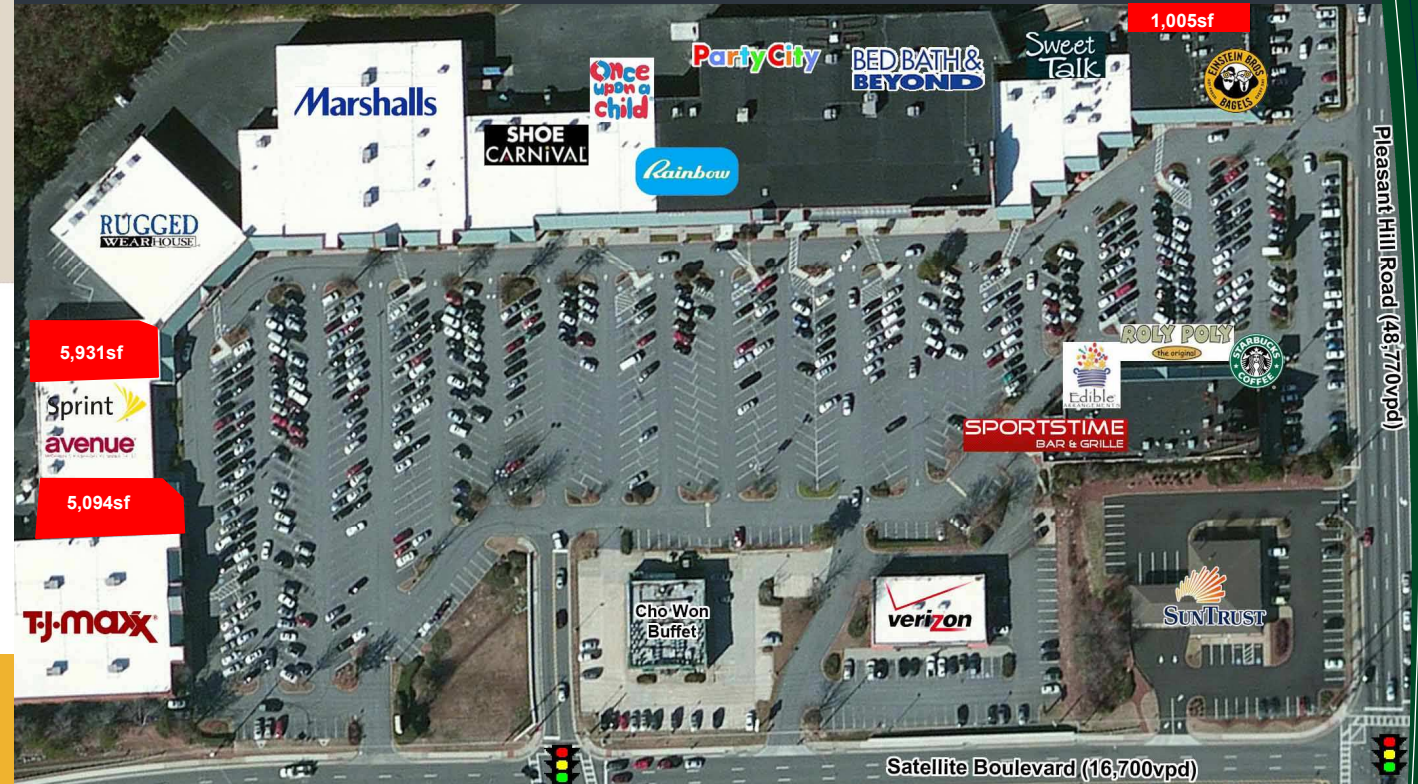
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GWINNETT MARKETFAIR

