

Abbotts Bridge Crossing

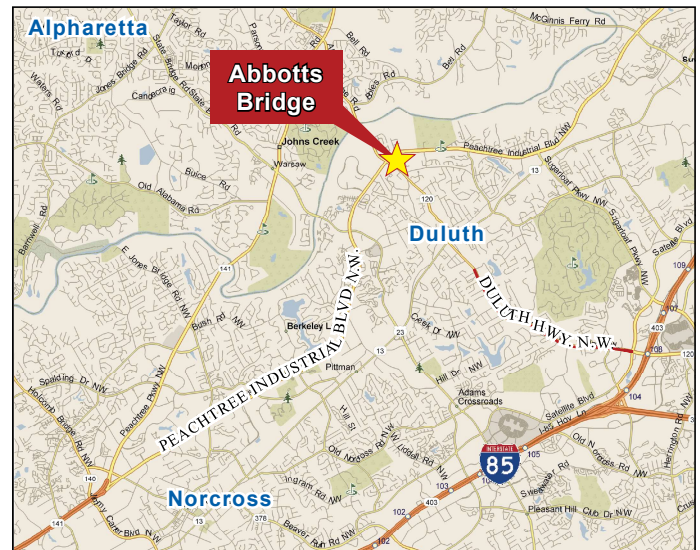
One (1) 1,553 SF Space Available

Excellent location on Peachtree Industrial Boulevard



3170 Peachtree Industrial Boulevard, Duluth, GA 30097

- Located in Duluth, GA, this retail center sits on a generous +/- 6 acres
- Current tenants include Davita Kidney Care, Armando's Caribe Restaurant, Melmar Dental, and more
- At the busy intersection of Peachtree Industrial Boulevard and Duluth Highway, with a traffic count of above 40,000 VPD
- Household income of over \$115,000 in a 2 mile radius



Demographics

	2 Mile	5 Mile	10 Mile
Total Population 2026	30,000+	197,631	495,000+
Population Growth 2026-2030	31,000+	204,706	515,000+
Total Households	11,000+	69,554	180,000+
Average Household Income	\$115,000+	\$118,435	\$110,000+
Bachelor's Degree or Above	46%	51%	41%

Traffic Count

40,480+ Peachtree Industrial Boulevard

FOR MORE INFORMATION, CONTACT:

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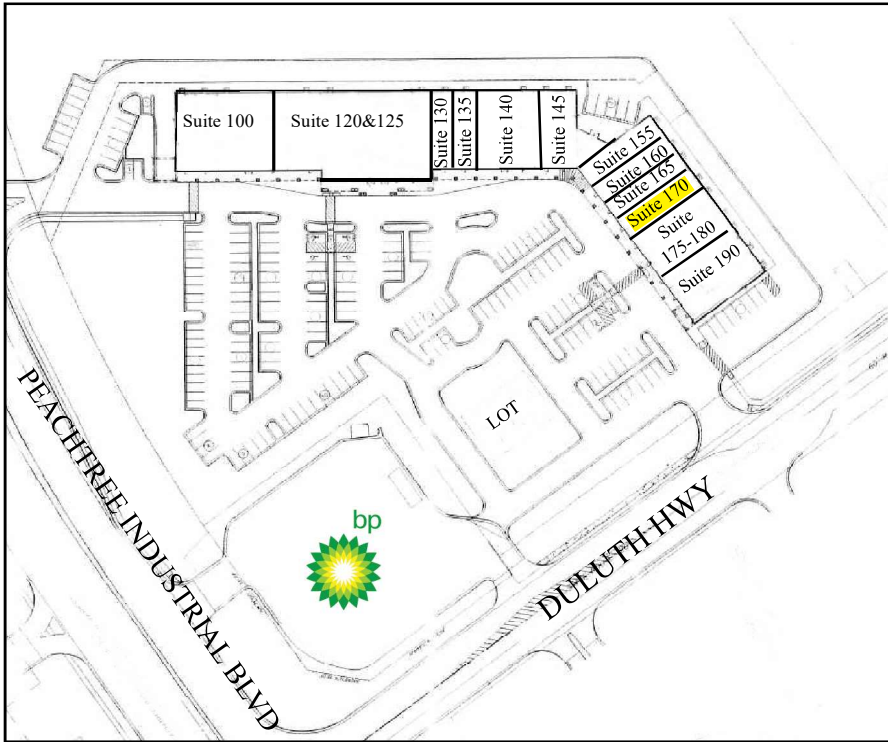
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FOR LEASE

LEASE AT

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3170 Peachtree Industrial Boulevard, Duluth, GA 30097



Suite 100	Davita Dialysis
Suite 120&125	Dollar Tree
Suite 130	Idaka America
Suite 135	Nail Salon
Suite 140	Andersenville Academy
Suite 145	Melmar Dental
Suite 155	Sushi & Co.
Suite 160	Atlanta Hot Wings
Suite 165	
Suite 170	VACANT (1,553 SF)
Suite 175	Table Tennis
Suite 180	Table Tennis
Suite 190	Armando's
Lot	Hot Wings

Total GLA: 40,290 SF



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