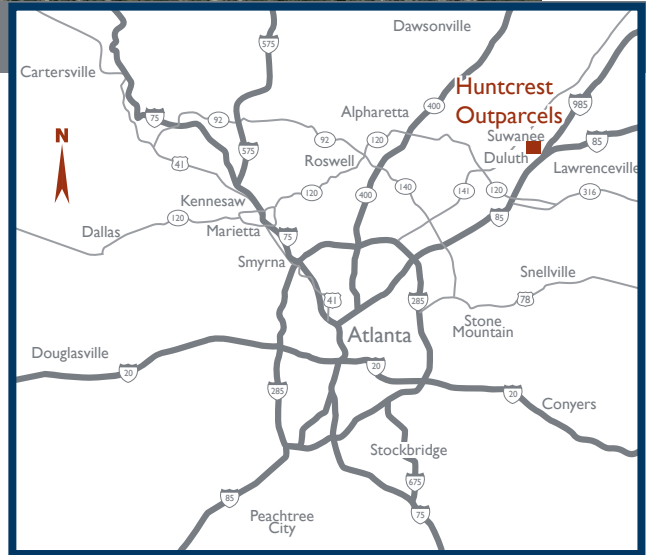


HUNTCREST OUTPARCELS

1465 SATELLITE BOULEVARD NW, SUWANEE, GA 30024



PROPERTY DETAILS

- Future mixed-use retail & office development on vibrant & growing commercial corridor in Gwinnett County
- Sale or ground lease of 1 acre to 3.5 acres
- Adjacent to “Overlook at Huntcrest” with 299 luxury apartments and across the street from Home Depot and the Mitsubishi 560K SF corporate training office
- Signalized entry on Satellite Blvd which has 23,000 VPD
- Within 3 miles of Infinite Energy Center / Revel, Sugarloaf Mills mall & entertainment, corporate and industrial offices, as well as banking, restaurants, and retail options; minutes from Mall of Georgia
- Dense and affluent demographics with 60,410 residents within 3 miles having an average HH income of \$108,746; Daytime employment of 47,119
- Easy access to I-85 via Exit 109 (Old Peachtree Rd.)

BRAND
Real Estate Services

BrandProperties.com
770.476.4801

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TRAFFIC COUNTS

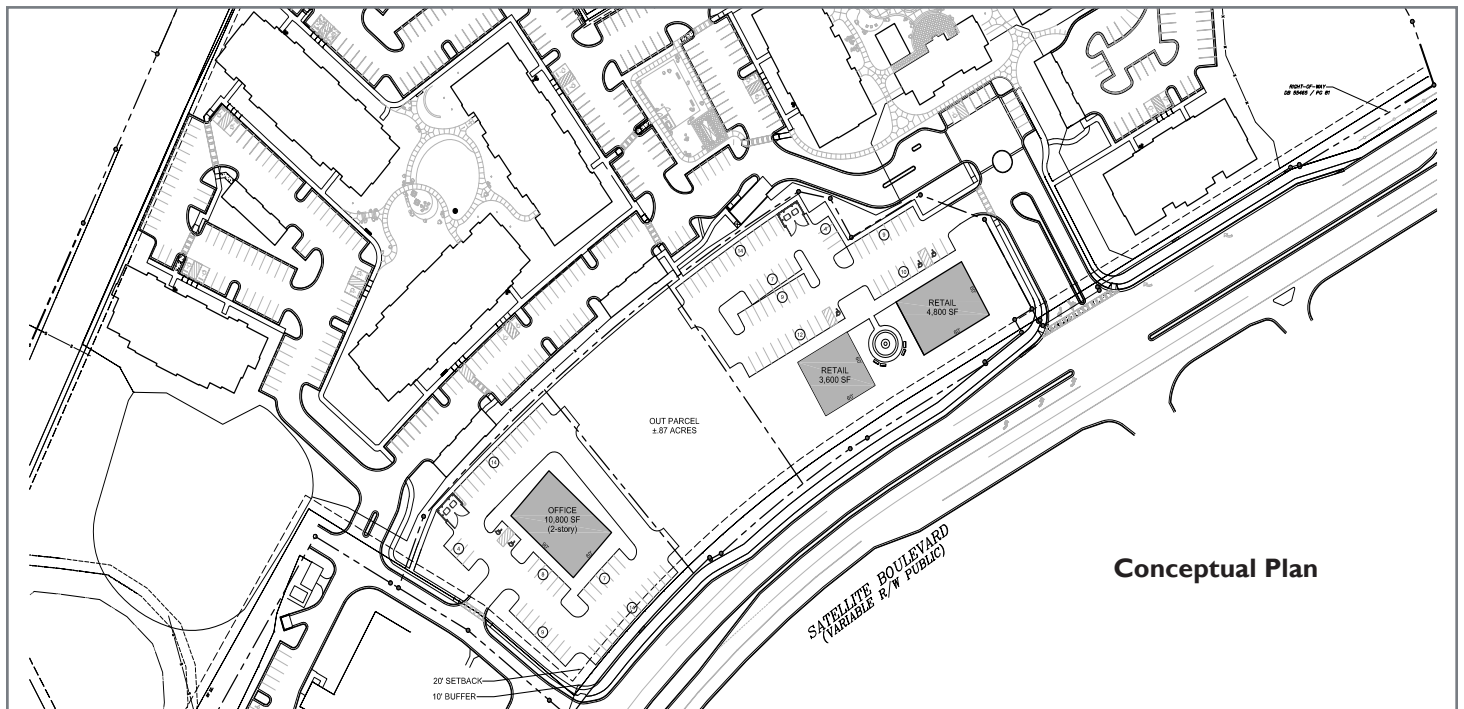
Satellite Blvd.	23,000 VPD
I-85 at Old Peachtree	165,000 VPD

DEMOGRAPHICS - 2019 CoStar

	1 mile	3 miles	5 miles
Population	6,789	60,410	201,272
Daytime Pop.	10,355	47,119	116,145
Income	\$146,672	\$108,746	\$93,674

GPS COORDINATES

Lat. 34.0050966 Long. -84.0793039



Conceptual Plan

Lisa M. Graham

Senior Leasing Representative

lgraham@BrandProperties.com

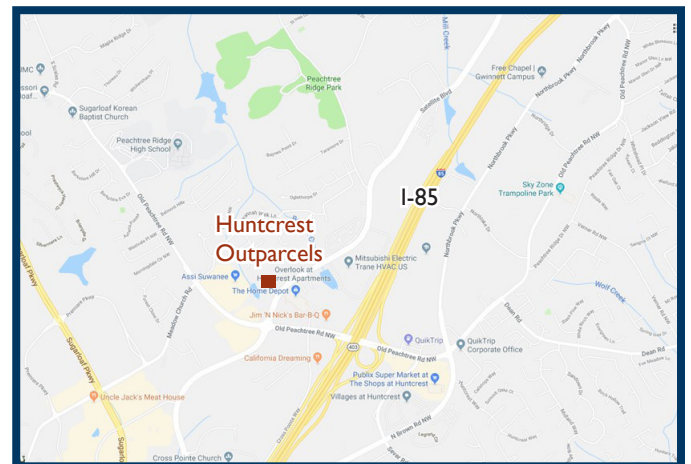
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