



- HOME
- AREA HIGHLIGHTS
- LOCATION
- MARKET AERIAL
- AERIAL VIEW VIEW 1 VIEW 2 VIEW 3 VIEW 4 VIEW 5
- PLAN VIEW
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# PRIME RETAIL OPPORTUNITY

PROPOSED SITE  
**±1.15 AC**  
2,714 SQ FT Building

GROUND  
LEASE OR  
BUILD-TO-SUIT

**796,356** | 2023 POPULATION WITHIN 10 MILES

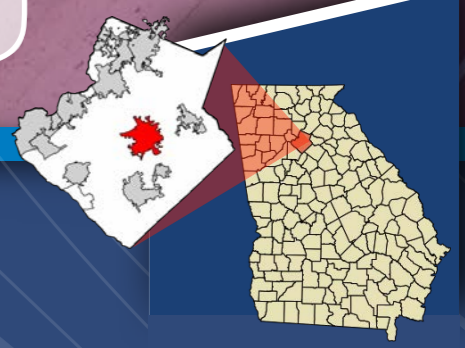
**\$122,419** | 2023 AVG. HOUSEHOLD INCOME WITHIN 10 MILES


**16.8%** | 2010-2023 POPULATION GROWTH WITHIN 10 MILES

**Parking - 57 Spaces (21 Spaces per 1,000 SF Leased)**

 **Sugarloaf PKWY**  
43,900 VPD

**SUGARLOAF CROSSING**  
MAJOR MARKET TRAFFIC DRIVERS  
PUBLIX RANKED - 76 / 201 - 62% **1.6M** YEARLY VISITORS



**VACANT ARBY'S**   
4865 SUGARLOAF PKWY - LAWRENCEVILLE, GA  
GWINNETT COUNTY, GA

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**CLOSE PROXIMITY TO HOUSEHOLDS & SCHOOLS**

**STRONG CAR TRAFFIC**

**RETAIL CENTER OF GRAVITY**

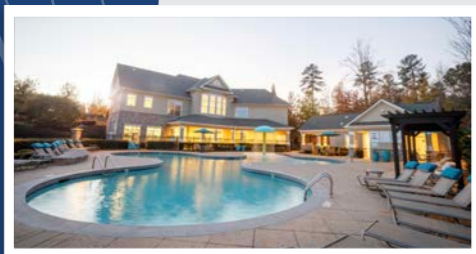
**RETAIL CENTER OF GRAVITY CLOSE PROXIMATION**

**HIGH DENSITY POPULATION**  
215,233 within a 5 mile radius

**GREAT VISIBILITY AND ACCESS**  
To HWY 316 and major arteries

**ALL UTILITIES AVAILABLE**

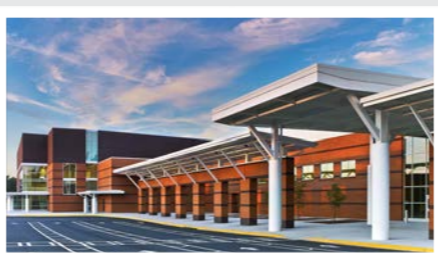
**LOCATED NEAR EMPLOYMENT OPPORTUNITIES**



**The Asher at Sugarloaf Apartments**  
±300 Apartments



**Maxwell High School of Technology**  
Gwinnett School of Mathematics, Science, and Technology  
±1,165 Students



**Discovery High School**  
±2,856 Students

**SURROUNDING RETAILERS & BUSINESSES**



**TRAFFIC COUNTS**

|                                  |                              |                                |
|----------------------------------|------------------------------|--------------------------------|
| <b>316</b> HWY 316<br>95,000 VPD | Sugarloaf PKWY<br>43,900 VPD | Old Norcross Rd.<br>14,400 VPD |
|----------------------------------|------------------------------|--------------------------------|

