

Outparcels @ Steve Reynolds Blvd

Steve Reynolds Blvd & Shackelford Road, Duluth, GA 30097

GWINNETT COUNTY



INVESTMENT HIGHLIGHTS

- Special Permit Approved in 2005 (High-Rise Office Condominium Building)
- Zoning : C-3 Allowing High Rise Condos (Heights Up To 12 Stories or 240 Feet)
- 2014 AADT (Average Annual Daily Traffic) : 38,745 on Steve Reynolds Blvd
- Easy Access From Interstate 85 With High Visibility on Steven Reynolds Blvd.
- Great Commercial Growth on Steve Reynolds Blvd.
- Many Well-Known Retailers and Shopping Centers Surrounding Area (Home depot, Costco, Sam's Club, Gwinnett Place Mall, American Furniture, Dave & Buster's, etc.)

	1-mile	3-mile	5-mile
Total Population	10,514	98,128	245,846
2020 Projection	11,649	107,770	271,639
Median HH Income	\$34,467	\$41,761	\$46,766

TBRE
REAL ESTATE SERVICES

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