

FOR LEASE

Gwinnett Marketfair

3675 Satellite Blvd | Duluth, GA



Overview

AVAILABLE

Suite 1020 | 1,393 SF
Available with 60 days notice

Suite 710 | 2,712 SF
Suite 730 | 1,078 SF

Description

- Spaces available for lease are great restaurant opportunities
- 196,421 SF top-performing power center featuring national retailers
- Additional tenants include: Marshalls, TJ Maxx, Party City, Five Below, Starbucks, Shoe Carnival, and Verizon



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$42,451	\$50,878	\$56,328
Average HH Income	\$58,634	\$67,978	\$79,317
Households	4,164	32,263	82,727
Current Population	10,484	89,067	243,365

Year: 2018 | Source: ESRI

Contact

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Traffic Counts

Satellite Blvd	23,600 VPD
Pleasant Hill Rd	59,600 VPD
I-85	282,000 VPD

Year: 2017 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



0.5 Miles



24,400 AADT '19

Satellite Blvd

Pleasant Hill Rd

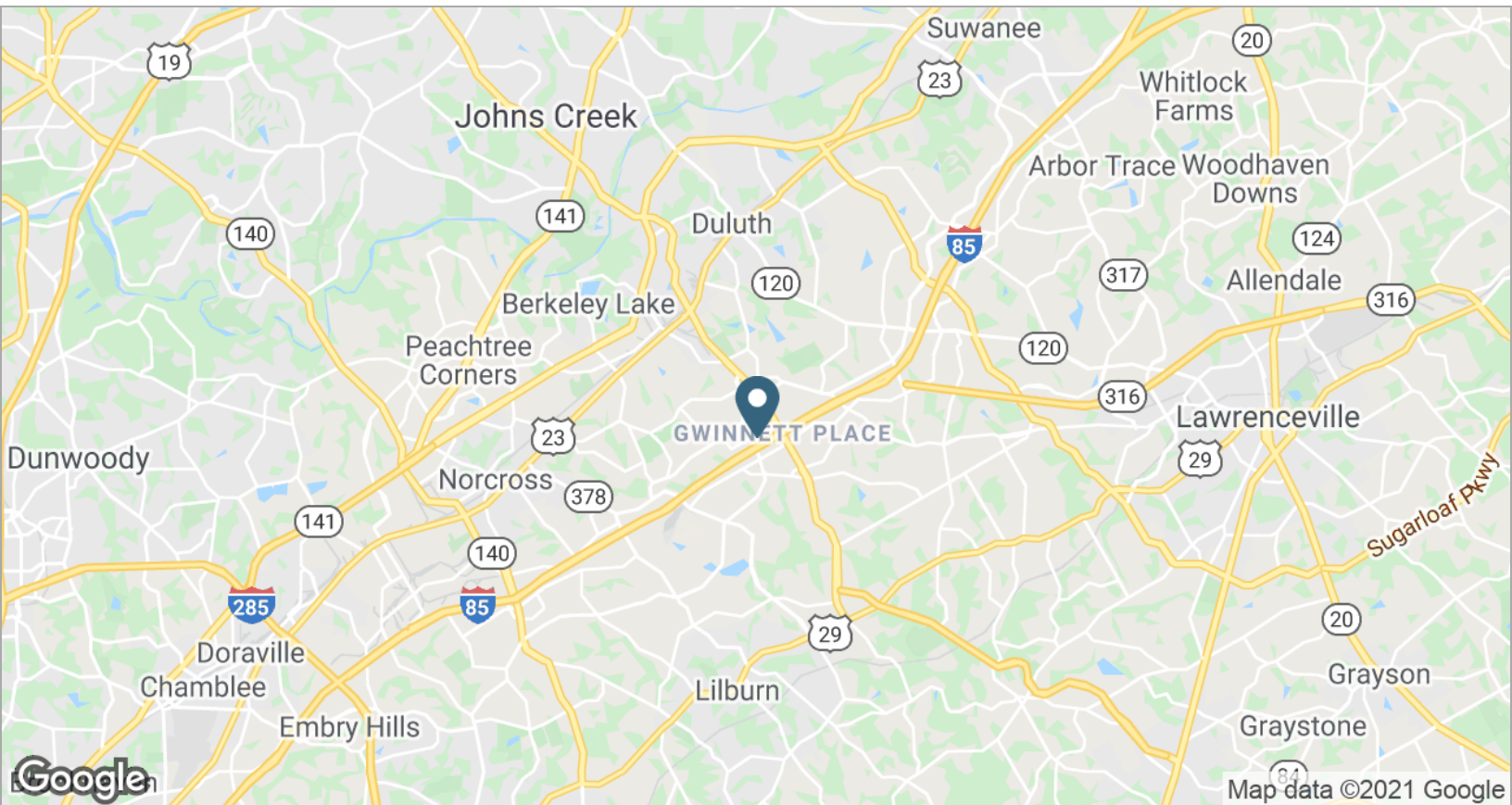
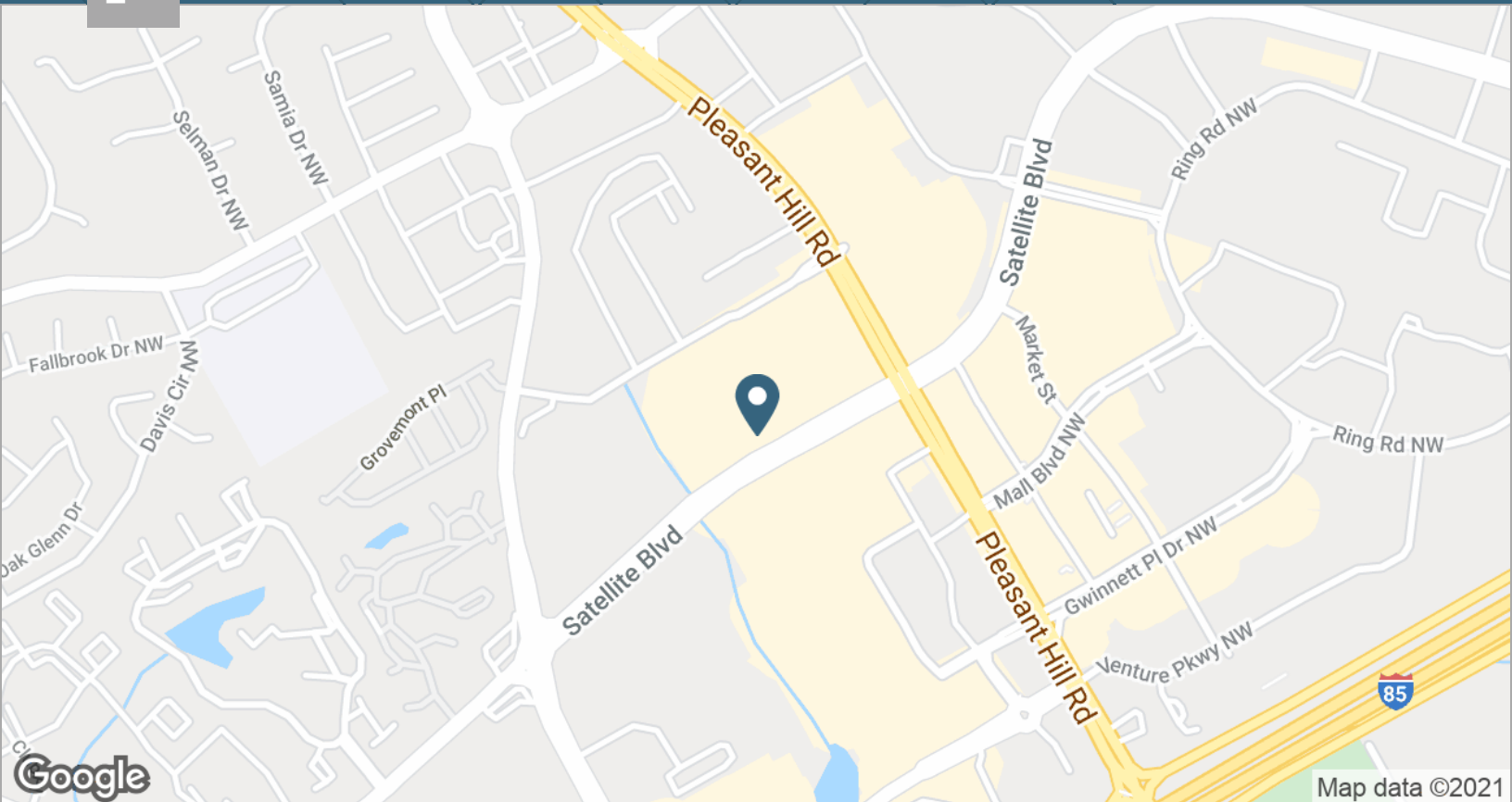
59,500 AADT '19

