



Nelson  
Brogdon Blvd

Peachtree  
Industrial Blvd



**LAND AVAILABLE**  
**Nelson Brogdon Blvd &**  
**Peachtree Industrial Blvd**  
Sugar Hill, GA 30518

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# PROPERTY OVERVIEW

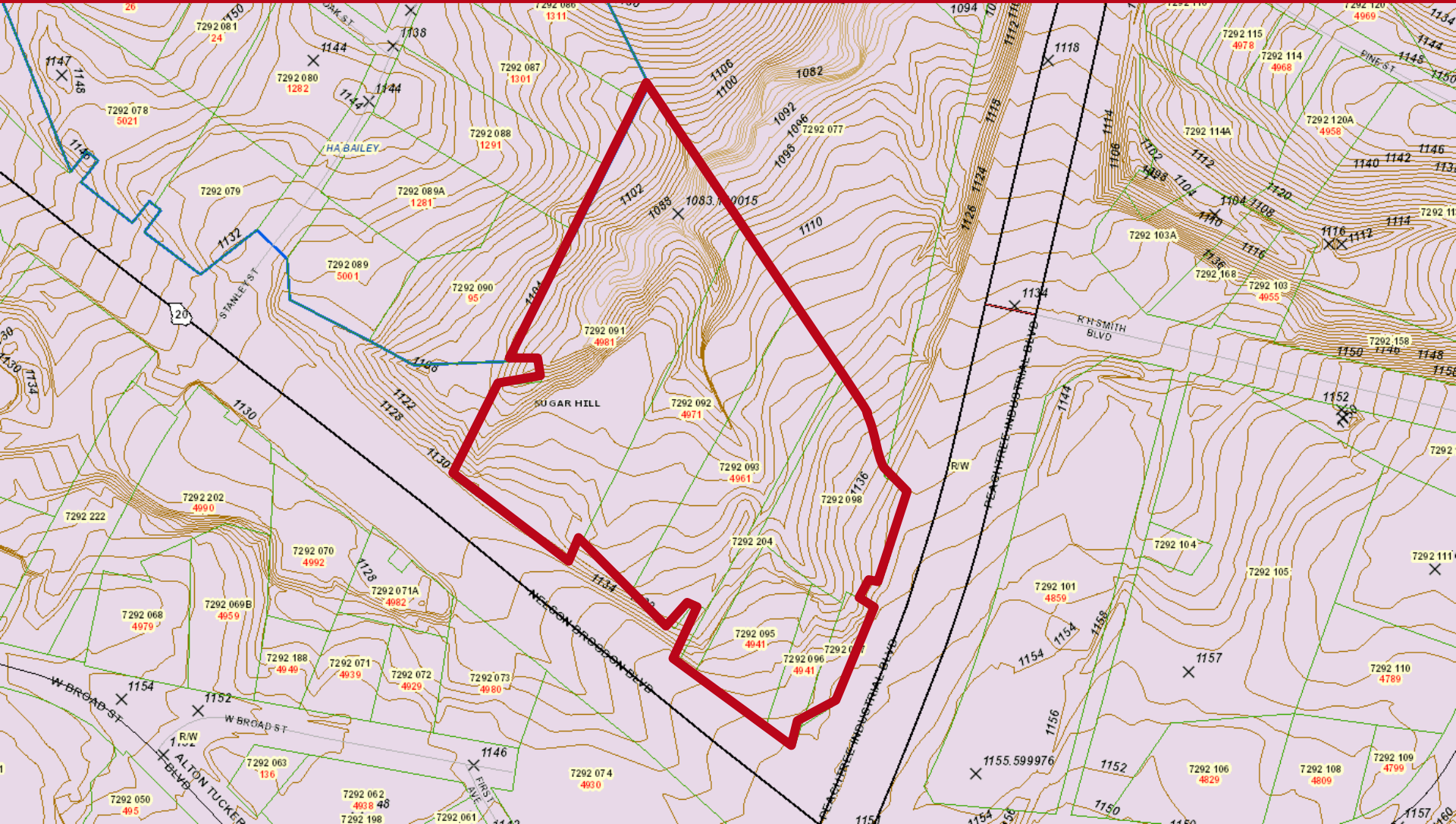


- +/- 6.3 Acres
- Gwinnett County – City of Sugar Hill
- Zoned BG: Business General
- All Utilities Available
- Signalized intersection
- 36,200 (20) ATD on Hwy 20
- 18,100 (20) ATD on Peachtree Ind Blvd
- 35 Miles from Downtown Atlanta
- Adjacent to new mixed-use Development





