



# SATELLITE PROMENADE

Satellite Blvd @ Hwy 120, 1 Block West of I-85  
Duluth / Gwinnett Co.

## RETAIL SPACE FOR LEASE



### Site Access:

Property is accessible from both Hwy 120 and Satellite Boulevard. Easy access to I-85.

### Additional Information:

Quality location for many retail uses.

### Demographics:

Population - 5 mile radius: 216,833  
Avg. Household Income: \$78,695

### Daily Traffic Counts:

32,220 (2009) - Hwy 120 northwest of I-85

### Description

Satellite Promenade is a 19,889 square foot neighborhood shopping center conveniently located at the intersection of Satellite Boulevard and Duluth Highway (Highway 120) in Duluth. It is located across I-85 from Discover Mills Regional Mall and just blocks from the Gwinnett Convention Center. The center features a quality mix of restaurants and other tenants whose services fill the needs of both the residents and businesses in the area. The center has excellent visibility and has three curb cuts for easy entrance and exit to both Satellite Boulevard and Duluth Highway with great access to and from I-85.

Across I-85 from Discover Mills Mall. High number of businesses in the area.

### For Leasing Information:

**Whitney Gardner Spangler or Ron Chanin**

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

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

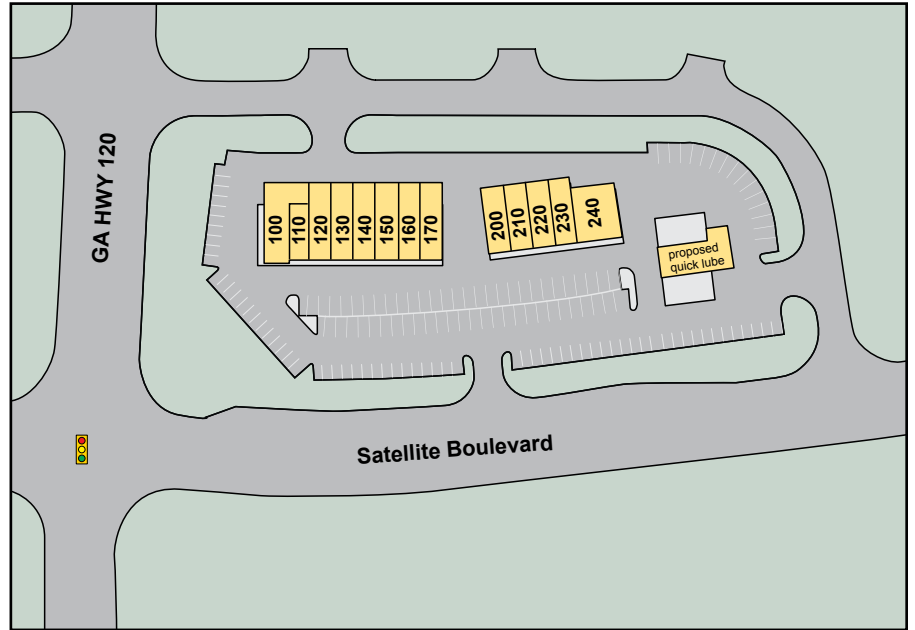
Web: [www.riverwoodproperties.com](http://www.riverwoodproperties.com)



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### Availability Information

100	Waffle House	2,079
110	Rowe Family Dental Care	2,330
130	Ace Wireless	1,330
140	Sign Max	1,330
150	Subway	1,400
160	State Farm	1,400
170	Salon Bistro	1,400
200	China Gate	2,400
220	Lovely Nail & Tan	1,200
230	Pridestaff	1,200
240	Crystal Cleaners	2,000
2350	Texaco Express Lube	1,820

**GLA: 19,889 SF**  
**Available: 100% Leased**



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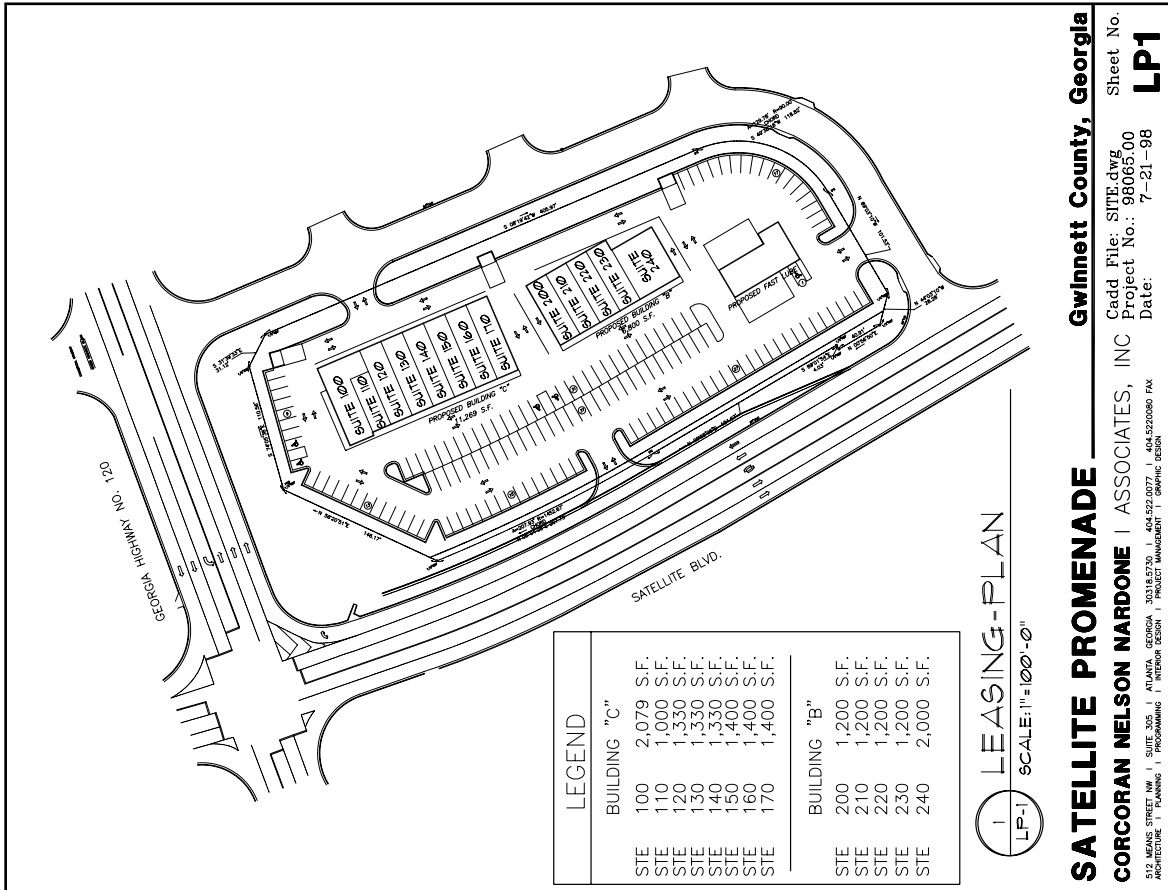
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**SATELLITE PROMENADE** Gwinnett County, Georgia  
**CORCORAN NELSON NARDONE | ASSOCIATES, INC** Sheet No. **LP1**  
 Cadd File: SITE.dwg Project No.: 9806500  
 Date: 7-21-98  
255 MANSFIELD ST. SUITE 205 | FAYETTEVILLE, MISSISSIPPI 39301-5077 | 664-522-0800 FAX  
 ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

