

FOR LEASE > NEIGHBORHOOD CENTER > GWINNETT COUNTY

DULUTH VILLAGE

3585 PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30096



Overview

Duluth Village consists of approximately 64,000 square foot multi-tenant community shopping center. Signage, parking, visibility & access are strong. Traffic counts on Peachtree Industrial Blvd are over 40,076 VPD.

Available Spaces

1,054~8,000 SF Retail/Office Space Available

Location

Located in the heart of Duluth' s retail corridors (Peachtree Industrial Blvd. and Pleasant Hill Rd.). The subject property has lots of benefits from excellent visibility and access along the main thoroughfare artery serving the northeast Metro Atlanta. Gwinnett County is one of the fastest growing Counties in the nation.

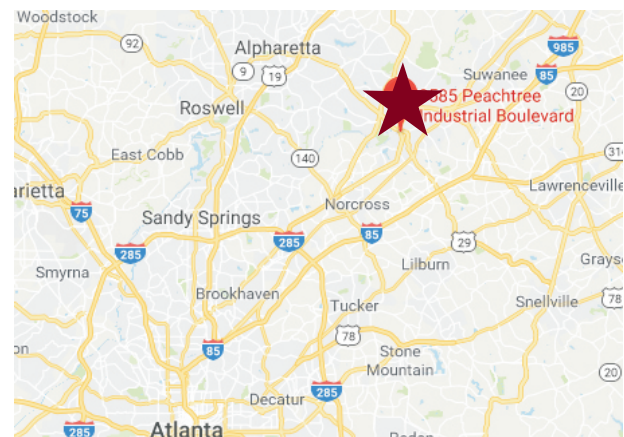
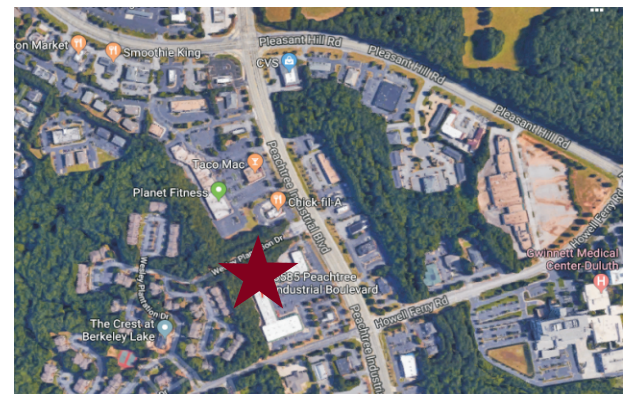
Traffic Counts

40,076 VPD on Peachtree Industrial Blvd.

14,610 VPD on Howell Ferry Rd.

DEMOGRAPHICS (2018)

	1-MILE	3-MILE	5-MILE
POPULATION	14,626	70,021	211,788
HOUSEHOLDS	6,132	26,007	75,883
AVERAGE HH INCOME	\$62,492	\$78,937	\$78,578

