



Sycamore Rd

Nelson Brogdon Blvd



DEVELOPMENT OPPORTUNITY
SYCAMORE ROAD
Sugar Hill, GA 30518

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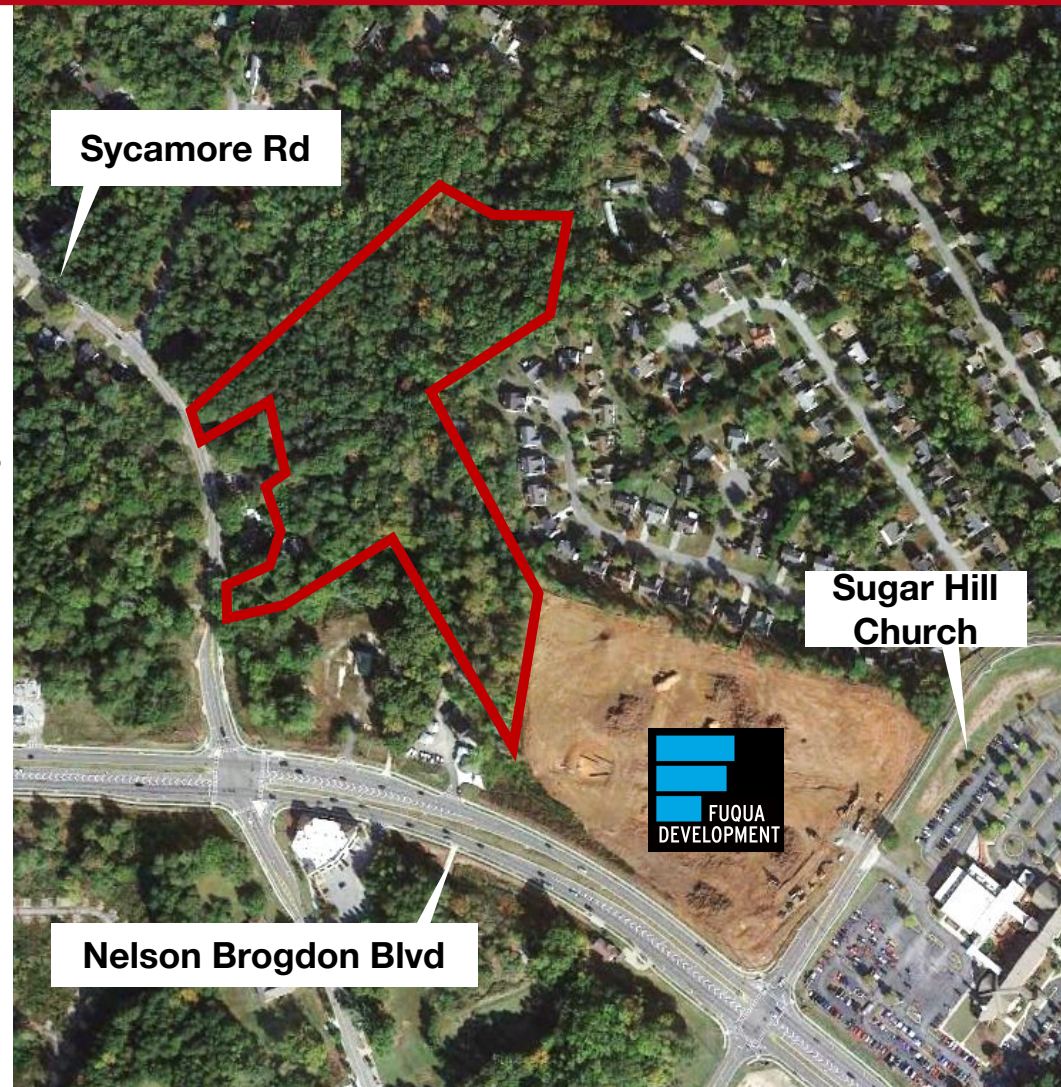