**AREA HIGHLIGHTS**

- » Turn-Key - QSR | Prior Arby's | Highly Visible | Positioned on 6 Lane, Major Thoroughway | Average Daily Traffic Count of \*43,900VPD
- » Large Dining & Kitchen Areas | Stainless Steel Kitchen | Walk-In Freezer | Service Counter | Soda Systems
- » High Density, Growing, Metropolitan Area | Strong Demographics with Good Average Median Income Demographics
- » Great Curb Appeal | Easy & Efficient Egress / Ingress | Glass Atrium Provides Natural Lighting with a Unique Dining Experience
- » Drive Thru with Plenty of Parking | Established Landscaping | Well Lit w/ Many Options to Increase
- » Strategically Located Infront of Major Hotel Chain | Many Corporations within 5 mi Radius | Gwinnett Technical College 1.2mi
- » Extremely high **Daytime Employment 573,078 Employees** in a 10 Mile Radius
- » ±300 apartment units within 3 minute walk of site
- » Convenient Access To Major High Way (HWY 316) - **(95,000 VPD)**

**PUBLIX**

**SUGARLOAF CROSSING**

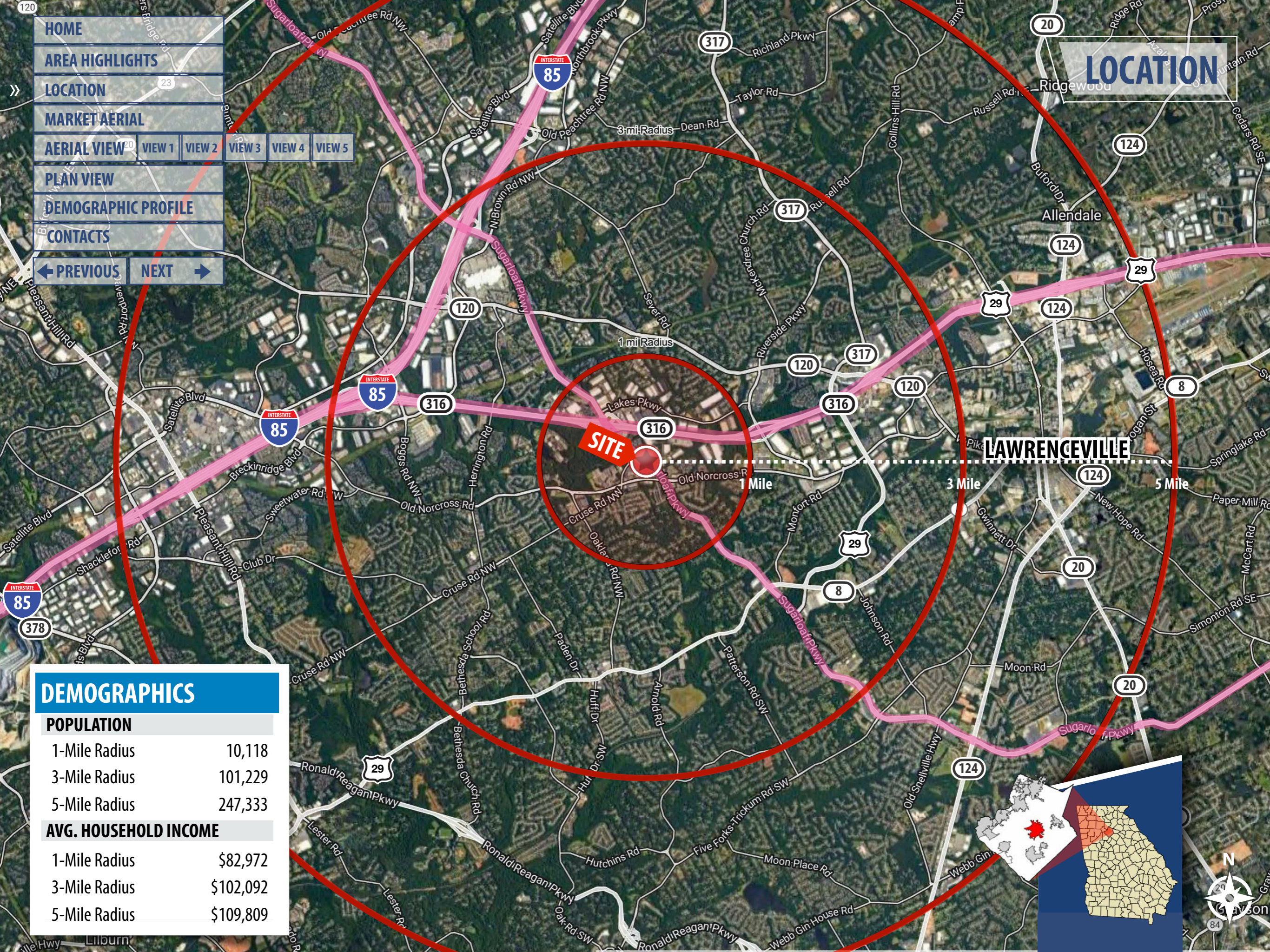
**MAJOR MARKET TRAFFIC DRIVERS** **1.6M** YEARLY VISITORS