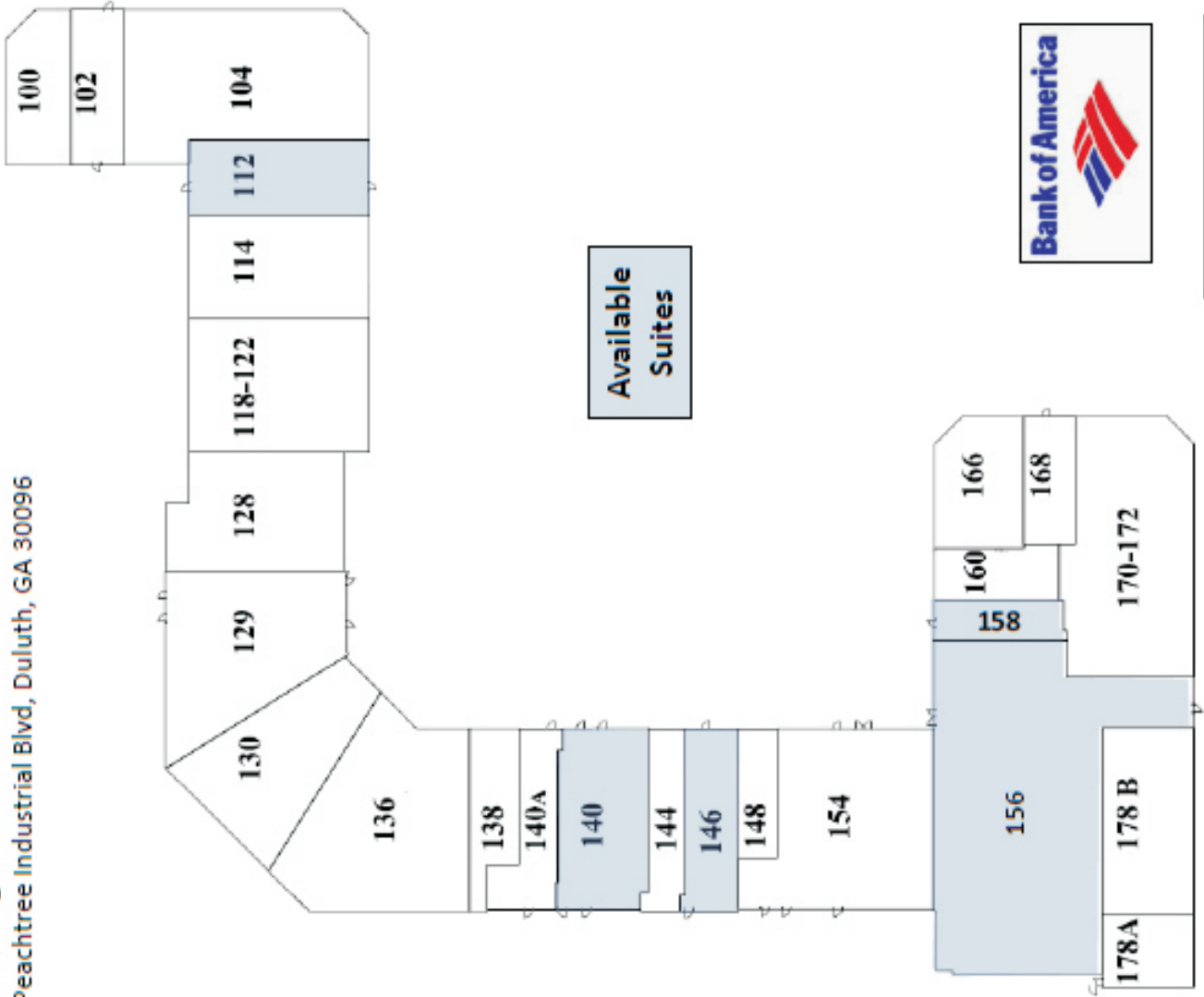


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Duluth Village

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Peachtree Industrial Blvd – 37,200 VPD



Suite	Name of Tenant	SF
100	Friend Nail & Spa	1,500
102	Kang Chiropractic Clinic	1,200
104~108	Pho 24	4,950
112	Vacant	2,100
114	Flower Talk	2,750
118	Harue Food	3,550
128	Café Theophilos	3,000
129	Just Cheesecake	3,900
130	Tongxin Chinese Academy	3,000
136	Shin Jung	4,584
138	Young Natural Health	1,153
140	Vacant	2,361
140A	Hair Talk	1,281
144	Rice Cake	1,050
146	Vacant	1,402
148	Cosmetel Care	750
154	Former Oh My Samgyupsal	4,500
156	Vacant	8,000
158	Vacant	1,054
160	Chan's Alterations	1,000
166	White Windmill Bakery	1,700
168	SM Hair	1,000
170~172	Hispanic Market	4,838
178A	Atlanta Korean Cultural Center	1,000
178B	Martial Arts Dr. Song	2,600