

FOR LEASE > RETAIL STRIP CENTER > GWINNETT COUNTY



Shoppes at Bellagio

5700 CUMMING HIGHWAY (GA HIGHWAY 20), SUGAR HILL, GA 30518



Overview

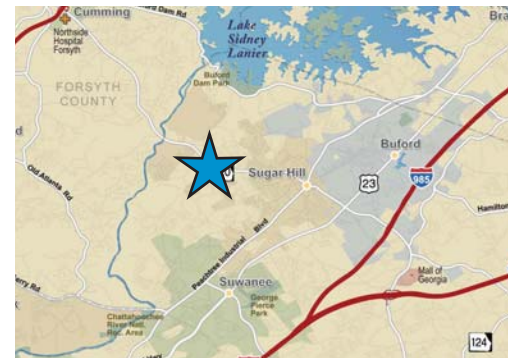
Shoppes at Bellagio is an attractive 16,925 ± SF strip center located in Gwinnett County.

Available Spaces

- > Shop & Restaurant spaces ranging from 1,633 - 3,266± SF

Location

Well positioned on GA Highway 20, just south of the Suwanee Dam Road intersection, the center is surrounded by dense residential development and upscale golfing communities, including Bear's Best and Sugar Hill golf courses.



Traffic Counts

- > 22,460 VPD south of Cumming Highway on Peachtree Industrial
- > 23,100 VPD west of Peachtree Industrial on Cumming Highway NE
- > 19,780 VPD east of Suwanee Dam Road on Cumming Highway NE
- > 15,020 VPD north of Cumming Highway on Peachtree Industrial

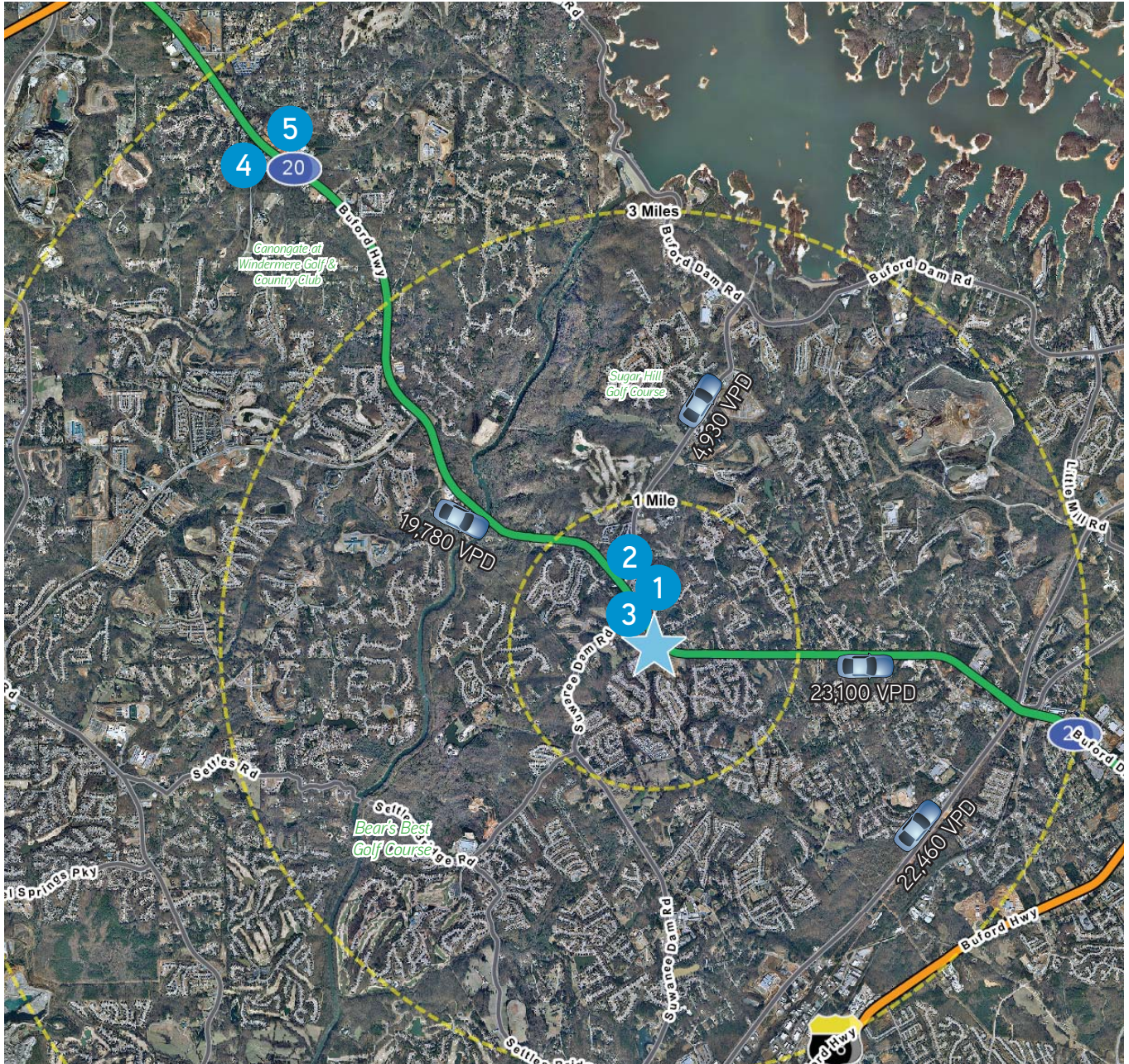
DEMOGRAPHICS (2010)

	1-MILE	3-MILE	5-MILE
POPULATION	5,453	35,637	104,030
HOUSEHOLDS	1,759	12,039	34,400
AVERAGE HH INCOME	\$84,936	\$91,059	\$98,758



MELODY HOLLEY
 DIRECT +1 404 574 1005
 melody.holley@colliers.com

COLLIERS INTERNATIONAL
 5871 Glenridge Drive | Suite 400
 Atlanta, Georgia 30328
 www.colliers.com



★ **THE SHOPPES AT BELLAGIO**
ALL STAR PERFORMING ARTS ACADEMY

1 SUGAR HILL CORNER



Great Clips

2 MARKETPLACE AT SUGAR HILL



3 SUGAR HILL PLAZA

SUGAR HILL WIRELESS

4 SHOPPES AT TRAMMEL



5 CRUSE MARKETPLACE

