

A Quality Project by:



1.35 Acre Parcel Available for Ground Lease or Build to Suit

- Approximately 1.35 acres available
- Curb cuts on Buford Hwy (24,500 cars per day) and N Lawrenceville St NW, Downtown Duluth.
- The subject property is at the “main and main” location in the trade area and is directly across the street from The District at Duluth, a 370-unit mixed use development.
- The City of Duluth has invested over \$12,000,000 in adding parking decks and improving the downtown area.

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2018 Est. Population **	12,246	70,089	208,655
2018 Average HH Income *	\$ 98,926	\$ 110,883	\$ 107,942
2018 Est. Households **	4,475	26,210	75,151
2018 Est. # of Employees *	6,011	8,518	14,192

** Demographic Source: US Census Bureau & USPS 04/2018, TIGER Geography
 * Applied Geographic Solutions 04/2018, TIGER Geography

For More Information, Contact:

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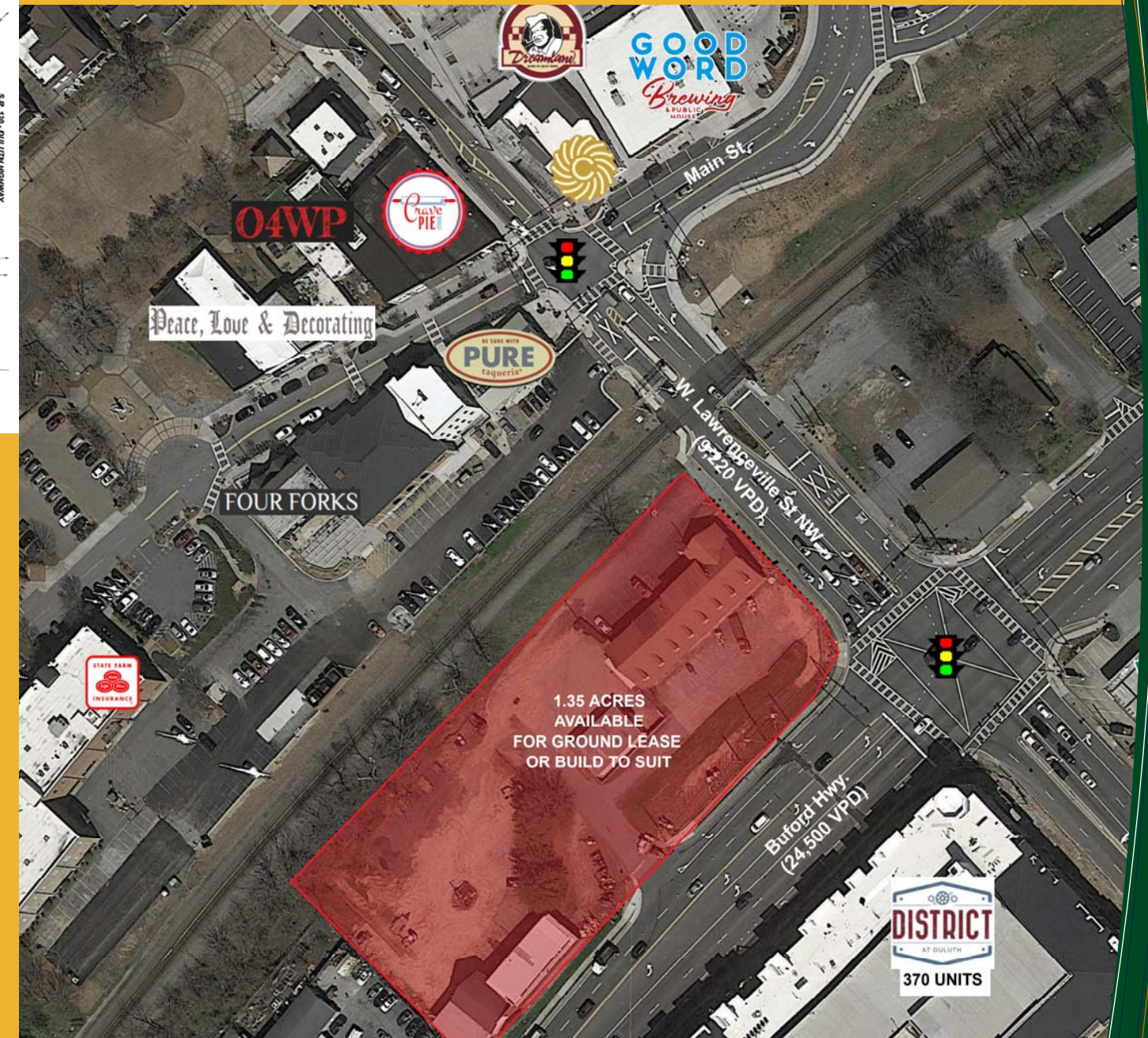
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PARCEL AVAILABLE

