



2750 BUFORD HIGHWAY | DULUTH, GA

DULUTH STATION

1,050 - 4,800 SF AVAILABLE



PROJECT DETAILS

DULUTH STATION • 1,050 - 4,800 SF AVAILABLE • RETAIL

AVAILABLE SPACE

154,700 SF

AVAILABLE SF

Suite 240: 1,400 SF
 Suite 710: 1,050 SF
 Suite 730: 2,800 SF
 Suite 800: 4,800 SF - 2nd Gen Restaurant

PROPERTY HIGHLIGHTS

- The signalized intersection of Buford Highway and Old Peachtree Road NW
- Excellent visibility offering multiple points of access
- Dense and affluent population of nearly 76,010 residents with an average household income of over \$134,000 within a 10-minute drive time

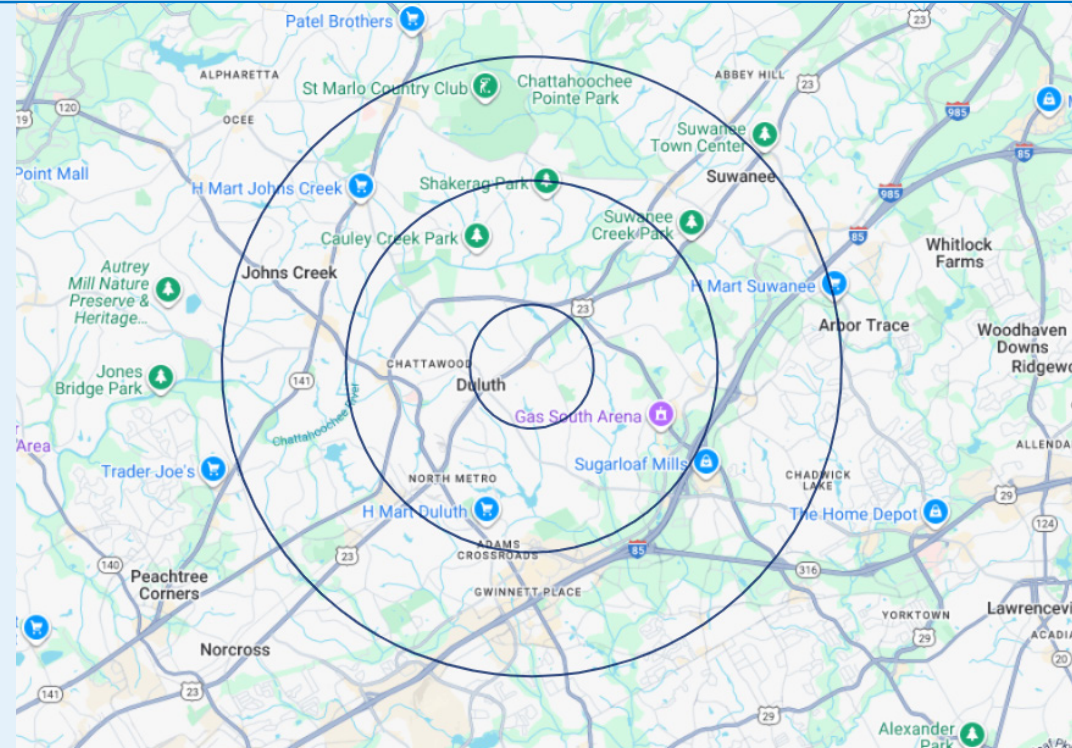
COUNTY

Gwinnett

MARKET

Duluth

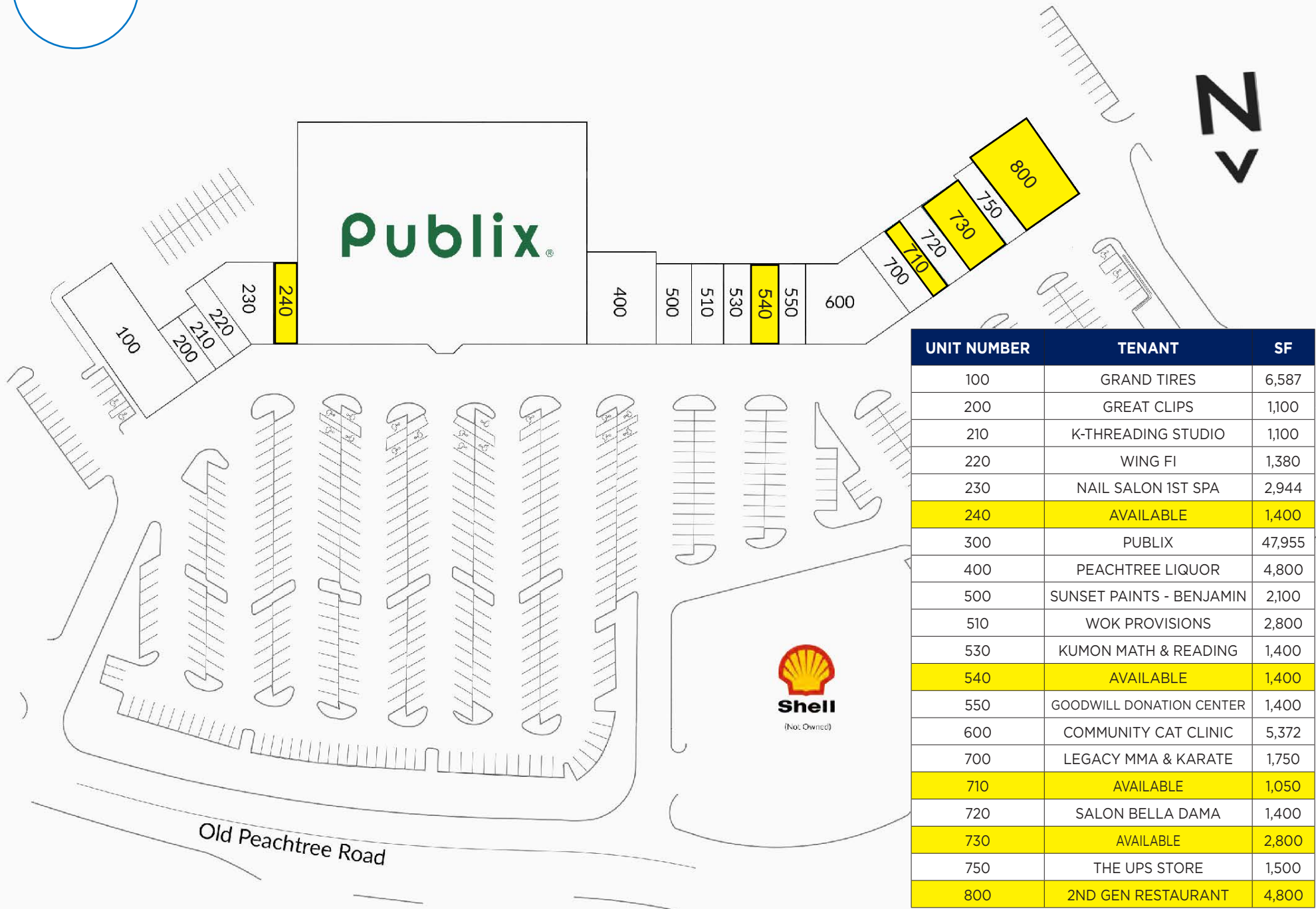
	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	8,566	71,072	220,532
 DAYTIME POPULATION	3,398	49,414	151,279
 MEDIAN HH INCOME	\$125,252	\$110,992	\$110,868



AERIAL



SITE PLAN



UNIT NUMBER	TENANT	SF
100	GRAND TIRES	6,587
200	GREAT CLIPS	1,100
210	K-THREADING STUDIO	1,100
220	WING FI	1,380
230	NAIL SALON 1ST SPA	2,944
240	AVAILABLE	1,400
300	PUBLIX	47,955
400	PEACHTREE LIQUOR	4,800
500	SUNSET PAINTS - BENJAMIN	2,100
510	WOK PROVISIONS	2,800
530	KUMON MATH & READING	1,400
540	AVAILABLE	1,400
550	GOODWILL DONATION CENTER	1,400
600	COMMUNITY CAT CLINIC	5,372
700	LEGACY MMA & KARATE	1,750
710	AVAILABLE	1,050
720	SALON BELLA DAMA	1,400
730	AVAILABLE	2,800
750	THE UPS STORE	1,500
800	2ND GEN RESTAURANT	4,800

DULUTH, GEORGIA

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