

**Duluth, GA 30096**

3675 Satellite Boulevard

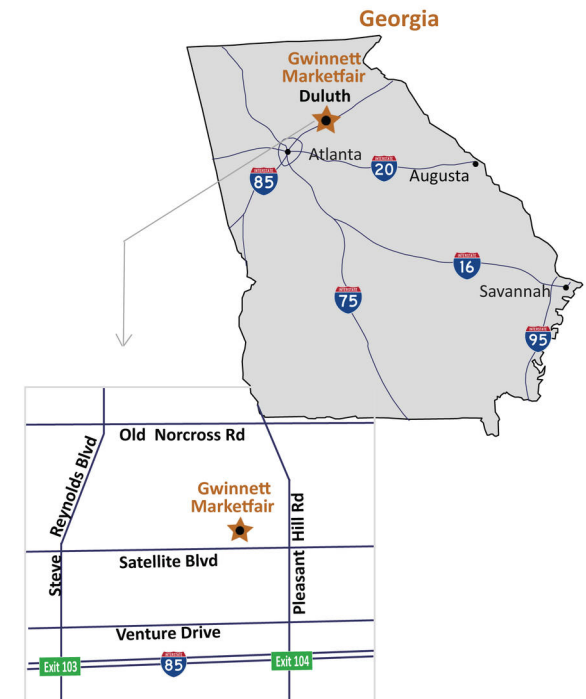
# Gwinnett Marketfair

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:**  
50,544 VPD - Pleasant Hill Rd  
20,464 VPD - Satellite Blvd

| Distance                 | 7 Min    | 10 Min   | 13 Min   |
|--------------------------|----------|----------|----------|
| Population               | 50,713   | 137,904  | 268,064  |
| Average Household Income | \$70,068 | \$78,437 | \$88,933 |



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

[www.rivercrestrealty.com](http://www.rivercrestrealty.com)

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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  | Available                                 | 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 Cupbob and Wings                    | 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 | Coming Available - Sportstime Bar & Grill | 4,801 SF  |
| 1100 | TJ Maxx                                   | 24,307 SF |



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