**PUBLIX RANKED - 76 / 201 - 62%**

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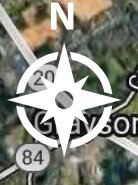
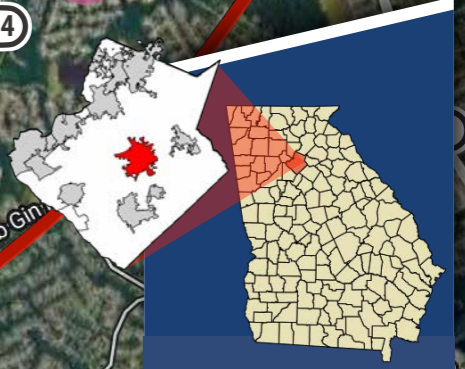
← PREVIOUS    NEXT →

# LOCATION



## DEMOGRAPHICS

| POPULATION            |           |
|-----------------------|-----------|
| 1-Mile Radius         | 10,118    |
| 3-Mile Radius         | 101,229   |
| 5-Mile Radius         | 247,333   |
| AVG. HOUSEHOLD INCOME |           |
| 1-Mile Radius         | \$82,972  |
| 3-Mile Radius         | \$102,092 |
| 5-Mile Radius         | \$109,809 |



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# MARKET AERIAL

Carl Eric Johnson  
 Axium Packaging  
 California Closets  
 Discount Trophy & Co  
 Rahmany Group Inc

RESIDENTIAL

DSV  
 GP LIGHTS USA /  
 HID LIGHTS  
 Dental Science  
 Laboratory

WIKA Instrument, LP  
 DCO Commercial Floors  
 Nixon Power Services  
 Hayes Wholesale Parts  
 Armor Packaging Corp  
 Alpha Comm Enterprises

HWY 316  
 95,000 VPD

28 MILES FROM ATLANTA



**The Asher at Sugarloaf Apartments**  
 ±300 Apartments

45 MILES FROM ATHENS

UPS Freight  
 Peachtree Packaging  
 & Display

Encompass Supply Chain  
 Solutions, LLC  
 Penske logistics  
 Aramark Uniform Services

