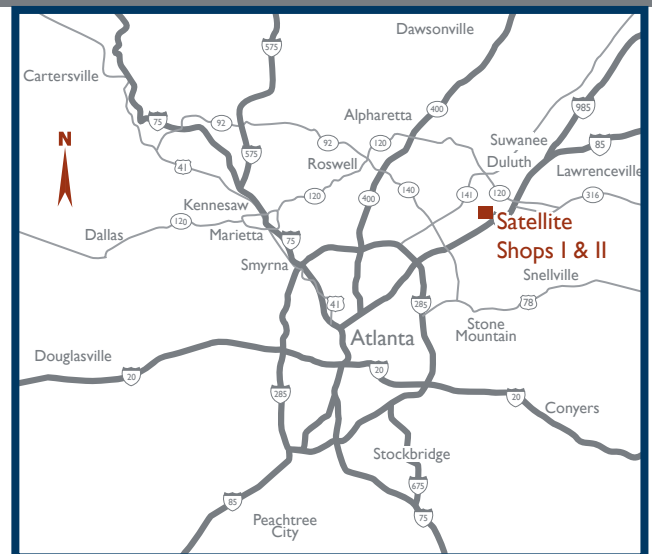


3330 & 3360 SATELLITE BOULEVARD, DULUTH, GA 30096



PROPERTY DETAILS

- This busy 268,400 SF retail center has a superior location within Gwinnett County's major hub of shopping, dining, hospitality, auto retailers and office activity
- Part of the Gwinnett Place CID area which has an annual economic impact of \$13.4 Billion, and benefits from ongoing CID improvements
- Excellent access from Satellite Blvd (25,100 VPD) with 3 entry points, one of which is signalized
- Prominent monument signage
- Densely-populated, middle-income demographics feature an international mix of shoppers and retailers in the area
- Almost 102,000 residents in a 3 mile radius, and daytime employment of almost 57,000



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SATELLITE SHOPS I & II

3330 & 3360 SATELLITE BOULEVARD, DULUTH, GA 30096



TRAFFIC COUNTS

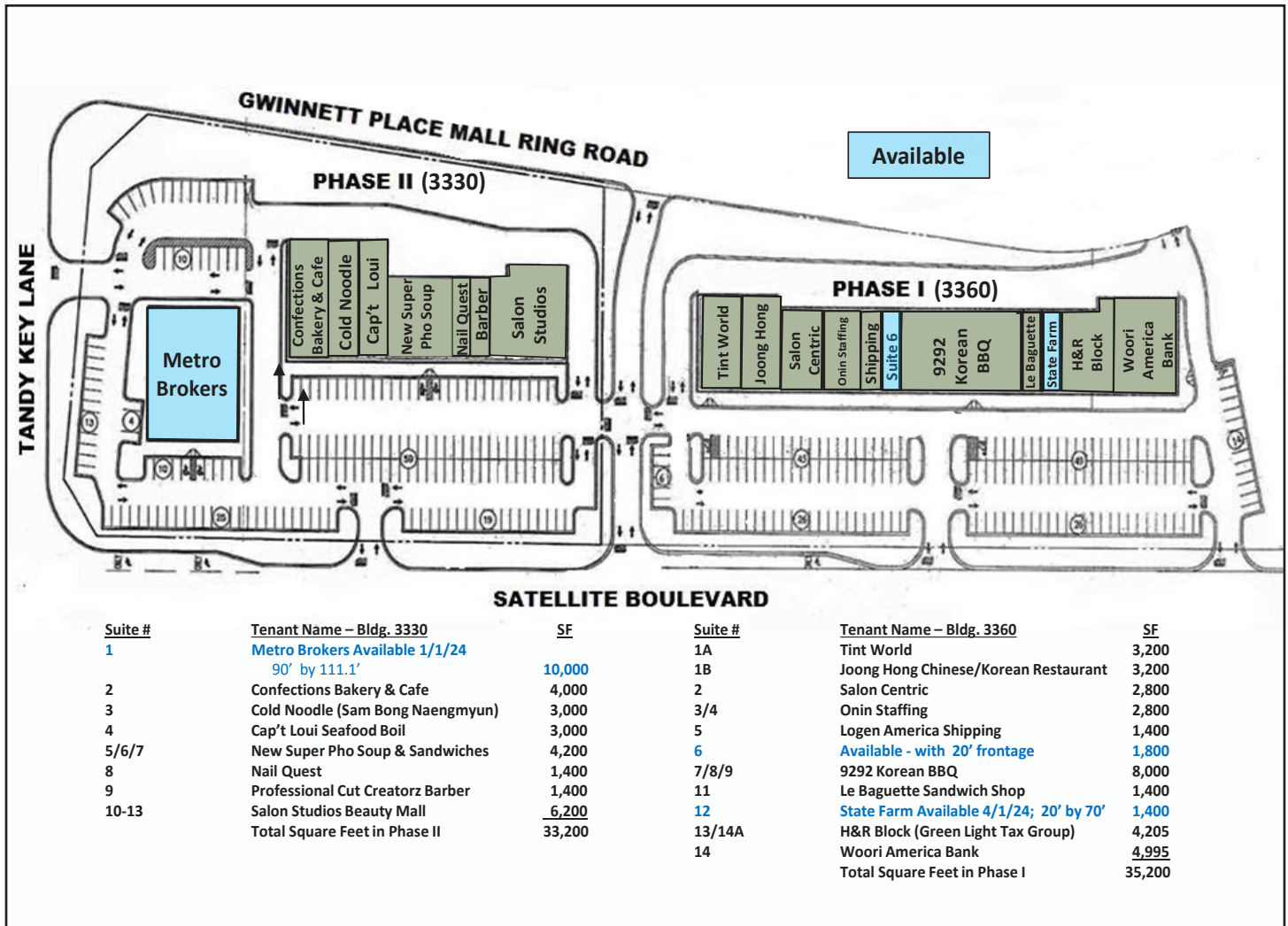
Satellite Blvd. 25,100 VPD

DEMOGRAPHICS - CoStar 2023

	1 mile	3 miles	5 miles
Population	7,352	101,809	257,524
Daytime Emp	11,629	56,923	118,206
Income	\$63,609	\$72,022	\$83,099

GPS COORDINATES

Lat. 33.963287 Long. -84.125148



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