Suite 710 Suite 730

Suite 1020

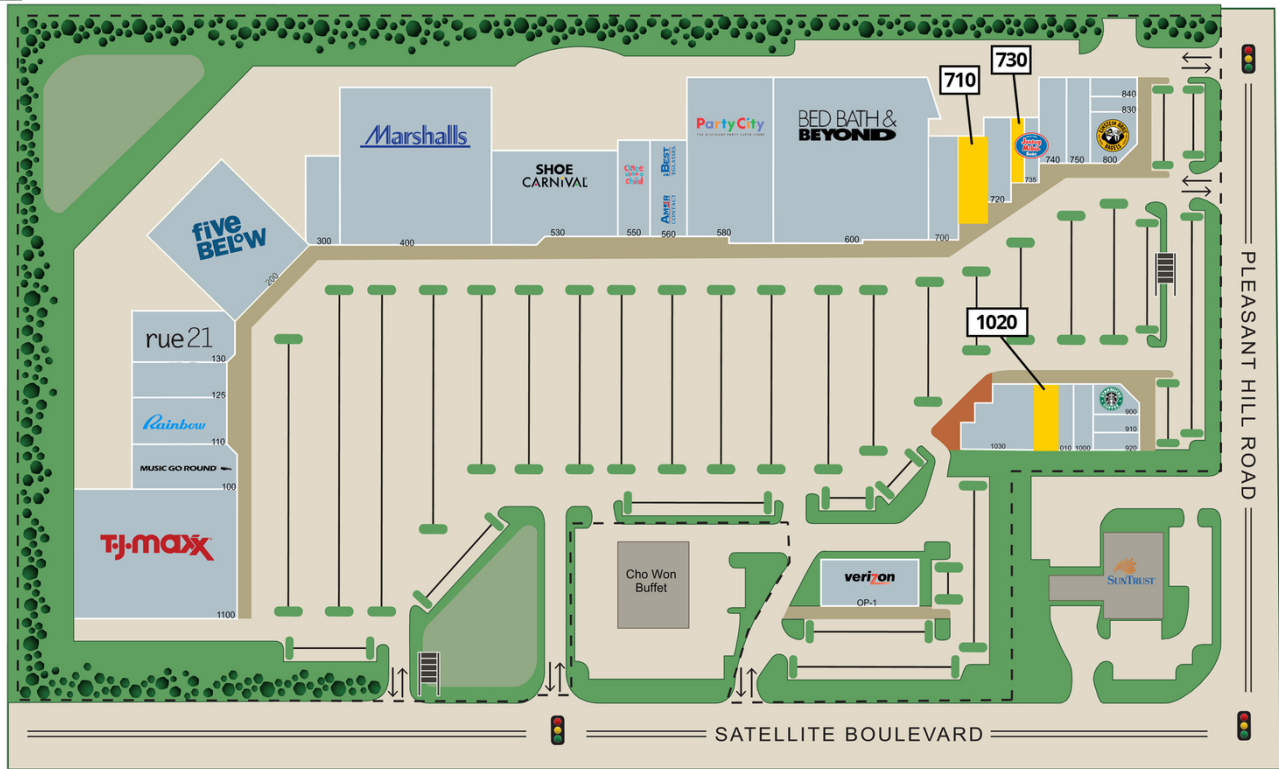
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Suite	Tenant	Size
100	Music Go Round	5,094 SF
110	Rainbow	5,444 SF
125	Sprint	3,666 SF
130	Rue 21	5,931 SF
200	Five Below	15,303 SF
300	Beauty & Beauty Supply	3,567 SF
400	Marshalls	27,076 SF
530	Shoe Carnival	13,007 SF
550	Once Upon A Child	3,505 SF
560	America's Best Contacts	4,103 SF
580	Party City	15,316 SF
600	Bed Bath & Beyond	29,995 SF
700	Affordable Dentures	3,422 SF
710	AVAILABLE	2,712 SF
720	Hi-Pot Restaurant	2,678 SF