Cisco Systems

**SUGARLOAF CROSSING**

Publix GNC Great Clips  
 TireDiscounters SUBWAY  
 TACO BELL Great Expressions

**McDonald's SITE**

Arby's Panera SHANE'S  
 Mavis Chipotle Starbucks



**Maxwell High School of Technology**  
 Gwinnett School of Mathematics,  
 Science, and Technology  
 ±1,165 Students



**Discovery High School**  
 ±2,856 Students

Old Norcross Rd.  
 14,400 VPD

RESIDENTIAL

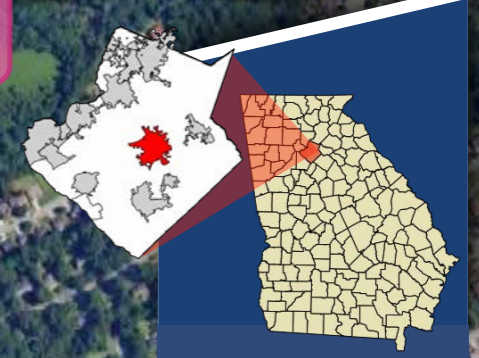
Sugarloaf PKWY  
 43,900 VPD

RESIDENTIAL

**SUGARLOAF CROSSING**

MAJOR MARKET TRAFFIC DRIVERS  
 PUBLIX RANKED - 76 / 201 - 62%

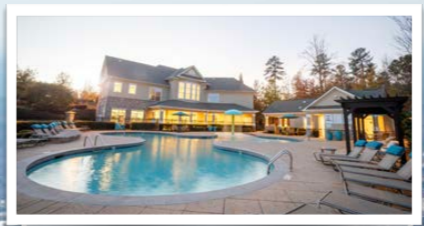
1.6M  
 YEARLY VISITORS



|                     |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|
| HOME                |        |        |        |        |        |
| AREA HIGHLIGHTS     |        |        |        |        |        |
| LOCATION            |        |        |        |        |        |
| MARKET AERIAL       |        |        |        |        |        |
| AERIAL VIEW         | VIEW 1 | VIEW 2 | VIEW 3 | VIEW 4 | VIEW 5 |
| PLAN VIEW           |        |        |        |        |        |
| DEMOGRAPHIC PROFILE |        |        |        |        |        |
| CONTACTS            |        |        |        |        |        |
| ← PREVIOUS          | NEXT → |        |        |        |        |

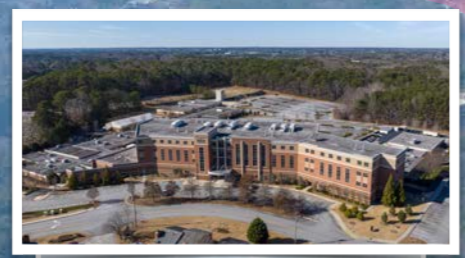
# AERIAL VIEW 1

← 28 MILES FROM ATLANTA



**The Asher at Sugarloaf Apartments**  
±300 Apartments

**HWY 316**  
95,000 VPD



**Maxwell High School of Technology**  
Gwinnett School of Mathematics, Science, and Technology  
±1,165 Students

**AVAILABLE**  
±1.15 AC  
GL/BTS PROPERTY  
2,714 SQ FT Building

**Sugarloaf PKWY**  
43,900 VPD

**Sugarloaf Promenade**  
Jackson Hewitt Tax Service  
Incredbowl Korean Grill  
Adelinas Hair Salon  
Taqueria Los Hermanos

45 MILES FROM ATHENS →



Swim Atlanta Sugarloaf

Monterrey Restaurante Mexicano  
Sugar Sweet Georgia Puppies  
The Opal Event Hall  
Beauty Bar Hair And Spa  
King Nails

AP Mobile  
Fantasy Event Hall  
Little Spot  
Oaxaca Tacos and Tequila Bar  
Latino Accounting Tax  
Pho 24



**SHANE'S**  
Fitness 621  
DM Wyatt Inc  
King House Milktea

Kalahari Electrical Services

Picanha Brazilian Steakhouse

Beto's Tacos  
Quechuas Peru Restaurant  
Staffmark



## SUGARLOAF CROSSING



Sugarloaf Car Wash & Express Lube

RESIDENTIAL



**Old Norcross Rd.**  
14,400 VPD

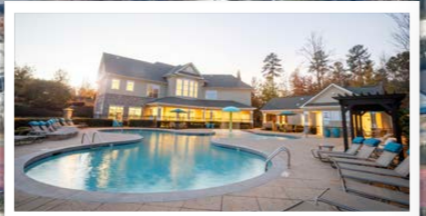
## SUGARLOAF CROSSING

**MAJOR MARKET TRAFFIC DRIVERS**  
PUBLIX RANKED - 76 / 201 - 62%  
1.6M YEARLY VISITORS

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# AERIAL VIEW 2

**HWY 316**  
95,000 VPD



**The Asher at Sugarloaf Apartments**  
±300 Apartments

**Sugarloaf Promenade**  
Jackson Hewitt Tax Service  
Incredbowl Korean Grill  
Adelinas Hair Salon  
Taqueria Los Hermanos  
**DUNKIN'**