# TOPOGRAPHY





# SUBMARKET AERIAL



Peachtree Industrial Blvd

Buford Hwy

Sycamore Rd

Fuqua Development

SUBJECT

ExtraSpace Storage



3-4 Story Mixed Use

WELLS FARGO



Nelson Brogdon Blvd

Broadstone Sugar Hill



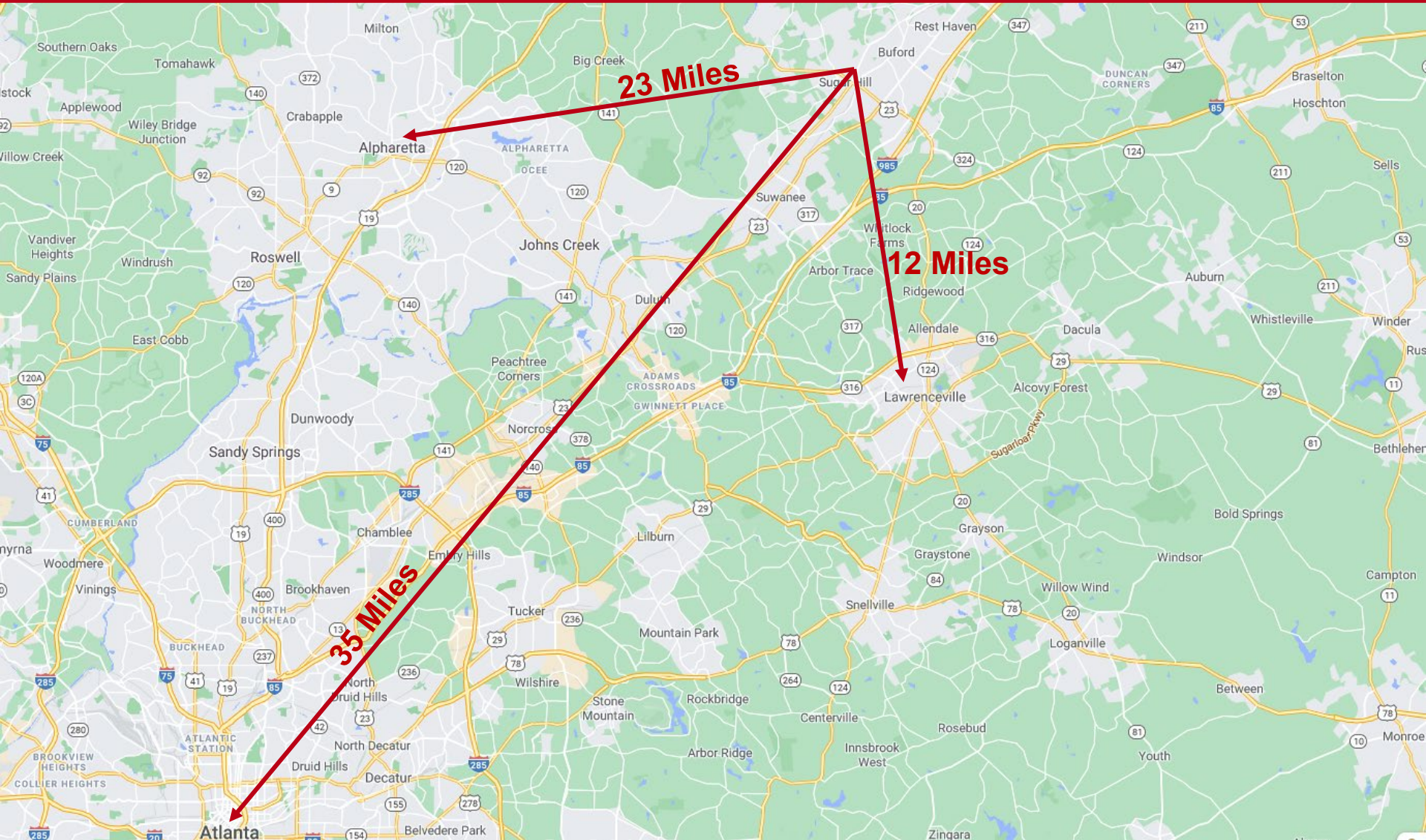
Walgreens



Sugar Hill EMS



# DISTANCE MAP



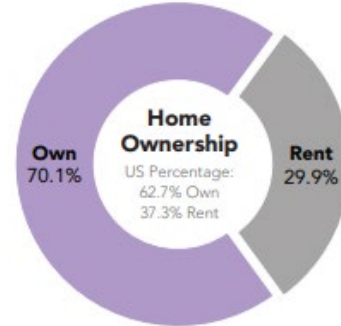
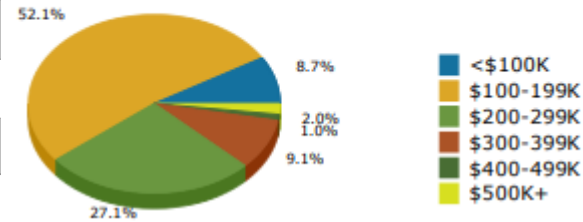


# DEMOGRAPHICS

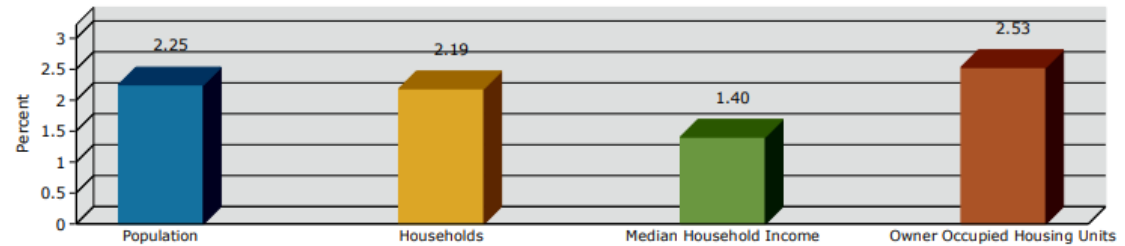


	Population	# of Households	Avg Household Income	Median Age
1 Mile	9,078	2,919	\$84,313	34
1-3 Miles	49,741	16,613	\$100,709	36
3-5 Miles	110,920	36,484	\$117,822	36

2019 Home Value



2019-2024 Annual Growth Rate



Trends 2019-2024