Suite	Tenant	Size
730	AVAILABLE	1,056 SF
735	Jersey Mike's	1,073 SF
740	Le's Nail and Spa	2,704 SF
750	Sumo Hibachi and Wings	2,250 SF
800	Eistein Bagels	2,600 SF
830	Ace Cash Express	751 SF
840	Poke Bar	1,005SF
900	Starbucks	1,373 SF
910	Luxury Brow Art	968 SF
920	CD Warehouse	1,015 SF
1000	Roly Poly	1,399 SF
1010	Edible Arrangements	1,387 SF
1020	AVAILABLE	1,393 SF
1030	Sportstime Bar & Grill	4,801 SF
1100	TJ Maxx	24,307 SF
	Verizon Wireless	6,099 SF

	1 mile	3 miles	5 miles
Population			
2018 Population	10,484	89,067	243,365
2000 Population	8,145	65,873	178,593
2010 Population	9,407	80,581	215,328
2023 Population	11,144	95,770	262,920
2000-2010 Annual Rate	1.45%	2.04%	1.89%
2010-2018 Population: Annual Growth Rate	1.32%	1.22%	1.49%
2018-2023 Population: Annual Growth Rate	1.23%	1.46%	1.56%
2018 Median Age	33.0	32.2	33.1
Households			
2000 Households	3,427	25,446	64,751
2010 Households	3,820	29,592	74,164
2018 Total Households	4,164	32,263	82,727
2023 Total Households	4,396	34,496	88,972
2000-2010 Annual Rate	1.09%	1.52%	1.37%
2010-2018 Households: Annual Growth Rate	1.05%	1.05%	1.33%
2018-2023 Households: Annual Growth Rate	1.09%	1.35%	1.47%
2018 Average Household Size	2.52	2.76	2.94
Housing Units			
2018 Total Housing Units	4,612	34,831	88,941
2018 Owner Occupied Housing Units	1,335	12,488	41,458
2018 Renter Occupied Housing Units	2,830	19,775	41,269
2018 Vacant Housing Units	448	2,568	6,214
Race and Ethnicity			
2018 White Alone	25.1%	31.6%	35.4%
2018 Black Alone	23.1%	30.5%	26.0%
2018 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2018 Asian Alone	32.5%	18.0%	19.4%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	28.1%	32.3%	31.6%
Income			
2018 Median Household Income	\$42,451	\$50,878	\$56,328
2018 Average Household Income	\$58,634	\$67,978	\$79,317
Per Capita Income	\$22,334	\$24,609	\$26,933
2018 Population 25+ by Educational Attainment			
Total	6,815	56,170	154,305
High School Graduate	22.1%	22.9%	21.2%
GED/Alternative Credential	3.5%	3.9%	2.9%
Some College, No Degree	16.3%	18.0%	17.7%
Associate Degree	10.2%	9.3%	9.1%
Bachelor's Degree	23.3%	20.6%	21.7%
Graduate/Professional Degree	11.0%	9.9%	11.1%
Data for all businesses in area			
Total Businesses:	1,090	3,720	10,146
Total Employees:	19,477	55,298	131,130
Total Residential Population:	10,484	89,067	243,365
Employee/Residential Population Ratio:	1.86:1	0.62:1	0.54:1
2018 Total Daytime Population	21,678	111,205	276,885
Workers	16,757	67,713	154,986
Residents	4,921	43,492	121,899