45 MILES FROM ATHENS →

← 28 MILES FROM ATLANTA

**Sugarloaf PKWY**  
43,900 VPD



**Maxwell High School of Technology**  
Gwinnett School of Mathematics, Science, and Technology  
±1,165 Students

**AVAILABLE**  
±1.15 AC  
GL/BTS PROPERTY  
2,714 SQ FT Building

**SITE**

**Panera BREAD**

**LifeStorage**

**MAVIS**  
DISCOUNT TIRE

**Beto's Tacos**  
Quechuas Peru Restaurant  
Staffmark

**McDonald's**

**JJ**

**TACO BELL**

**Wendy's**

**TireDiscounters**

**Swim Atlanta Sugarloaf**

**Kalahari Electrical Services**

**Picanha Brazilian Steakhouse**

## SUGARLOAF CROSSING

**Publix** **GNC** **JJ**  
**TireDiscounters** **Great Clips** **Wendy's** **Great Expressions** **TACO BELL**  
**SUBWAY**

**Old Norcross Rd.**  
14,400 VPD

**AP Mobile**  
Fantasy Event Hall  
Little Spot  
Oaxaca Tacos and Tequila Bar  
Latino Accounting Tax  
Pho 24

**RESIDENTIAL**

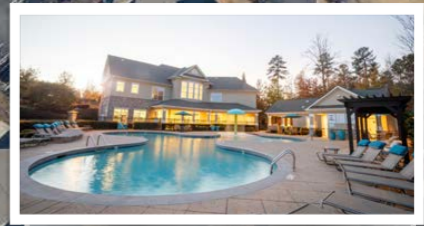
**Monterrey Restaurante Mexicano**  
Sugar Sweet Georgia Puppies  
The Opal Event Hall  
Beauty Bar Hair And Spa  
King Nails

**SUGARLOAF CROSSING**  
**MAJOR MARKET TRAFFIC DRIVERS** **1.6M**  
**PUBLIX RANKED - 76 / 201 - 62%** **YEARLY VISITORS**

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- AERIAL VIEW** | VIEW 1 | VIEW 2 | VIEW 3 | VIEW 4 | VIEW 5
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Sugarloaf
- ← PREVIOUS | NEXT →

# AERIAL VIEW 3

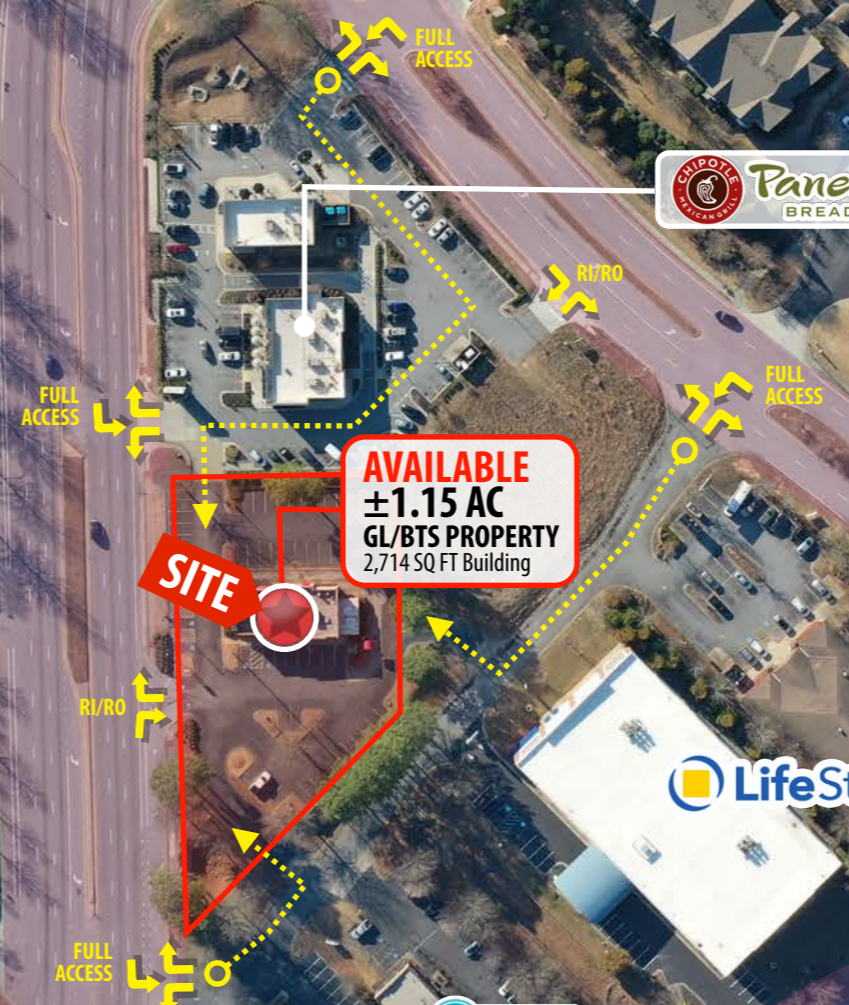
**Sugarloaf Promenade**  
 Jackson Hewitt Tax Service  
 Incrcbowl Korean Grill  
 Adelinas Hair Salon  
 Taqueria Los Hermanos  
**DUNKIN'**



