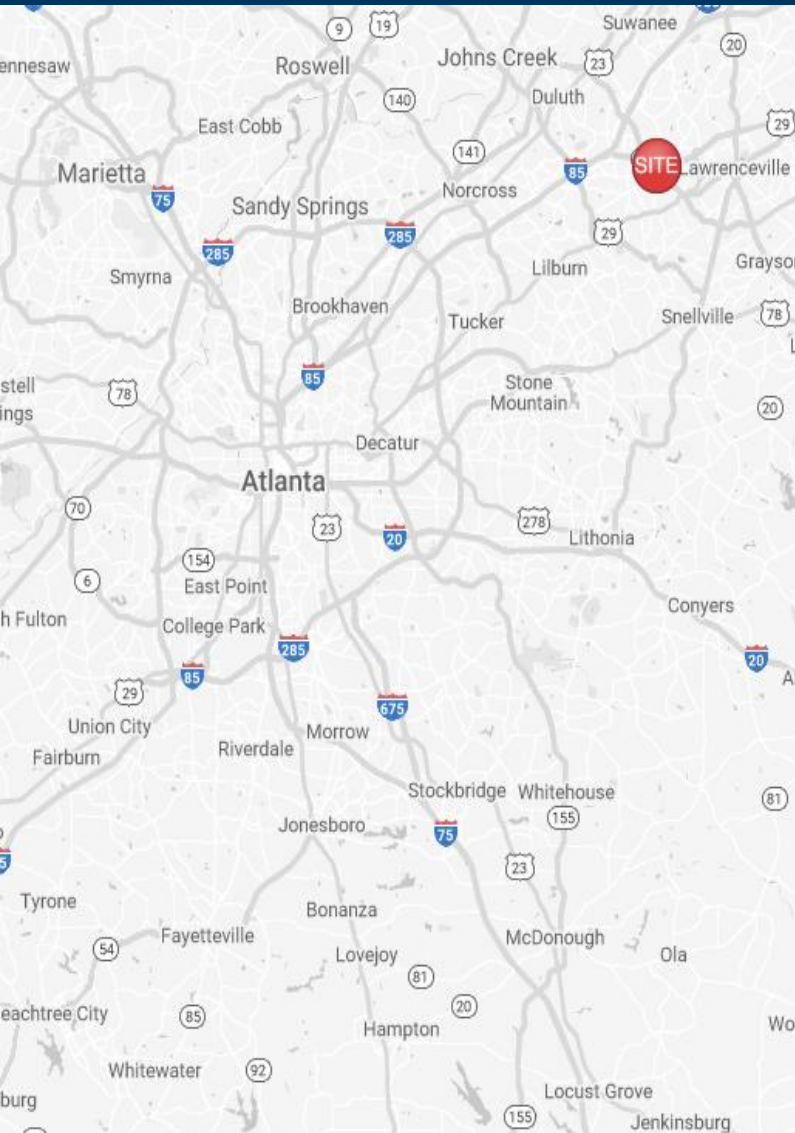


Sugarloaf Promenade

4955 Sugarloaf Parkway
Lawrenceville, Georgia 30045

RIVERWOOD
PROPERTIES, LLC

FOR LEASE



Leasing Contacts

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Property Highlights

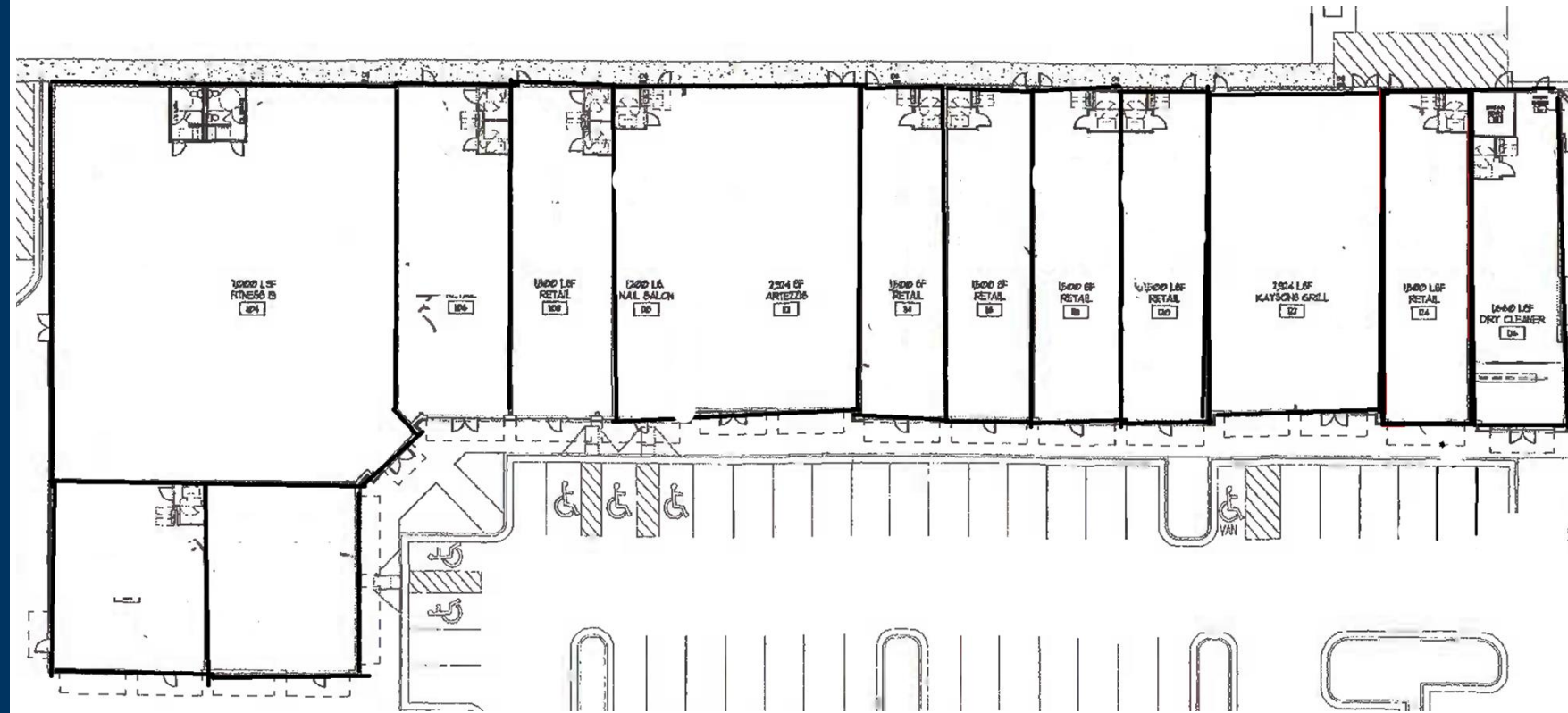
- Sugarloaf Promenade is 29,970 sf of retail space that is located just south of Hwy 316 on Sugarloaf Parkway.
- The center is supported by a high area income, and a dense surrounding population.
- A high number of major national and regional tenants on Sugarloaf Parkway also help pull a tremendous amount of traffic from Hwy 316.
- 100% Leased

Site Access: Property is accessible via curb cut on Sugarloaf Parkway.

Sugarloaf Promenade

TENANTS

OP	Bank of America	
100	Tax Dr	1,500
102	IncredBowl	1,530
104	Polished Spa	7,000
106	Polished Suites	1,932
108	Lin's Chopstix	1,800
112	Illusion Café & Sports Bar	4,144
114	Ding Tea	1,500
116	Formi Hair & Wig	1,500
118	Eye Level Learning Center	1,500
120	Vape Shop	1,500
122	Los Hermanos Mexican Restaurant	2,944
124	Sugarloaf Pkwy Pharmacy	1,500
126	Dunkin Donuts	1,660
GLA: 45,864 SF		
Availability:	100%	Leased



SUGARLOAF PROMENADE

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	9,872
3 MILE	104,581
5 MILE	252,285



2022 Daytime
Population

1 MILE	10,258
3 MILE	54,641
5 MILE	136,364



Household 2022

1 MILE	3,317
3 MILE	34,919
5 MILE	85,094



Household
Income

1 MILE	\$76,387
3 MILE	\$95,941
5 MILE	\$104,866



SUGARLOAF PROMENADE

Trade Area Overview