

# GWINNETT MARKET FAIR

DULUTH, GEORGIA

SATELLITE BOULEVARD & PLEASANT HILL ROAD



## GWINNETT MARKET FAIR

is a 194,000 square foot shopping center located at the intersection of Pleasant Hill Road and Satellite Boulevard in booming Duluth, Georgia, just twenty minutes from downtown Atlanta, and across the street from one of the region's top enclosed shopping centers, Gwinnett Place Mall.

Gwinnett Market Fair boasts some of the most popular big box retailers, including Bed Bath & Beyond, T.J. Maxx and Marshalls. Small shop tenants include Starbucks Coffee and Einstein Bros. Bagels.

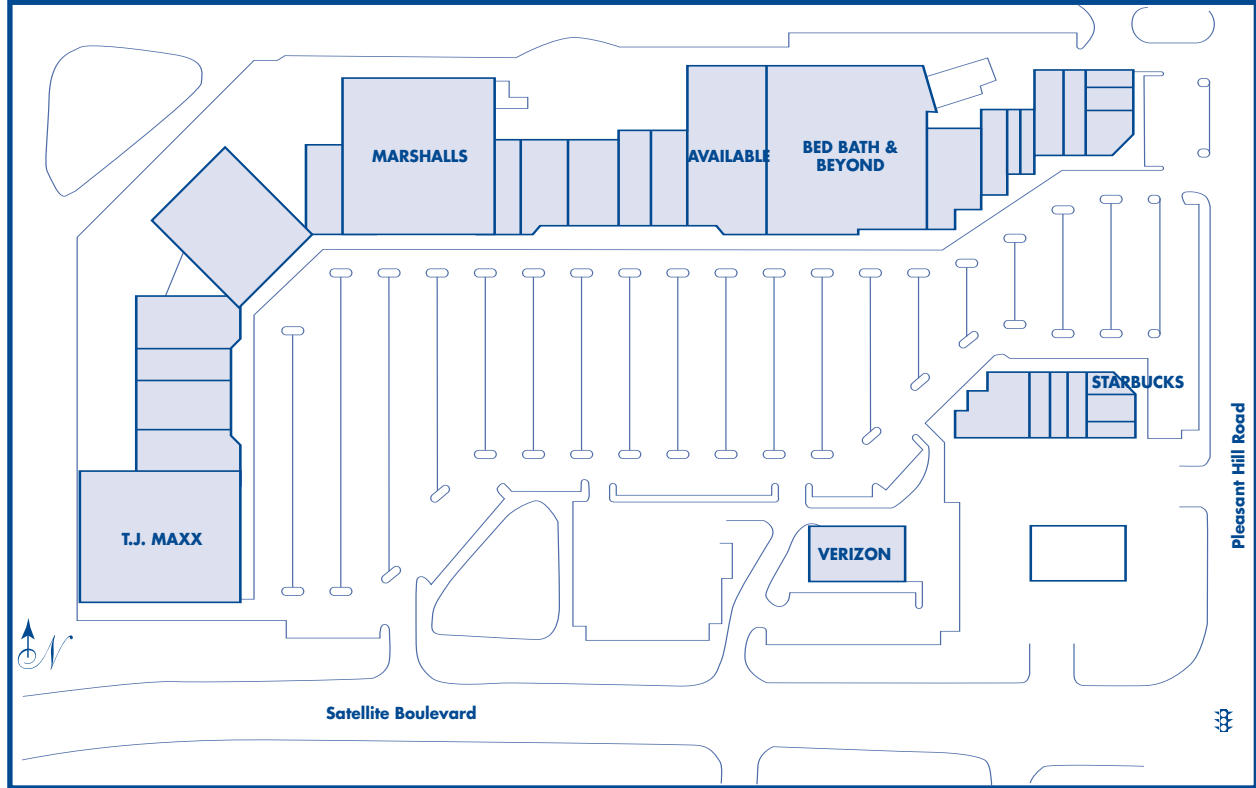
Pleasant Hill Road is a main east-west artery for the city of Duluth; the corridor has long been the retail hub for the southern half of Gwinnett County. The property enjoys signalized access from Pleasant Hill Road, and is also easily accessible from Satellite Boulevard.

Gwinnett Market Fair is less than a mile from bustling I-85, the interstate that connects the city of Atlanta to its northeastern suburbs.

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## POPULATION:

ATTRIBUTE	1 MILE	3 MILE	5 MILE
2011	11,456	109,250	280,780
2006	9,626	89,872	234,646
2000	7,351	66,267	177,687
% Change 00-06	30.95%	35.62%	32.06%

## HOUSEHOLDS:

2006 Owned Dwellings	27.2%	46.1%	58.9%
2006 Rented Dwellings	72.8%	53.9%	41.1%

## INCOME:

2006 Avg Household	\$58,788	\$65,598	\$74,604
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