

Sugar Hill eCenter

Retail, Restaurant and Entertainment District

A New Urbanism Mixed Use Downtown Destination featuring 30,000 Square Feet of Premier Restaurants, Retail Boutiques and Studio/Office Suites



Presented By:



OAKHURST
REALTY
PARTNERS

In Association with:





Attractions and Amenities:

The Bowl at Sugar Hill	1,500 Seat Amphitheater
Green Space	Expansive Park and Waterside Trails
Performing Arts	351 Seat Theatre and Special Event Space
Roof Top Terrace	Beer Garden with Views of Amphitheater & Pond
Gymnasium	Full Size Basketball Court, Fitness Center, Yoga and Exercise Classes
Outdoor Market	Midway Plaza with Live Music, Craft and Farmers Markets
City Hall	Municipal Office and Post Office



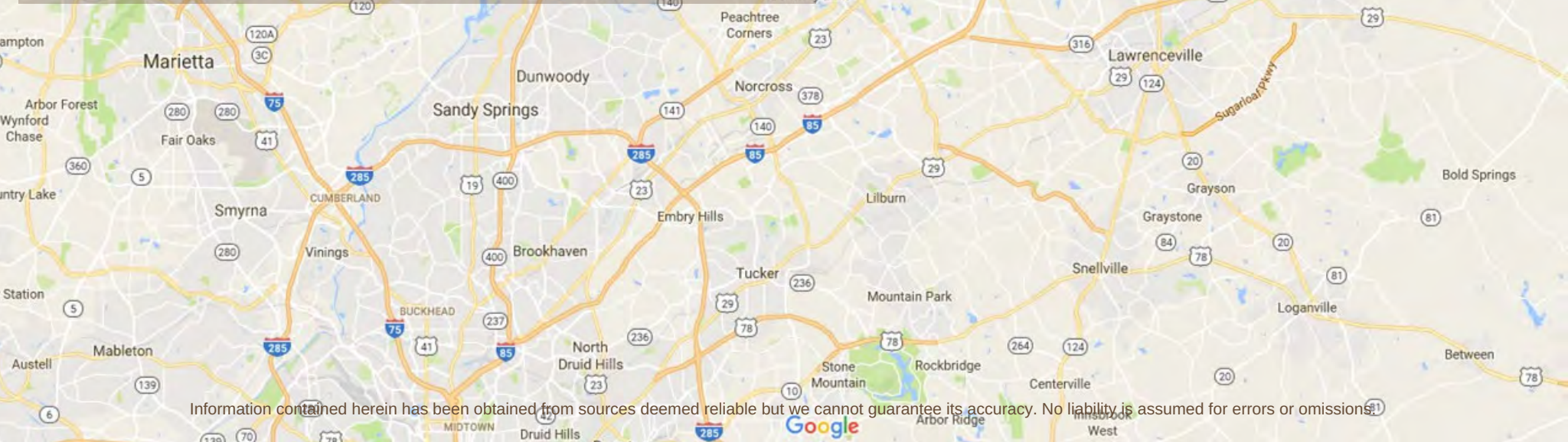
Sugar Hill eCenter "It's The Sweet Life!"





Sugar Hill

- Conveniently located in Northwest Gwinnett County at Peachtree Industrial Boulevard and Cumming Highway.





Building Area Summary			
BUILDING	SPACE	TOTAL AREA (SQ.FT.)	TOTAL SEAT COUNT
THEATER	T130 - LEASABLE SUITE	797 SQ.FT.	35
THEATER	T132 - LEASABLE SUITE	815 SQ.FT.	37
THEATER	T134 - LEASABLE SUITE (T134 + PLAZA SEATING)	1566 SQ.FT.	77
MIXED USE	M107 - LEASABLE SUITE	1,529 SQ.FT.	59
MIXED USE	M109 - LEASABLE SUITE	1,427 SQ.FT.	NA
MIXED USE	M111 - LEASABLE SUITE	1,547 SQ.FT.	59
MIXED USE	M113 - LEASABLE SUITE	1,427 SQ.FT.	59
MIXED USE	M115 - LEASABLE SUITE	1,593 SQ.FT.	62
MIXED USE	M123 - LEASABLE SUITE (M122 + M123 + BALCONY SEATING)	3,816 SQ.FT.	160
MIXED USE	M145 - LEASABLE SUITE	1,389 SQ.FT.	NA

