

# SUGARLOAF WALK

2200 DULUTH HIGHWAY, DULUTH, GA 30097



## 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
- Strong demographics including Daytime Employment within 3 miles of 62,092 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



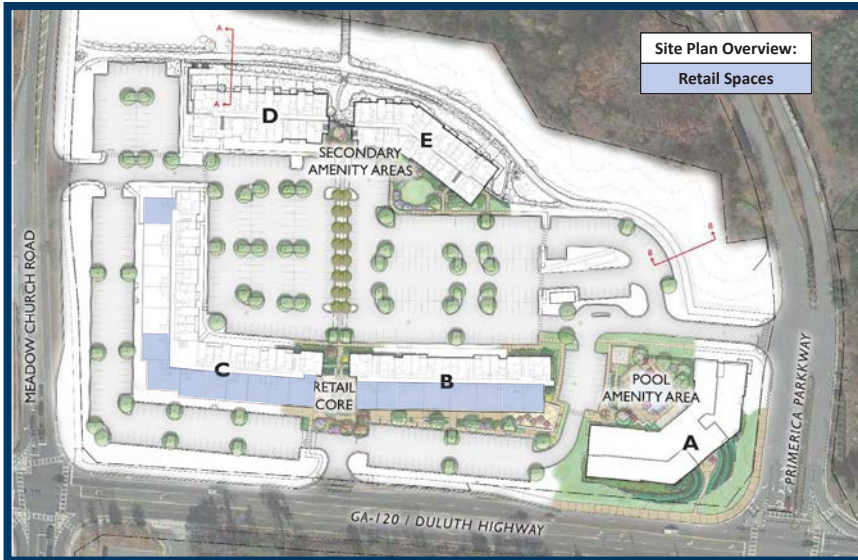
**BRAND**  
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## TRAFFIC COUNTS

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

## DEMOGRAPHICS - 2018 CoStar

	1 mile	3 miles	5 miles
Population	6,962	84,697	230,434
Average HH Income	\$101,476	\$ 83,509	\$ 81,197
Median Home Value	\$421,195	\$205,153	\$180,687
Daytime Employment	14,411	62,092	134,959



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