

Duluth, GA 30096

3675 Satellite Boulevard

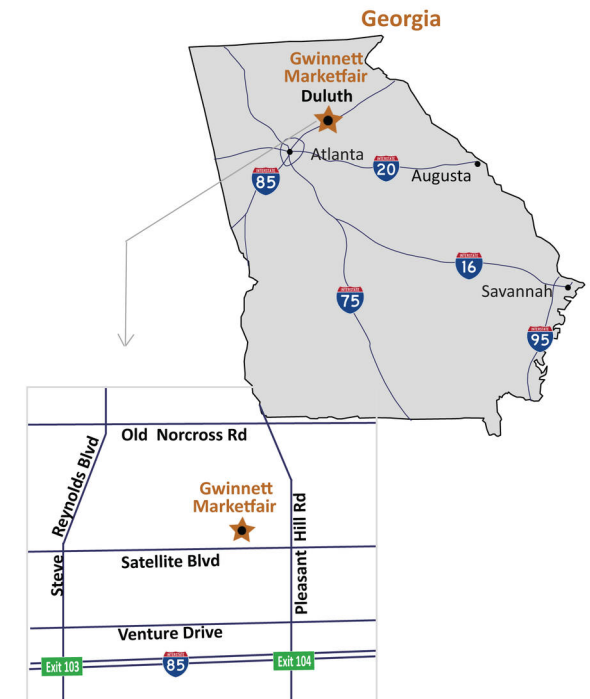
Gwinnett Marketfair

RIVERCREST
REALTY
INVESTORS



- **Anchor:** 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 Smith-Stewart · (919) 926-3097 ·
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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	Coming Available - 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



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