Department Legend

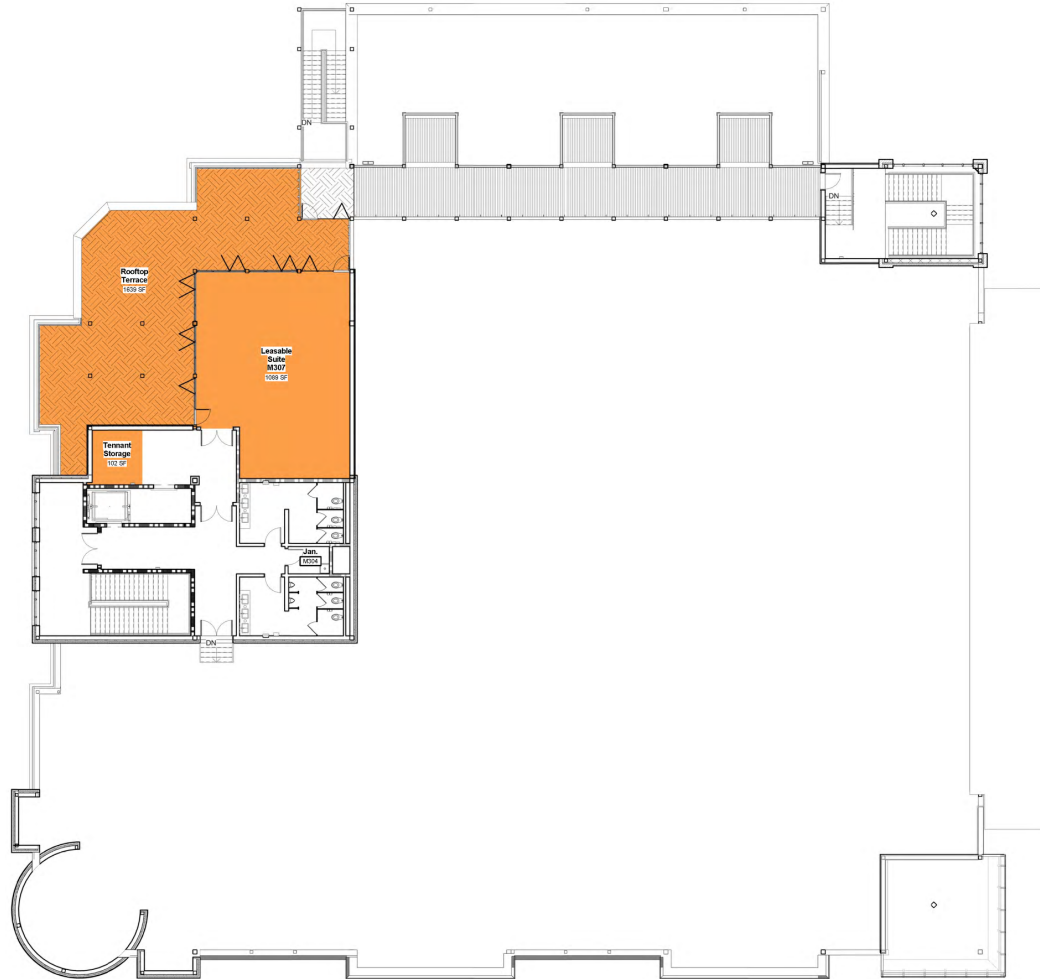
- Leasable Food Service
- Leasable Retail



Building Area Summary			
BUILDING	SPACE	TOTAL AREA (SQ.FT.)	TOTAL SEAT COUNT
MIXED USE	M207 - LEASABLE SUITE	1,429 SQ.FT.	N/A
MIXED USE	M209 - LEASABLE SUITE	1,338 SQ.FT.	N/A
MIXED USE	M211 - LEASABLE SUITE	1,429 SQ.FT.	N/A
MIXED USE	M213 - LEASABLE SUITE	1,338 SQ.FT.	N/A
MIXED USE	M215 - LEASABLE SUITE	1,024 SQ.FT.	N/A
MIXED USE	M223 - LEASABLE SUITE (M222 + M223 LEASABLE SUITE)	3,257 SQ.FT.	107
MIXED USE	M230 - LEASABLE SUITE	1,036 SQ.FT.	N/A
MIXED USE	M233 - LEASABLE SUITE	1,155 SQ.FT.	N/A
MIXED USE	M236 - LEASABLE SUITE	1,092 SQ.FT.	N/A
MIXED USE	M239 - LEASABLE SUITE	1,090 SQ.FT.	N/A

