

FOR LEASE > STRIP CENTER > GWINNETT COUNTY

# MONARCH PLAZA

1960 DAY DRIVE, DULUTH, GA 30096



## Overview

The subject property is located just off of I-85 and it is next to McDonald. This strip center has good mix of tenants. It's anchor tenant, Myung Gawon Korean Restaurant, is open 24 hours a day and it has very distinctive architectural design and color. The strip center was rebuilt in 2007. The approximately 32,019 square feet of building is about 97% occupied.

## Available Spaces

Retail store space of 1,100 SF  
Space is priced to lease! Rental Rate Negotiable!!!

## Location

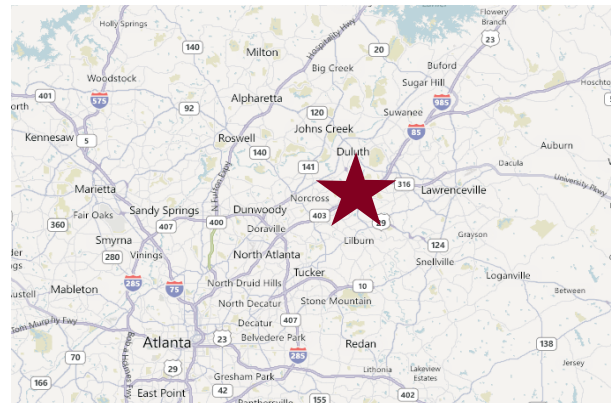
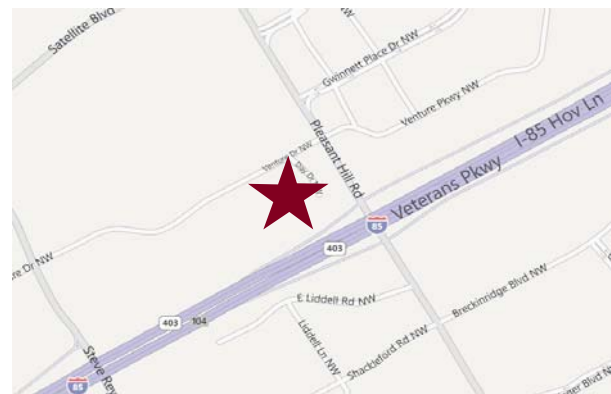
Located on 1960 Day Drive in Duluth, GA. Duluth is a popular and rapidly developing suburb of Atlanta, close to Interstate 85, which allows for a quick commute to Atlanta.

## Traffic Counts

52,100VPD on Pleasant Hill Road  
14,539 VPD on Venture Drive NW

## DEMOGRAPHICS (2010)

	1-MILE	3-MILE	5-MILE
POPULATION	9,342	87,989	231,062
HOUSEHOLDS	3,746	32,296	81,066
AVERAGE HH INCOME	\$26,274	\$29,708	\$31,646



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