



# SATELLITE COMMONS

Satellite Blvd 1 Block West of I-85  
Duluth / Gwinnett Co.

## RETAIL SPACE FOR LEASE



### Site Access:

The Property is accessible via curbcuts on Satellite Boulevard and John D. Stephens Drive.

### Other Uses In the Area:

McDonald's, Waffle House, Subway, Amoco, BP, Texaco Express Lube, China Gate Chinese Restaurant and Miscellaneous Retail Space.

### Demographics:

Population - 5 mile radius: 215568  
Avg. Household Income: \$73,281

### Daily Traffic Counts:

32,220 (2009) Satellite Blvd. south of Hwy 120

### Description

Satellite Commons is located just south of Hwy. 120 on Satellite Boulevard and adjacent to Satellite Promenade, a 20,000 square foot retail center. It is a 30 second drive from I-85 and located across I-85 from Discover Mills, a 1,200,000 square foot mall developed by the Mills Corporation. Satellite Commons enjoys both strong daytime traffic from the many office buildings in the area, as well as the Duluth and Lawrenceville markets at night. The center is located at the north/south Satellite Boulevard corridor and the east/west Lawrenceville and North Fulton markets.

### For Leasing Information:

**Whitney Gardner or Ron Chanin**

Phone (770) 955-7676 / Fax (770) 955-7606

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

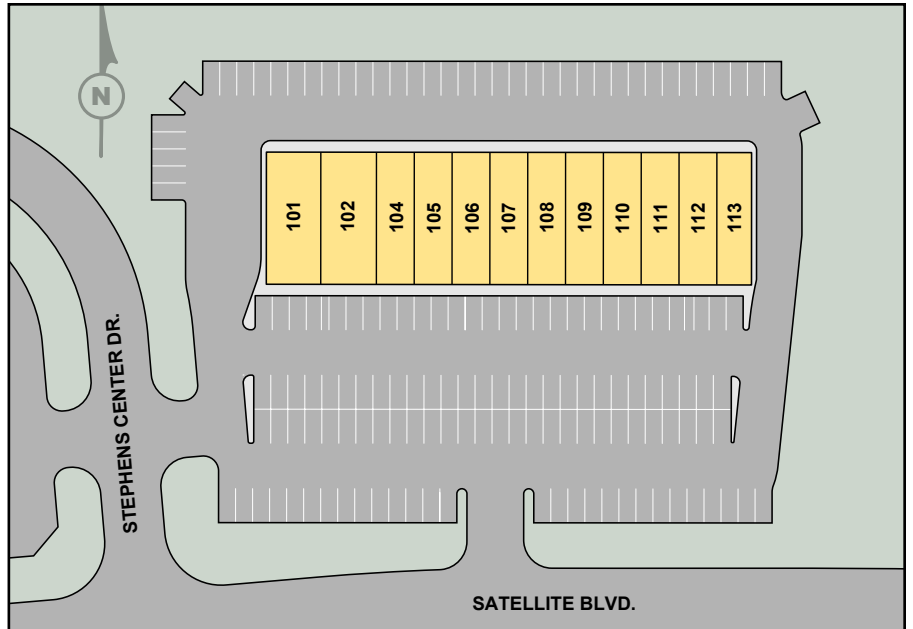
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### Availability Information

101	Korean Restaurant	2,100
103	<i>Retail Space Available</i>	<i>2,100</i>
104	CAR Financial	1,400
105	Cheng's Acupuncture & Herbs	1,400
106	<i>Restaurant Space Available</i>	<i>4,200</i>
109	America's Top Dog	1,400
110	Enterprise Leasing	1,400
111	Great Cuts	1,400
112	<i>Available</i>	<i>1,400</i>
113	<i>Available</i>	<i>1,400</i>

**GLA: 18,200 SF**

**Available: 1,400-4,200 SF**



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