3675 SATELLITE BOULEVARD

DULUTH, GA



1,005-5,931sf Available

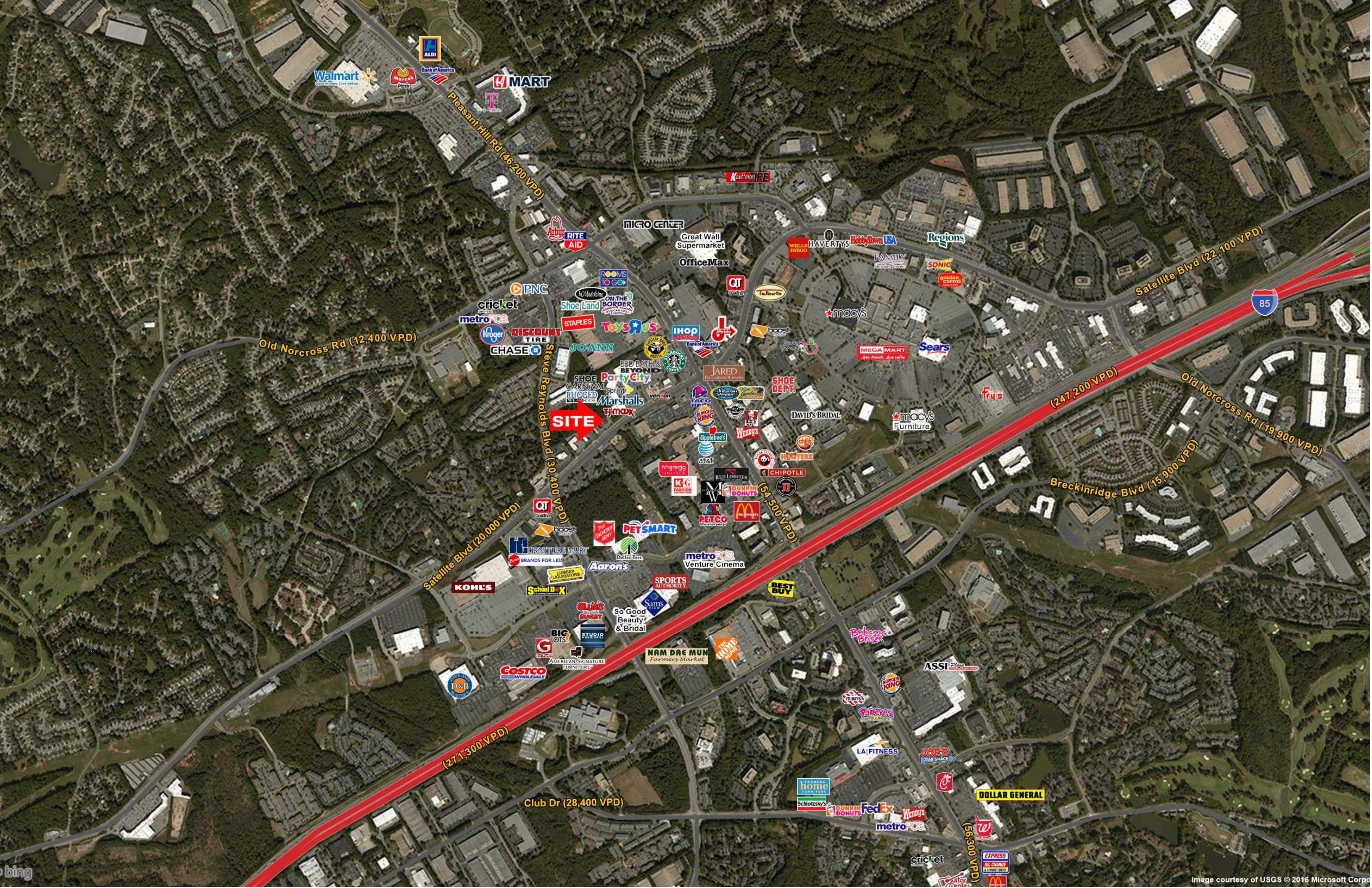
Surrounding Retailers include:



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Pleasant Hill Rd (46,200 VPD)

Old Norcross Rd (12,400 VPD)

Satellite Blvd (20,000 VPD)

Club Dr (28,400 VPD)

(271,300 VPD)

(247,200 VPD)

Satellite Blvd (22,100 VPD)

Old Norcross Rd (19,900 VPD)

Breckinridge Blvd (15,900 VPD)



SITE

