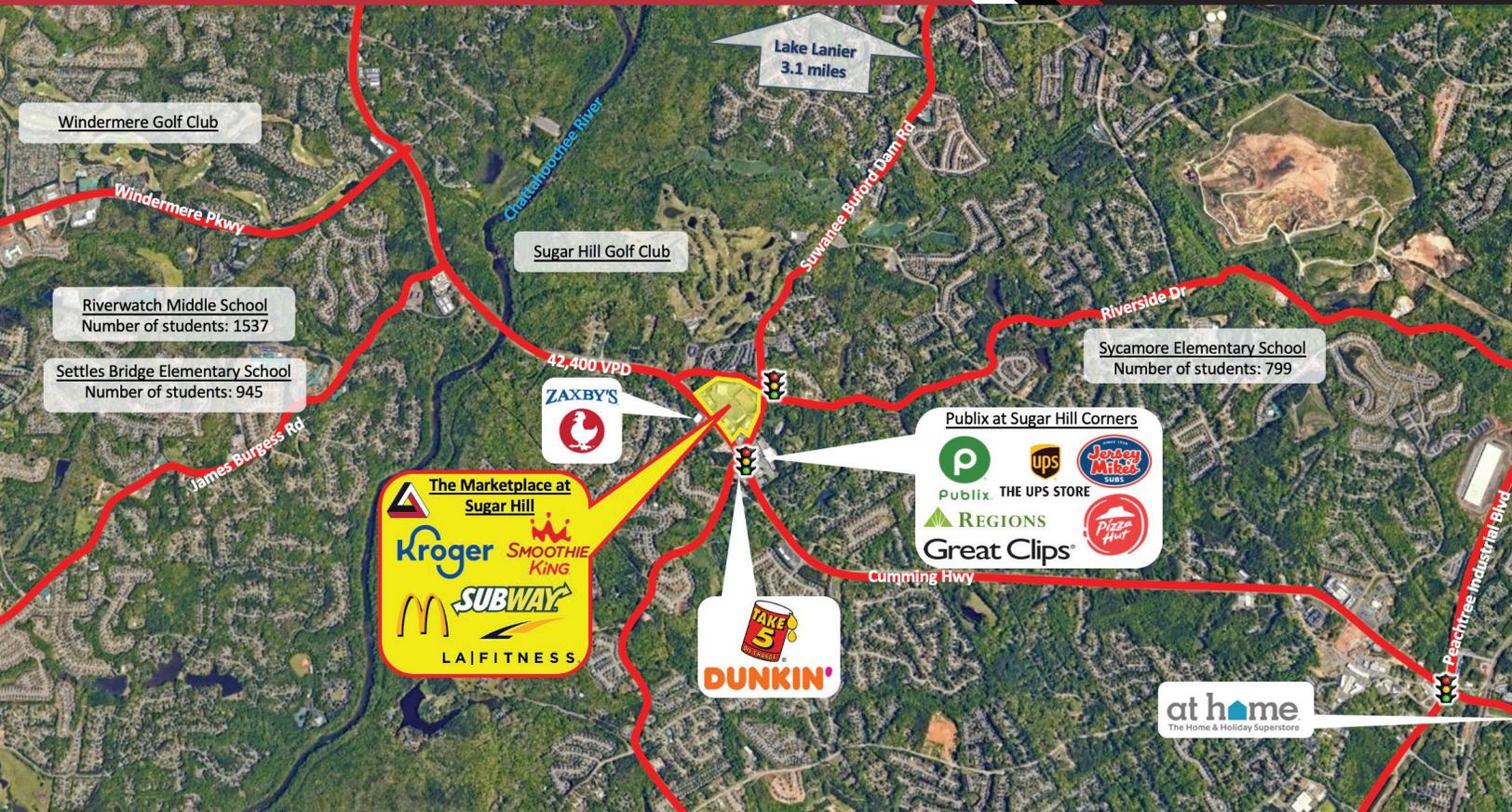




THE MARKETPLACE AT SUGAR HILL

6001 Cumming Hwy, Sugar Hill GA 30315



DEMOGRAPHICS

1 MILE

 5,076
Estimated population

 998
Estimated daytime population

 \$161,221
Average household income

 1,642
Households

3 MILE

 55,945
Estimated population

 5,139
Estimated daytime population

 \$164,654
Average household income

 17,534
Households

5 MILE

 139,707
Estimated population

 32,956
Estimated daytime population

 \$170,795
Average household income

 44,891
Households

DRIVE TIME POPULATION

5
Min  4,547

10
Min  60,818

15
Min  139,588

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
	Kroger	-	5965-330	Spice Wing	1,800 SF	5965-770	Aruba Beach	1,600 SF
5910-100	Health Choice Urogen...	3,000 SF	5965-340	Marco's Pizza	1,500 SF	5965-780	Bravos Mexican	3,200 SF
5910-200	Optimum Health	2,000 SF	5965-350	Supercuts	1,050 SF	5985	AutoZone	-
5910-300	Native Cotton	1,500 SF	5965-360	Smoothie King	1,202 SF	6005	McDonald's	-
5910-400	Available	2,095 SF	5965-720	Sky Nails	2,643 SF	6025-100	LA Fitness	35,000 SF
5910-600	Mika French Sushi	2,400 SF	5965-730	Champion TaeKwon...	2,856 SF	6025-610	The Teeth Doctor	1,657 SF
5965-310	Subway	1,260 SF	5965-750	China House	1,500 SF	6025-620	Fabric Care	1,690 SF
5965-320	Einstein Bros. Bagels	2,000 SF	5965-760	Mint Juleps	2,400 SF			



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HIGHLIGHTS

- Restaurant space for lease at high-volume Kroger-anchored shopping center.
- The Marketplace at Sugar Hill is located at the highly-trafficked intersection of SR20/Cumming Hwy and Suwanee Buford Dam Rd.
- SR20/Cumming Hwy has a daily traffic count of 42,400 VPD.
- The property is 3.2 miles from Lake Lanier and is surrounded by parks, high-end golf courses, and residential communities.
- Tenants include LA Fitness, McDonalds, Subway, Marco's Pizza, and Autozone.



42,400 on Cumming Hwy



Full access from Cumming Hwy
Full access from Suwanee Buford Dam Rd



Monument and facade signage available.