PROPERTY OVERVIEW



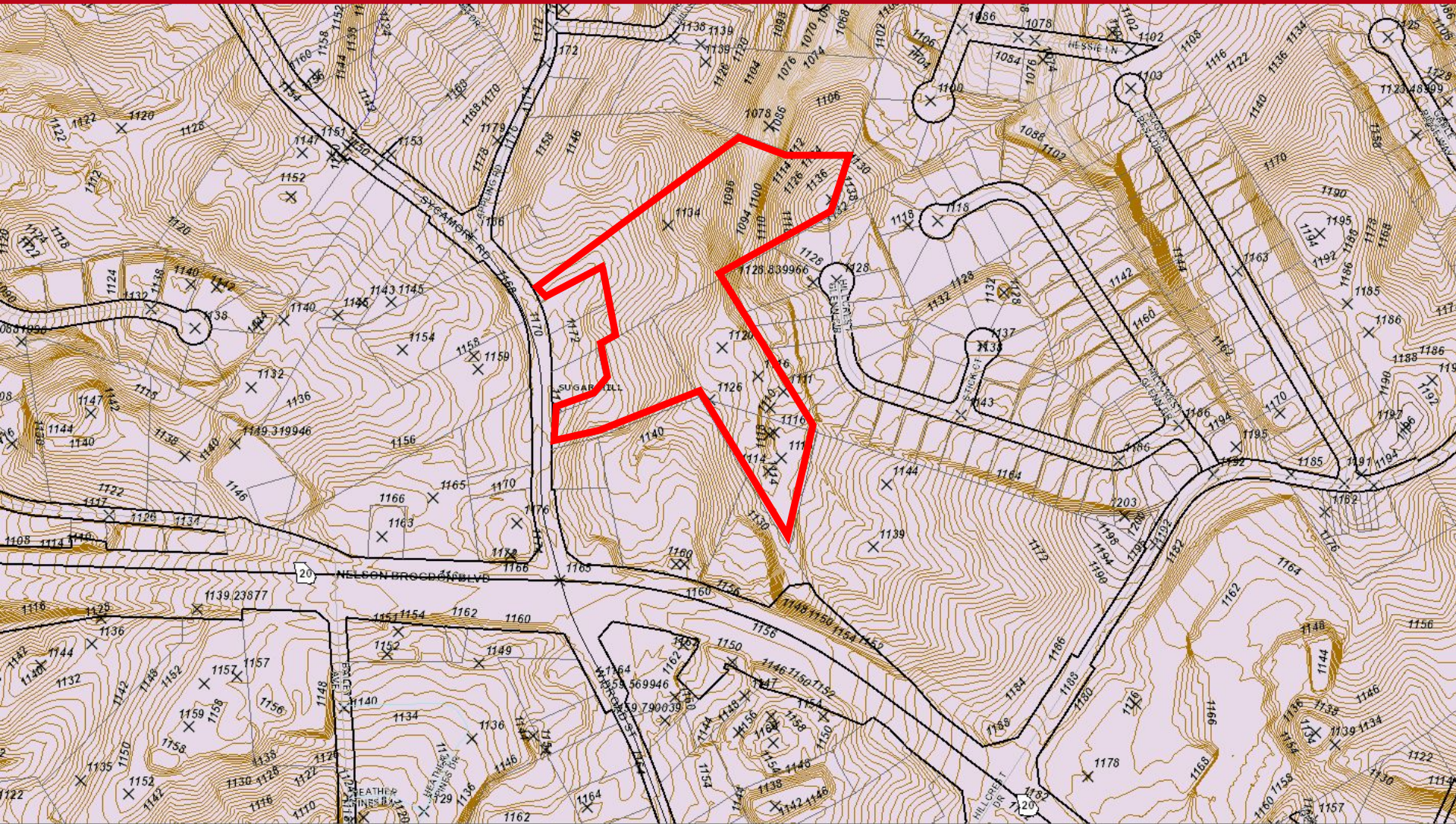
- +/- 10.12 acres
- Gwinnett County
- All utilities available to site
- Zoned RS100 & HM1
- Signalized intersection
- Close Proximity to future Developments
 - Downtown Sugar Hill
 - Fuqua Development – Publix
 - Brownstone Sugar Hill
 - 3-4 Story Mixed Use
- Less than 6 Miles to Mall of Georgia