BUFORD HIGHWAY AND SR 120

DOWNTOWN DULUTH, GA

FOR GROUND LEASE
 OR BUILD TO SUIT



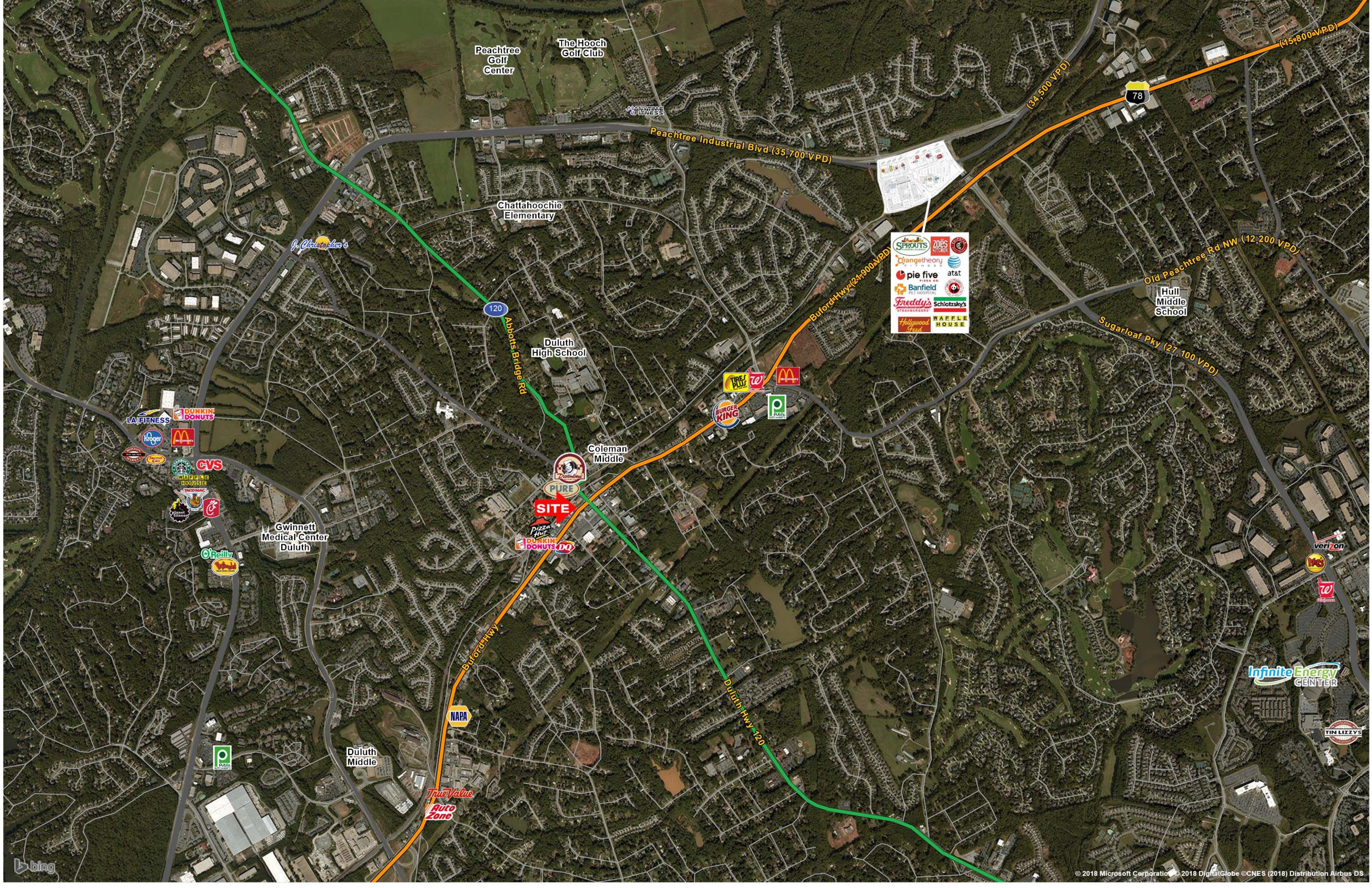
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Leasing Agent:
 Greg Craft and Steven Miles

A Quality Project by:



6400 Powers Ferry Road, Suite 100,
 Atlanta, Georgia 30339
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Peachtree Golf Center
The Hooch Golf Club

Peachtree Industrial Blvd (35,700 VPD)

(34,500 VPD)

(45,800 VPD)

78

Chattahoochie Elementary

J. Christopher's

120

Abbotts Bridge Rd

Duluth High School

- SPROUTS
- ORANGETHEORY FITNESS
- pie five
- Banfield PET HOSPITAL
- Freddy's STEAKBURGERS
- Hollywood Food
- ZOE'S KITCHEN
- at&t
- Schlotzsky's
- HAFFLE HOUSE

Old Peachtree Rd NW (12,200 VPD)

Hull Middle School

Sugarloaf Pky (27,100 VPD)

Buford Hwy (24,900 VPD)

WALMART

McDonald's

BURGER KING

PUBIC

Coleman Middle

PURE

Pizza Hut
DUNKIN' DONUTS
DO

SITE

Gwinnett Medical Center
Duluth

O'Reilly

Duluth Middle

NAPA

True Value
Auto Zone

Duluth Hwy 120

Infinite Energy CENTER

TIN LIZZYS