**The Asher at Sugarloaf Apartments**  
 ±300 Apartments

**SUGARLOAF CROSSING**

**Publix** **GNC** **JJ**  
*TireDiscounters* **Wendy's** **Great Expressions** **TACO BELL**  
**Great Clips** **Wendy's** **Great Expressions** **TACO BELL**  
**SUBWAY**



**AVAILABLE**  
 ±1.15 AC  
 GL/BTS PROPERTY  
 2,714 SQ FT Building

**SITE**

AP Mobile  
 Fantasy Event Hall  
 Little Spot  
 Oaxaca Tacos and  
 Tequila Bar  
 Latino Accounting Tax  
 Pho 24

**SUGARLOAF CROSSING**  
**MAJOR MARKET TRAFFIC DRIVERS** **1.6M**  
**PUBLIX RANKED - 76 / 201 - 62%** **YEARLY VISITORS**



HOME

AREA HIGHLIGHTS

LOCATION

MARKET AERIAL

AERIAL VIEW VIEW 1 VIEW 2 VIEW 3 VIEW 4 VIEW 5

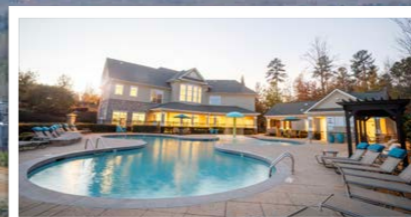
PLAN VIEW

DEMOGRAPHIC PROFILE

CONTACTS

← PREVIOUS NEXT →

# AERIAL VIEW 4



The Asher at Sugarloaf Apartments  
±300 Apartments

**Sugarloaf Promenade**  
Jackson Hewitt Tax Service  
Incredbowl Korean Grill  
Adelinas Hair Salon  
Taqueria Los Hermanos  
**DUNKIN'**