Contact Broker for Price



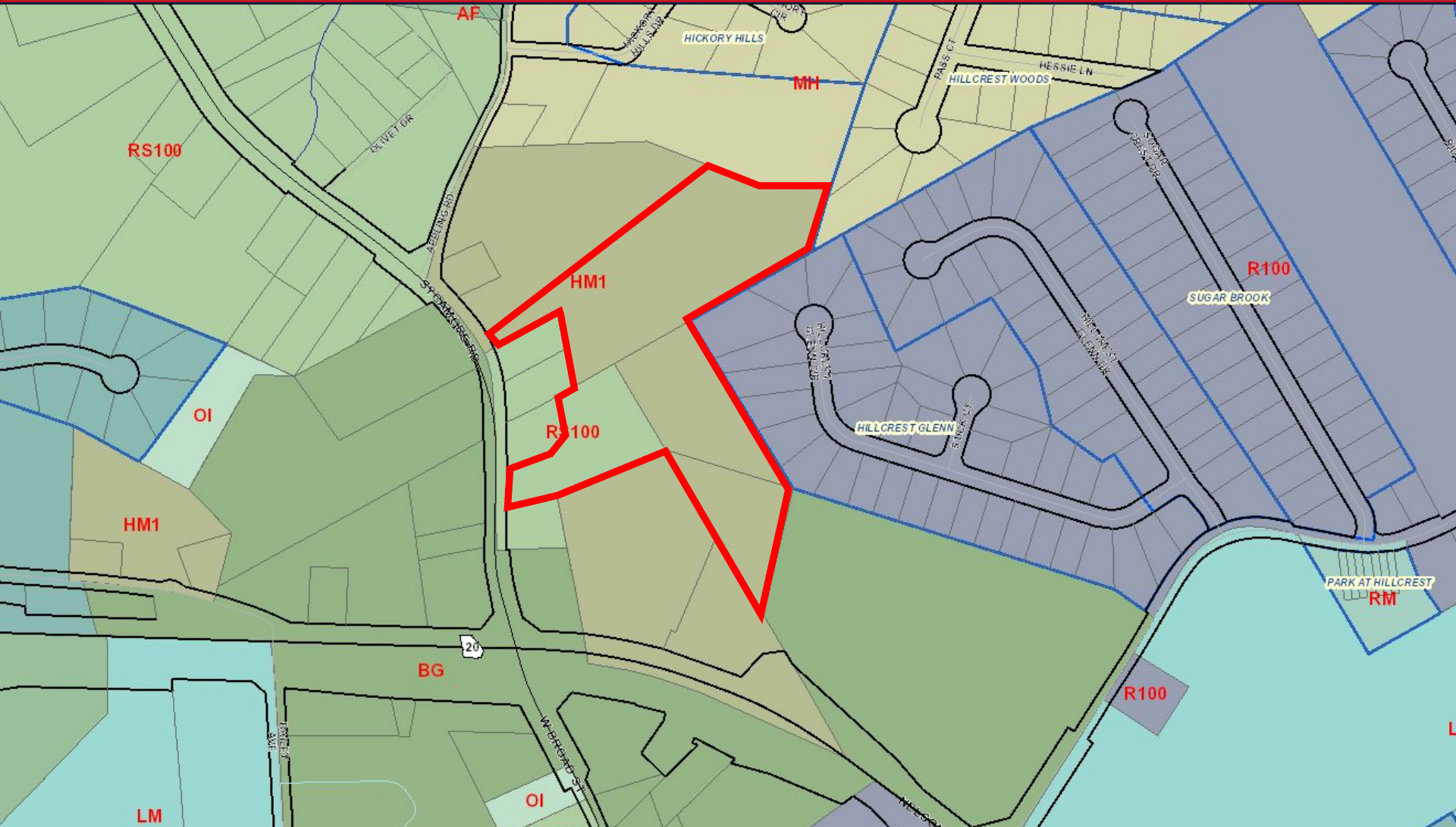


TOPOGRAPHY MAP





ZONING MAP





SUBMARKET AERIAL



Peachtree Industrial Blvd

Sycamore Rd

Buford Hwy

Fuqua Development
Publix

ExtraSpace
Storage



SUBJECT

