

FOR LEASE > OFFICE BUILDING > GWINNETT COUNTY

KOREA DAILY OFFICE BUILDING

2400 PLEASANT HILL ROAD, DULUTH, GA 30096



Overview

The subject property is 37,785 square foot, three-story office building was built in 1985 and sits on 4.298 acres. This subject property is well located adjacent to the northwest of the intersection of Pleasant Hill Road and Old Norcross Road within walking distance of Gwinnett Place Mall which is anchored by Macy's, Sears, J.C. Penny and Parisian. The property has direct access to Pleasant Hill Road and Old Norcross Road (via easement).

Available Spaces

Office space of 1,066 ~ 2,485 SF

Location

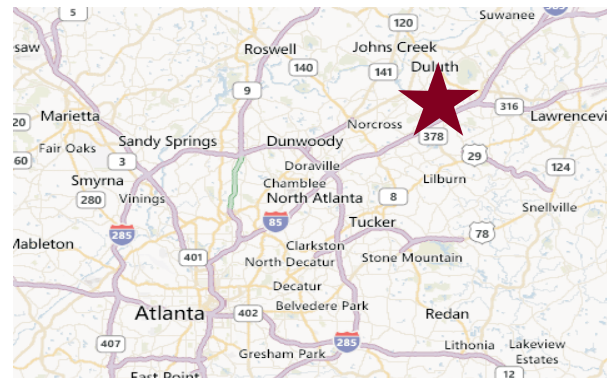
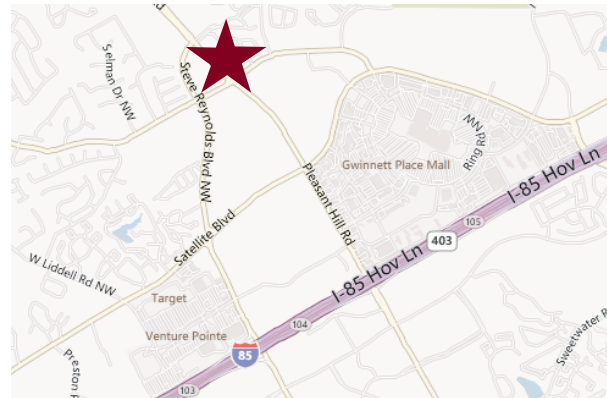
Located in the heart of the city of Duluth in Gwinnett County. The property enjoys excellent access with its location at Old Norcross Road and Pleasant Hill Road, with three access points to Interstate 85 via Steve Reynolds Boulevard, Old Norcross Road, and Pleasant Hill Road. Pleasant Hill Road is a key east-west transportation artery that links the project to the fast growing residential areas in Gwinnett, North Fulton, and Forsyth Counties.

Traffic Counts

44,593 VPD on Pleasant Hill Road and Satellite Blvd
31,888 VPD on Pleasant Hill Road and Steve Reynolds Blvd

DEMOGRAPHICS (2011)

	1-MILE	3-MILE	5-MILE
POPULATION	10,096	79,744	208,889
HOUSEHOLDS	3,974	29,944	72,439
AVERAGE HH INCOME	\$62,284	\$58,164	\$176,389



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