**AVAILABLE**  
±1.15 AC  
GL/BTS PROPERTY  
2,714 SQ FT Building



## SUGARLOAF CROSSING

## SUGARLOAF CROSSING

MAJOR MARKET TRAFFIC DRIVERS  
PUBLIX RANKED - 76 / 201 - 62%  
1.6M  
YEARLY VISITORS



HOME

AREA HIGHLIGHTS

LOCATION

MARKET AERIAL

AERIAL VIEW

VIEW 1

VIEW 2

VIEW 3

VIEW 4

VIEW 5

PLAN VIEW

DEMOGRAPHIC PROFILE

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# SUGARLOAF CROSSING



# AERIAL VIEW 5



**AVAILABLE**  
 ±1.15 AC  
 GL/BTS PROPERTY  
 2,714 SQ FT Building

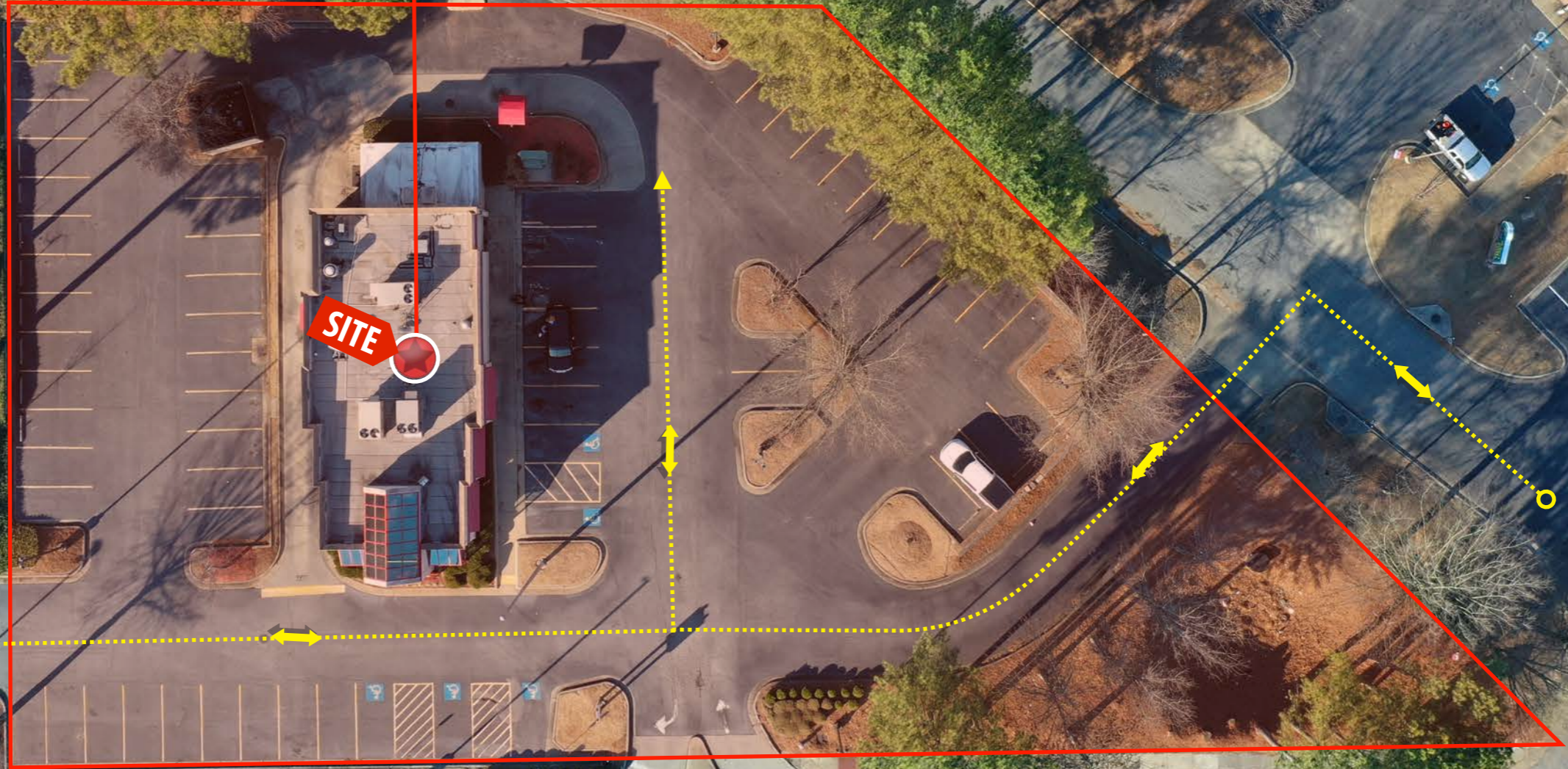
**SITE**

|           |  |
|-----------|--|
| 183,762   | 2023 POPULATION WITHIN FIFTEEN MINUTES       |
| \$124,658 | 2023 AVG. HOUSEHOLD INCOME WITHIN FIVE MILES |
| 48.42%    | 2010-2023 POPULATION GROWTH WITHIN ONE MILE  |

