

# DULUTH STATION

2750 Buford Highway | Duluth, Ga 30096

Ackerman Retail

RESTAURANT  
SPACE  
AVAILABLE

NOW AVAILABLE FOR LEASE

1,050 SF - 4,800 SF

- 1,050 SF to 4,800 SF space available for lease, including 2<sup>nd</sup> generation restaurant space
- 94,966 SF Publix-anchored shopping center in Gwinnett County
- Highly visible location on Buford Highway (24,000 VPD) at the signalized intersection with Old Peachtree Road (11,000 VPD)
- Excellent signage and multiple points of ingress and egress
- Dense and affluent population base with 63,698 residents having an average household income of \$113,234 within a 3 mile radius

LEASING CONTACT:

KELLY WILSON

770.913.3912

[kwilson@ackermanco.net](mailto:kwilson@ackermanco.net)

[www.ackermanretail.com](http://www.ackermanretail.com)

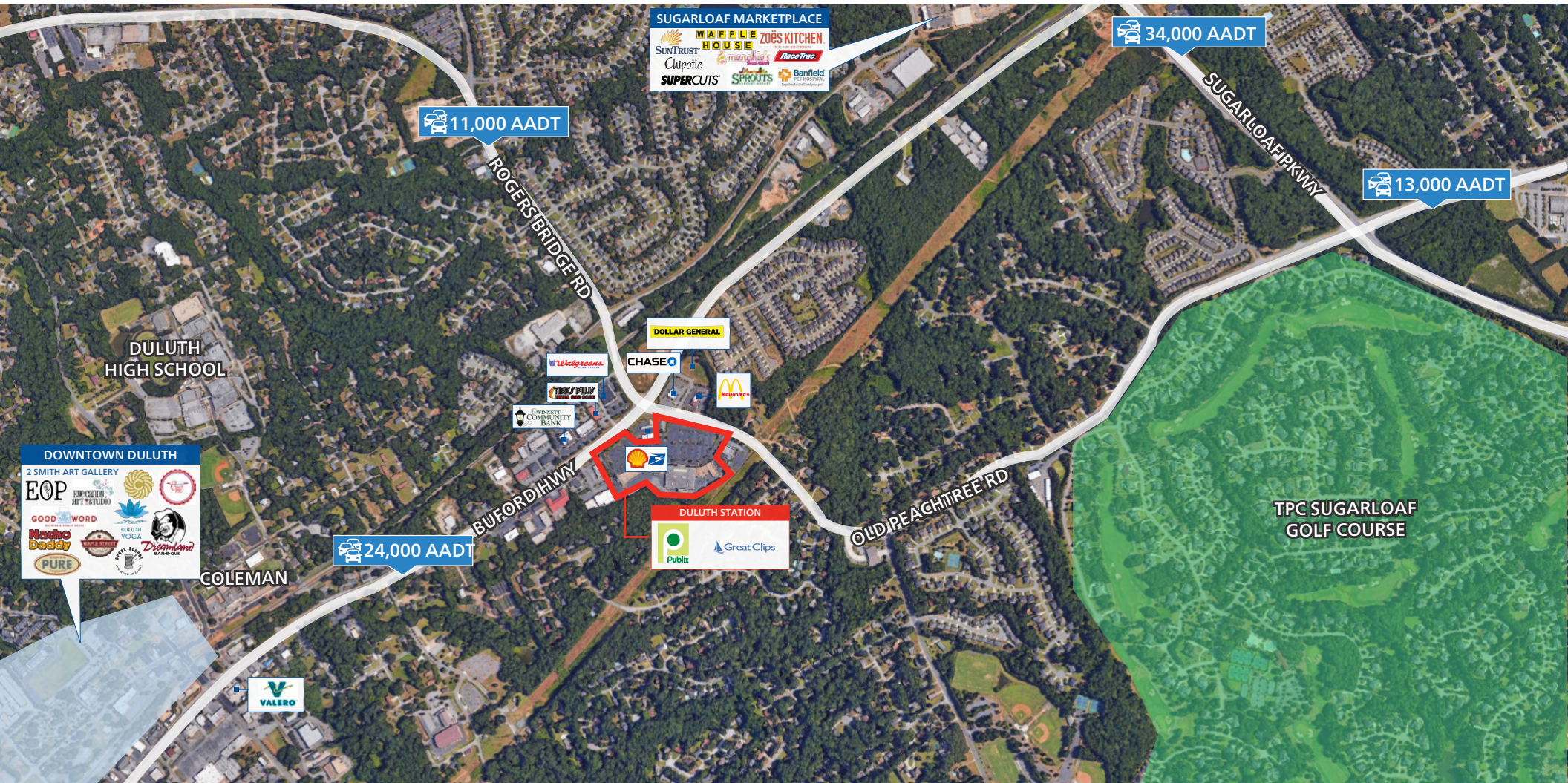




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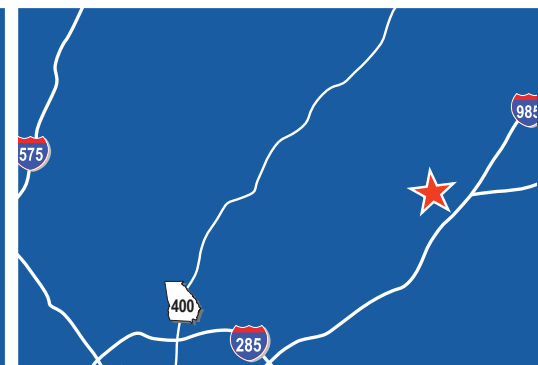
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| STE          | TENANT                                  | SF            |
|--------------|---|---------------|
| 100          | Grand Tires                             | 6,587         |
| 200          | Great Clips                             | 1,100         |
| 210          | K Threading                             | 1,100         |
| 220          | Yummy Hibachi                           | 1,380         |
| 230          | Nail Salon Spa                          | 2,944         |
| 240          | Available                               | 1,400         |
| 300          | Publix                                  | 47,955        |
| 400          | Peachtree Liquor                        | 4,800         |
| 500          | Perimeter Digital Printing              | 2,100         |
| 510          | Available (Restaurant Space)            | 2,800         |
| 530          | Kumon Math & Reading                    | 1,400         |
| 540          | It's Maid Day Home Cleaning             | 1,400         |
| 550-600      | Available                               | 6,700         |
| 700          | Available                               | 1,750         |
| 710          | Available                               | 1,050         |
| 720          | Available                               | 1,400         |
| 730          | Available                               | 2,800         |
| 750          | Available (Restaurant Space)            | 1,500         |
| 800          | Available (Restaurant Space with Patio) | 4,800         |
| <b>TOTAL</b> |   | <b>94,966</b> |



## AREA DEMOGRAPHICS (2020):



POPULATION

|        |         |
|--------|---------|
| 1-MILE | 8,986   |
| 3-MILE | 62,140  |
| 5-MILE | 203,283 |



HOUSEHOLDS

|        |        |
|--------|--------|
| 1-MILE | 2,770  |
| 3-MILE | 22,280 |
| 5-MILE | 71,626 |



AVG HH INCOME

|        |           |
|--------|-----------|
| 1-MILE | \$109,604 |
| 3-MILE | \$115,522 |
| 5-MILE | \$112,131 |

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