Department Legend

- Leasable Food Service
- Leasable Office

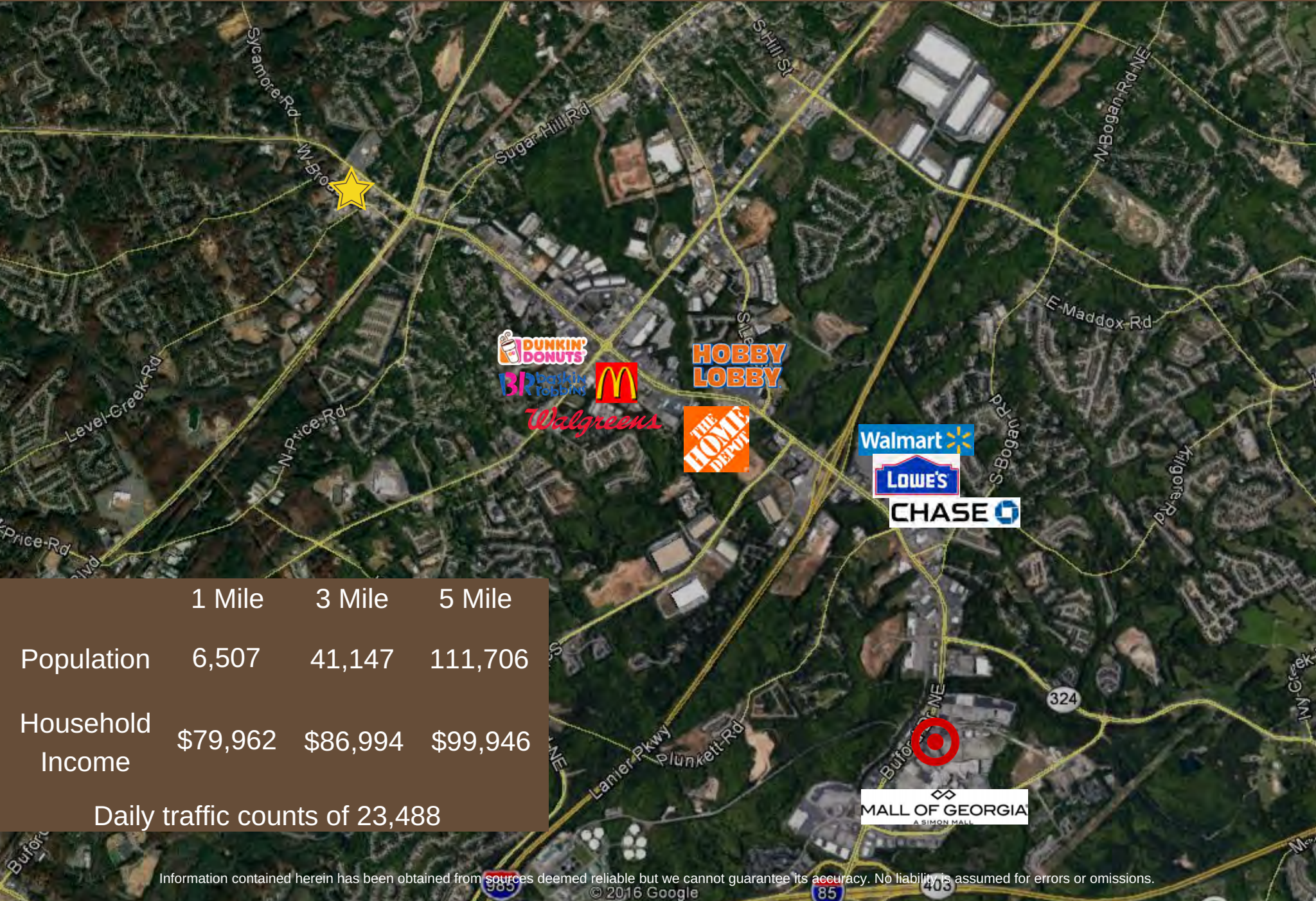


BUILDING	SPACE	TOTAL AREA (SQ FT.)	TOTAL SEAT COUNT
MIXED USE	MS07 - LEASABLE SUITE (TERRACE + TENANT STORAGE + MS07 LEASABLE SUITE)	2,830 SQ.FT.	106

Department Legend

■ Leasable Food Service

MARKET AREA MAP



	1 Mile	3 Mile	5 Mile
Population	6,507	41,147	111,706
Household Income	\$79,962	\$86,994	\$99,946
Daily traffic counts of 23,488			

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



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