3-4 Story
Mixed Use

WELLS
FARGO



Walgreens



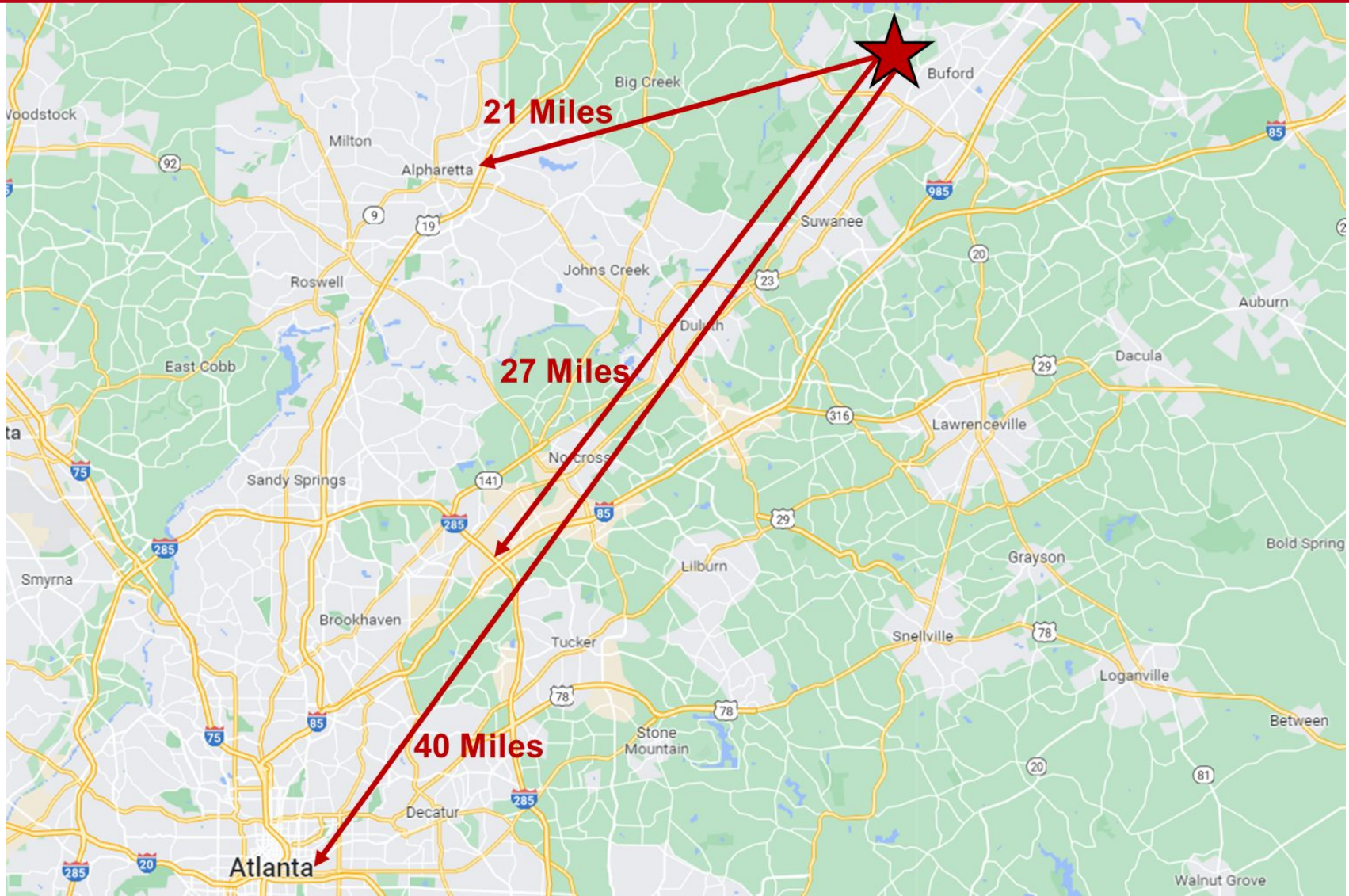
Nelson Brogdon Blvd

Broadstone
Sugar Hill

Sugar Hill EMS



DISTANCE MAP

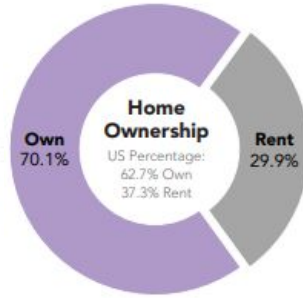
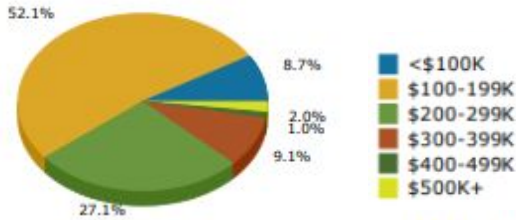




