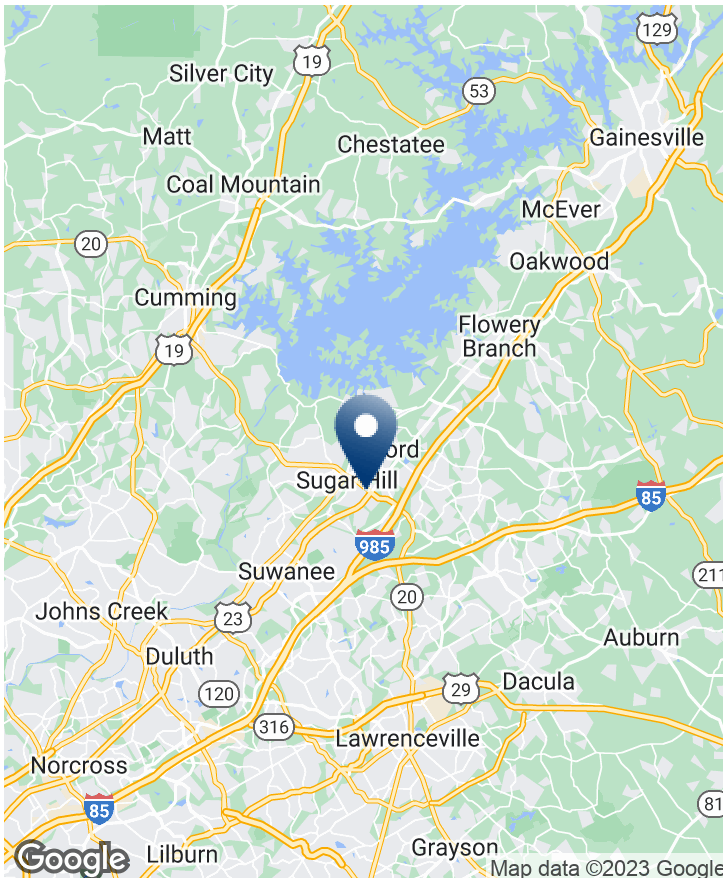


# Sugar Hill Station

4450 Nelson Brogdon Boulevard NE, Sugar Hill, GA 30518

Retail Space For Lease



## PROPERTY DESCRIPTION

With new anchor tenants O'Reilly Auto Parts and Beauty Now, Sugar Hill Station features Dunkin', Value Village, Papa John's, Enterprise and Georgia Institute of Cosmetology.

The property is located at the busy intersection of GA-20 and Buford Highway, minutes from I-985 and Peachtree Industrial Blvd., 2 miles from Mall of Georgia and 5 miles from Lake Lanier.

## PROPERTY HIGHLIGHTS

- Shop space and one outparcel available
- Signalized entrance with 5 points of ingress/egress
- 40,100 VPD on GA-20

