

# SUGARLOAF WALK

2200 DULUTH HIGHWAY, DULUTH, GA 30096



## PROPERTY DETAILS

- Within Legacy Park, the SUGARLOAF WALK mixed-use development will house an apartment community with 302 units and an estimated 800 residents, along with 25,000 SF of retail/restaurant/service tenants
- Primerica, Inc. (NYSE: PRI) corporate headquarters is within Legacy Park and employs 1,700 people
- Within walking distance to the Infinite Energy Center which draws over 1.1 million visitors per year
- Sugarloaf Country Club less than a mile away has 825 homes valued from \$600,000 to \$4,000,000
- Daytime employment population within 3 miles is 63,487 people
- Excellent ingress & egress on Duluth Highway and Meadow Church Road; easy access to Exit 107 on I-85 which averages 158,000 vehicles per day

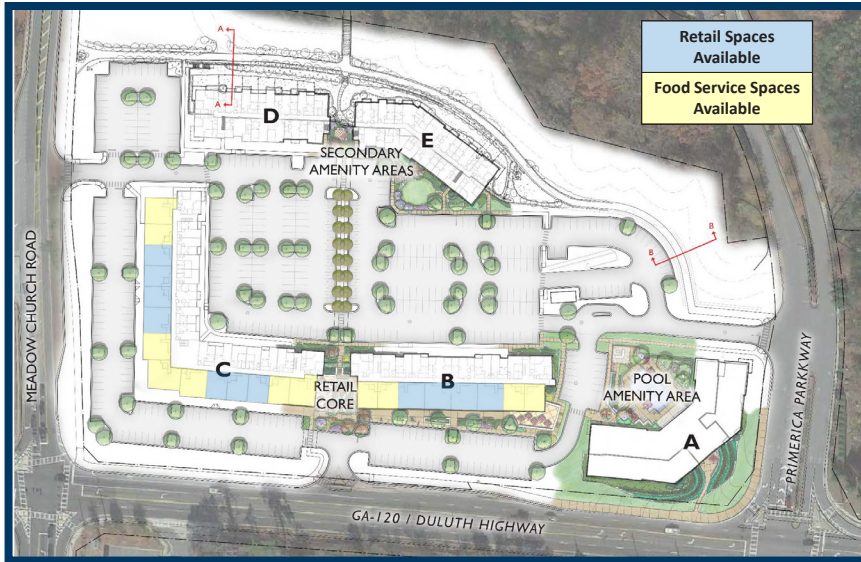


**BRAND**  
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## TRAFFIC COUNTS

Duluth Hwy. 120	21,700 VPD
Satellite Blvd.	22,800 VPD
Sugarloaf Pkwy.	40,200 VPD
I-85	158,000 VPD

## DEMOGRAPHICS - 2017 CoStar

	1 mile	3 miles	5 miles
Population	6,694	82,811	228,895
Average HH Income	\$ 93,051	\$ 78,885	\$ 75,352
Median Home Value	\$423,863	\$193,581	\$174,404
Daytime Employment	14,813	63,487	136,062



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