|                     |        |        |        |        |
|---------------------|--------|--------|--------|--------|
| HOME                |        |        |        |        |
| AREA HIGHLIGHTS     |        |        |        |        |
| LOCATION            |        |        |        |        |
| MARKET AERIAL       |        |        |        |        |
| AERIAL VIEW         |        |        |        |        |
| VIEW 1              | VIEW 2 | VIEW 3 | VIEW 4 | VIEW 5 |
| » PLAN VIEW         |        |        |        |        |
| DEMOGRAPHIC PROFILE |        |        |        |        |
| CONTACTS            |        |        |        |        |
| « PREVIOUS          | NEXT » |        |        |        |

# PLAN VIEW

**AVAILABLE**  
 ±1.15 AC  
 GL/BTS PROPERTY  
 2,714 SQ FT Building



**SITE**

FULL ACCESS

FULL ACCESS

FULL ACCESS

RI/RO

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# SUGARLOAF CROSSING

MAJOR MARKET TRAFFIC DRIVERS **1.6M** YEARLY VISITORS  
 PUBLIX RANKED - 76 / 201 - 62%



## DEMOGRAPHIC PROFILE

| POPULATION                             | 1 MILE     | 3 MILE       | 5 MILE        | 10 MILE       |
|--|------------|--------------|---------------|---------------|
| 2023 Estimated Population              | 10,118     | 101,229      | 247,333       | 796,356       |
| 2028 Projected Population              | 10,231     | 105,935      | 263,988       | 858,593       |
| Projected Annual Growth 2023 to 2028   | 113 - 0.2% | 4,705 - 0.9% | 16,654 - 1.3% | 62,237 - 1.6% |
| HOUSEHOLDS                             |            |              |               |               |
| 2023 Estimated Households              | 3,305      | 33,677       | 84,332        | 268,825       |
| 2028 Projected Households              | 3,345      | 35,510       | 90,837        | 292,410       |
| HOUSEHOLD INCOME                       |            |              |               |               |
| 2023 Estimated Median Household Income | \$77,933   | \$80,038     | \$85,053      | \$96,718      |
| BUSINESSES                             |            |              |               |               |
| 2023 Estimated Total Businesses        | 992        | 7,366        | 18,340        | 56,119        |
| 2023 Estimated Total Employees         | 10,335     | 50,574       | 135,398       | 373,343       |

| MAJOR EMPLOYERS IN GWINNETT COUNTY, GA                   | # OF EMPLOYERS |
|--|----------------|
| Gwinnett County Public Schools                           | 21,396         |
| Gwinnett County Government                               | 5,676          |
| Northside Hospital, formerly Gwinnett Health Care System | 5,165          |
| Publix   | 3,863          |
| Walmart  | 3,400-3,500    |
| State of Georgia (includes Georgia Gwinnett College)     | 2,555          |
| US Postal Service  | 2,200-2,500    |
| Kroger   | 2,127          |
| Primerica  | 1,800          |
| Cisco1   | 1,530          |

10 Mile Radius

|                         |                   |                  |                          |                    |
|-------------------------|-------------------|------------------|--------------------------|--------------------|
|                         |                   |                  |                          |                    |
| <b>\$96,718</b>         | <b>796,356</b>    | <b>268,825</b>   | <b>2.0%</b>              | <b>623,788</b>     |
| <b>MEDIAN HH INCOME</b> | <b>POPULATION</b> | <b>HOUSHOLDS</b> | <b>UNEMPLOYMENT RATE</b> | <b>LABOR FORCE</b> |

*Applied Geographic Solutions*

**796,356** | 2023 POPULATION WITHIN 10 MILES  
**\$122,419** | 2023 AVG. HOUSEHOLD INCOME WITHIN 10 MILES  
**16.8%** | 2010-2023 POPULATION GROWTH WITHIN 10 MILES

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**CONTACTS**



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[678-689-0395](tel:678-689-0395)