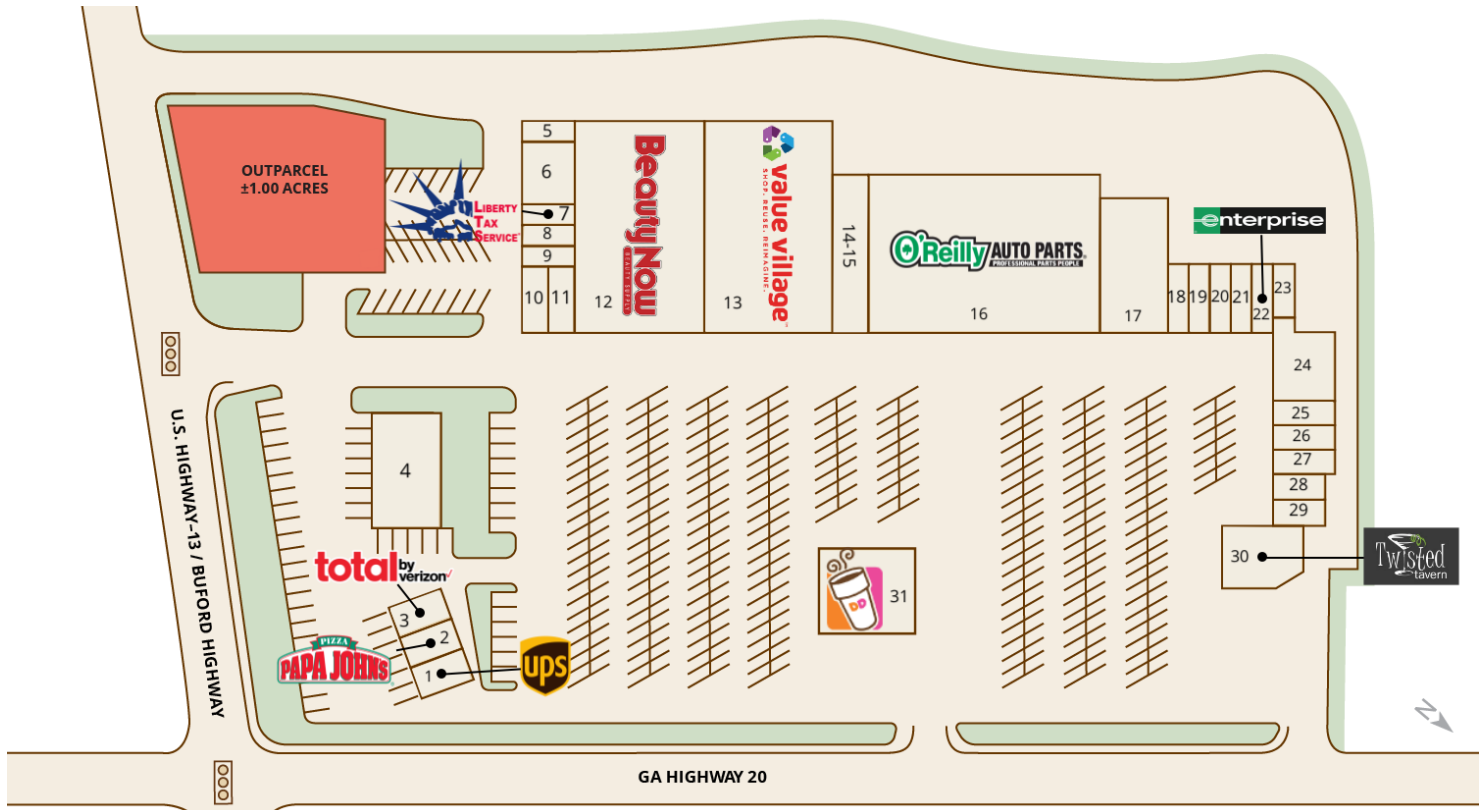
| DEMOGRAPHICS      | 3 MILES  | 5 MILES   | 7 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 17,168   | 44,315    | 79,198    |
| Total Population  | 49,925   | 126,143   | 230,580   |
| Average HH Income | \$97,285 | \$107,844 | \$115,819 |

## Contact

Benjamin Halpern | bhalpern@halpernent.com | 770-508-3325

# Sugar Hill Station

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| SUITE | TENANT NAME                 | SIZE      | SUITE       | TENANT NAME                     | SIZE     |
|-------|-----------------------------|-----------|-------------|---------------------------------|----------|
| 1     | UPS Store                   | 1,500 SF  | 18          | Reyna Dominican Hair Salon      | 1,300 SF |
| 2     | Papa John's                 | 1,500 SF  | 19          | Elite Nails                     | 1,300 SF |
| 3     | Total by Verizon            | 1,500 SF  | 20          | Her Way Beauty                  | 1,300 SF |
| 4     | GA Institute of Cosmetology | 6,000 SF  | 21          | Mystique Brows                  | 1,300 SF |
| 5     | Guardian Insurance          | 1,000 SF  | 22          | Enterprise Rent-A-Car           | 1,300 SF |
| 6     | Clothing Outlet             | 3,000 SF  | 23          | Silk Flower Garden Storage      | 1,300 SF |
| 7     | Liberty Tax Service         | 1,000 SF  | 24          | NLO Sports Complex              | 4,800 SF |
| 8     | Elite Barbers & Beauty      | 1,000 SF  | 25          | Imagination Station             | 1,200 SF |
| 9     | A-1 Driving School          | 1,000 SF  | 26          | Juices Wild Vitamin & Juice Bar | 1,200 SF |
| 10    | Sugar Hill Subs             | 1,500 SF  | 27          | Chinese Restaurant              | 1,200 SF |
| 11    | Tobacco Shack               | 1,500 SF  | 28          | NLO Pool Co.                    | 1,500 SF |
| 12    | Beauty Now                  | 25,000 SF | 29          | Her Way Beauty Training         | 1,000 SF |
| 13    | Value Village               | 25,000 SF | 30          | Twisted Tavern                  | 4,575 SF |
| 14-15 | Peri Peri Food Court        | 5,250 SF  | 31          | Dunkin'                         | 3,200 SF |
| 16    | O'Reilly Auto Parts         | 33,750 SF | Outparcel 1 | Available                       | 1 Acres  |
| 17    | Atlanta Fitness 24-7        | 8,450 SF  |             |                                 |          |