

PRIME DULUTH DEVELOPMENT LAND FOR SALE

**3390 SUMMIT RIDGE PARKWAY
DULUTH, GA 30096**

APPROX.
1.48 ACRES



**COMMERCIAL /
MIXED-USE
POTENTIAL**

RARE DEVELOPMENT OPPORTUNITY

Motivated seller offering a prime commercial land opportunity in one of Gwinnett County's fastest-growing corridors. Surrounded by established residential communities, retail activity, and ongoing commercial expansion, this site offers exceptional potential for investors, developers, and owner-users.

PROPERTY HIGHLIGHTS

- Strong Duluth / Gwinnett location
- High-growth commercial corridor
- Commercial / mixed-use potential
- Utilities nearby
- Excellent access & visibility
- Significant development upside
- Seller ready to review offers



MOTIVATED SELLER



**HIGH TRAFFIC
CORRIDOR**



**STRONG AREA
GROWTH**



**EXCELLENT
ACCESS**



**DENSE
DEMOGRAPHICS**

READY TO REVIEW OFFERS!

IDEAL FOR IDEAL FOR



**MEDICAL
OFFICE**



**RETAIL
DEVELOPMENT**



**PROFESSIONAL
OFFICE**



**MIXED-USE
CONCEPT**



**INVESTOR
HOLD**



**SMALL
DEVELOPER PROJECT**

INVESTMENT OPPORTUNITY

Well-positioned parcel for investors, developers, or owner-users seeking land in an active Northeast Atlanta submarket with continued redevelopment demand and strong long-term growth fundamentals.



**STRONG
GROWTH
CORRIDOR**



**EXCELLENT
ACCESS &
FRONTAGE**



**UTILITIES
NEARBY**



**CONTACT SELLER DAWN JOHNSON
678-896-8829**

**PRIME LOCATION.
STRONG POTENTIAL.
EXCEPTIONAL OPPORTUNITY.**