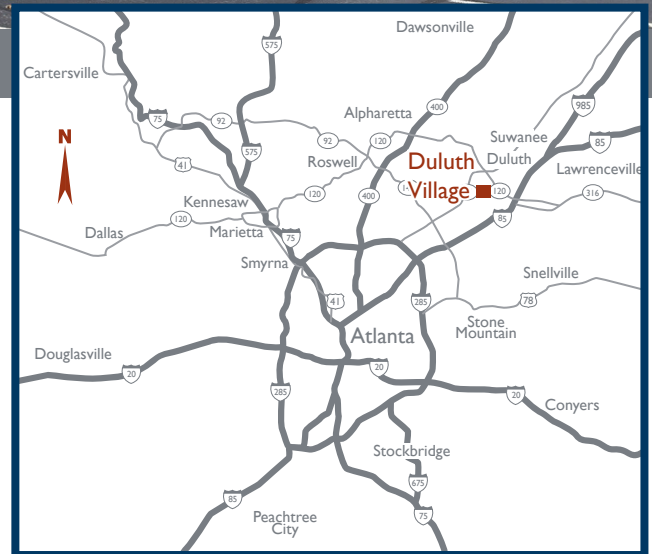


# DULUTH VILLAGE

3585 PEACHTREE INDUSTRIAL BOULEVARD, DULUTH, GA 30096 (NEAR PLEASANT HILL ROAD)



## PROPERTY DETAILS

- 64,223 SF shopping center located on a primary artery in Gwinnett County
- Highly visible location on Peachtree Industrial Blvd (37,200 VPD) with excellent signage and multiple points of ingress and egress
- Dense and affluent population base with strong demographics: almost 70,000 people with an average household income of \$103,895 within a 3 mile radius
- 3,300 Multifamily Units and 736,000 SF of office space (including Gwinnett Medical Center Duluth and numerous medical offices) within 1 mile
- Within 2 miles of Sweet Bottom Plantation with 100 luxury homes on the Chattahoochee River valued from \$500,000 to \$2,170,000

**BRAND**  
Real Estate Services

BrandProperties.com  
770.476.4801

# DULUTH VILLAGE

3585 PEACHTREE INDUSTRIAL BOULEVARD, DULUTH, GA 30096 (NEAR PLEASANT HILL ROAD)



## TRAFFIC COUNTS

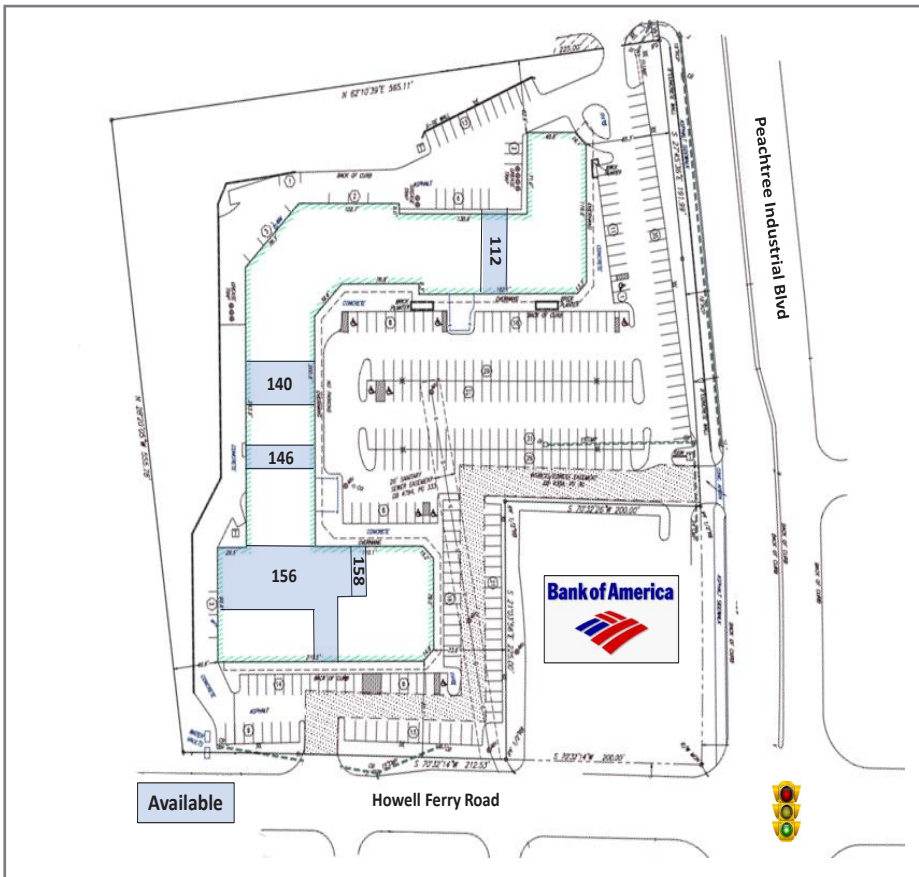
Peachtree Industrial Blvd 37,200 VPD  
Pleasant Hill Road 50,000 VPD

## DEMOGRAPHICS - CoStar 2017

	1 mile	3 miles	5 miles
Population	14,670	69,909	210,325
Employment	7,195	34,605	144,241
Income	\$79,410	\$103,895	\$103,092

## GPS COORDINATES

Lat. 34.000155 Long. -84.1707306



SUITE	TENANT	SF
100	Nail Salon	1,500
102	Kang Chiropractic Clinic	1,200
104-108	Pho 24	4,950
<b>112</b>	<b>J News Catering/Available</b>	<b>2,100</b>
114	Flower Talk	2,750
118-122	Harue Food & Cafe	3,550
128	Cafe Rothem	3,000
129	Just Cheesecake	3,900
130	Tongxin Chinese Academy	3,000
136	Seol Shinjung Restaurant	4,584
138	Young Natural Health	1,153
<b>140</b>	<b>Vacant</b>	<b>2,361</b>
140A	Hair Talk	1,281
144	Rice Cake	1,050
<b>146</b>	<b>Vacant</b>	<b>1,402</b>
148	Cosmetics Care	750
154	Oh My Samgyupsal BBQ	4,500
<b>156</b>	<b>Vacant</b>	<b>8,000</b>
<b>158</b>	<b>Vacant</b>	<b>1,054</b>
160	Chan's Alterations	1,000
166	White Windmill Bakery	1,700
168	New tenant coming soon	1,000
170-172	Hispanic Market	4,838
178A	Atlanta Korean Cultural Ctr	1,000
178B	Martial Arts - Dr. Song	2,600
Total Square Feet		64,223

### Bre Clagett

Senior Leasing Representative

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