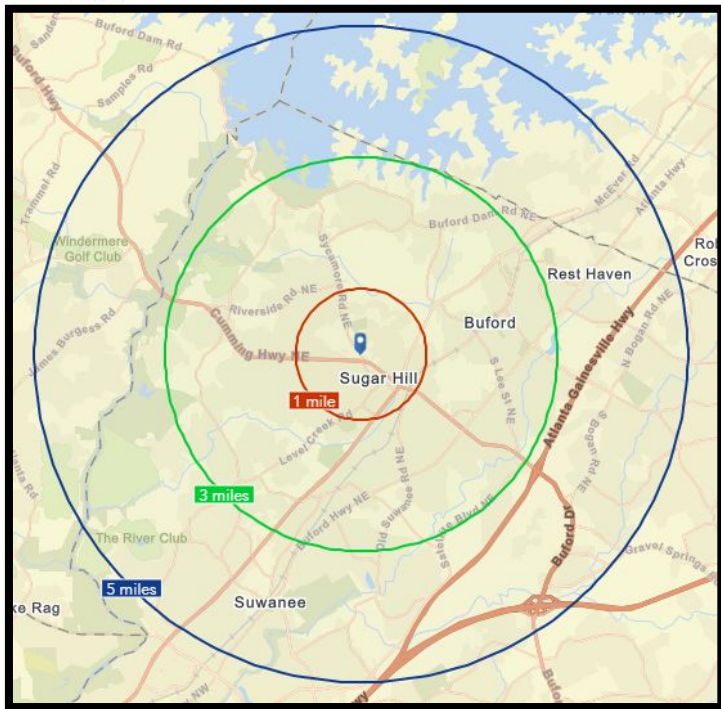
DEMOGRAPHICS



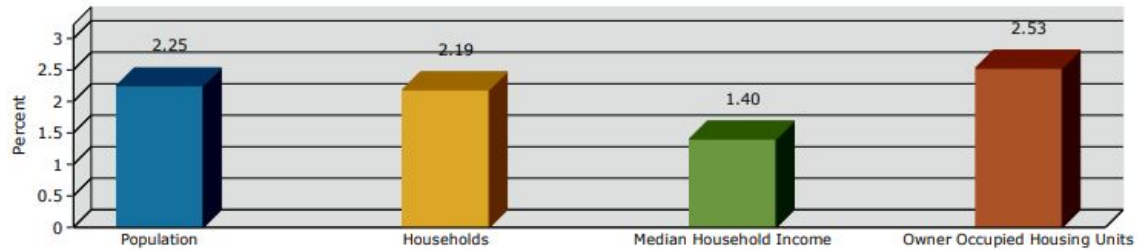
Home Value



	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



2019-2024 Annual Growth Rate



Trends 2019-2024

