

Duluth, GA 30096

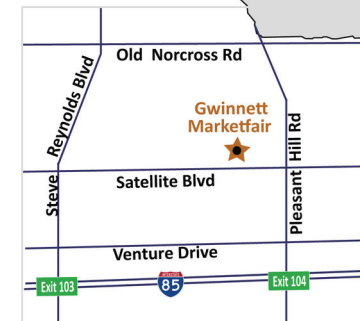
3675 Satellite Boulevard



Gwinnett Marketfair



- **Key Anchors:** Marshalls, TJ Maxx, Burlington, Party City
- **Key Tenants:** Starbucks, Verizon Five Below, Shoe Carnival
- **GLA:** 195,105 SF
- **Parking Ratio:** 4.42/1,000 SF
- **Average Daily Traffic:** 53,307 VPD - Pleasant Hill Rd, 31,975 VPD - Satellite Blvd



| Distance | 7 Min | 10 Min | 13 Min |
|--------------------------|----------|----------|----------|
| Population | 25,625 | 83,824 | 177,963 |
| Average Household Income | \$78,045 | \$81,427 | \$88,497 |

Leasing contact: Heather Stewart · (919) 926-3097 · hstewart@rivercrestrealty.com

www.rivercrestrealty.com

Duluth, GA 30096

3675 Satellite Boulevard



Gwinnett Marketfair

Tenants

| | | |
|------|--------------------------------------|-----------|
| OP-1 | Verizon Wireless | 6,099 SF |
| 100 | Music Go Round | 5,094 SF |
| 110 | Rainbow | 5,445 SF |
| 125 | Furniture for Less | 3,666 SF |
| 130 | Plato's Closet | 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 & Eyeglasses | 4,103 SF |
| 580 | Party City | 15,316 SF |
| 600 | Burlington | 29,995 SF |
| 700 | Affordable Dentures & Implants | 3,422 SF |
| 710 | Milan Laser Hair Removal | 2,712 SF |
| 720 | 88 Tofu | 2,678 SF |
| 730 | Men's Shop | 1,078 SF |
| 735 | Jersey Mike's Subs | 1,073 SF |
| 740 | Le's Nail and Spa | 2,704 SF |
| 750 | Tiger K Cupbob | 2,298 SF |
| 800 | Einstein Bagels | 2,600 SF |
| 830 | Ace Cash Express | 751 SF |
| 840 | Poke Bar | 1,005 SF |
| 900 | Starbucks Coffee | 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 | Feng Cha | 1,393 SF |
| 1030 | Charkor BBQ | 4,801 SF |
| 1100 | TJ Maxx | 24,307 SF |



Leasing contact: Heather Stewart · (919) 926-3097 · hstewart@rivercrestrealty.com

www.rivercrestrealty.com