

District at Duluth

3100 Buford Highway, Duluth, GA 30096

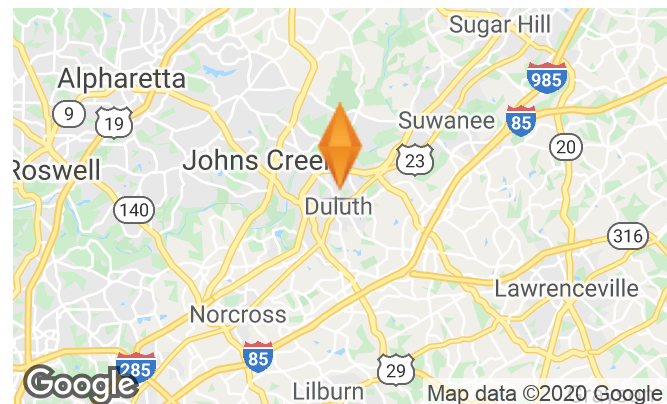
FOR LEASE



1,388 - 2,687 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Well located in the heart of Downtown Duluth in a brand-new mixed use development.
- The District at Duluth has a built-in customer base with 370 high-end apartment units.
- Great visibility along Buford Highway with easy access and plentiful parking.
- Shell restaurant with patio space available with incentives offered.
- Terrific traffic counts with over 23,000 VPD on Buford Hwy and GA-120.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,802	23,419	62,091
Total Population	7,854	62,810	173,188
Average HH Income	\$83,173	\$87,157	\$88,395

For More Information, Contact
JOSH WULZ | 404.812.8922 | jwulz@skylineseven.com

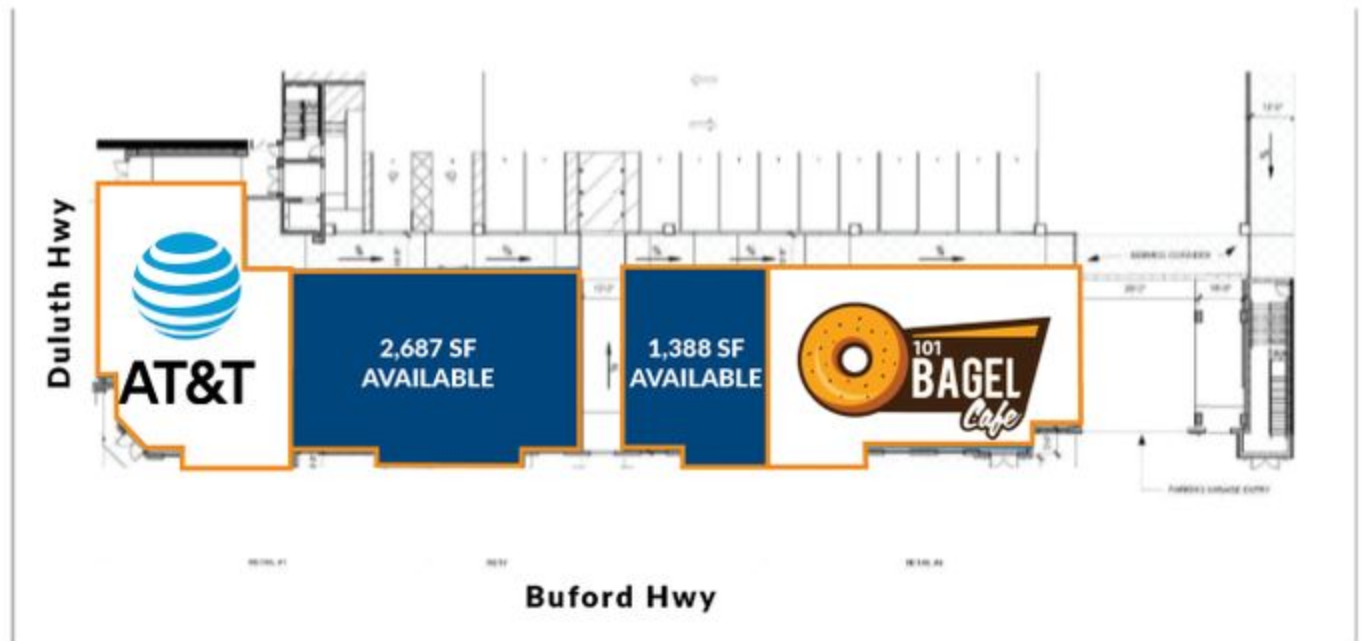
800 MT. VERNON HIGHWAY NE | SUITE #425 | 404.812.8922 | SKYLINESEVEN.COM



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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	A	AT&T	2,228 SF
■	B	Available	2,687 SF
■	C	Available	1,388 SF
■	D	101 Bagel Cafe	2,648 SF

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SKYLINE SEVEN
REAL ESTATE

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