



3455 PEACHTREE INDUSTRIAL BLVD | DULUTH, GA

PEACHTREE HILL




1,075 - 1,557 SF AVAILABLE

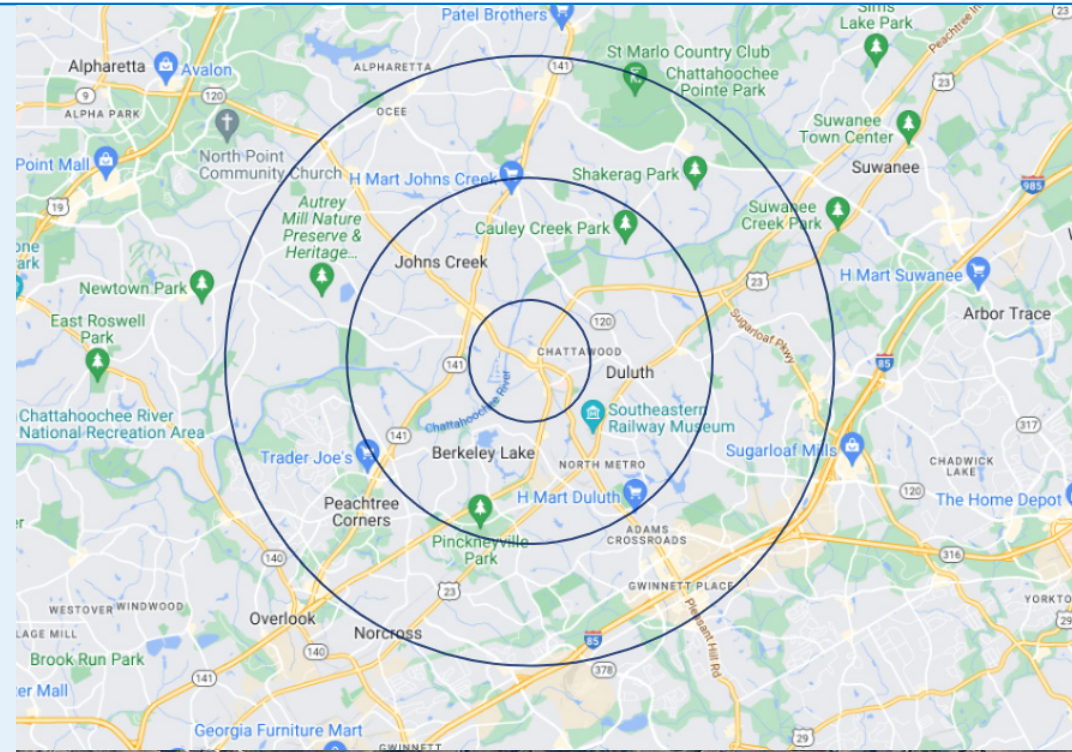


PROJECT DETAILS

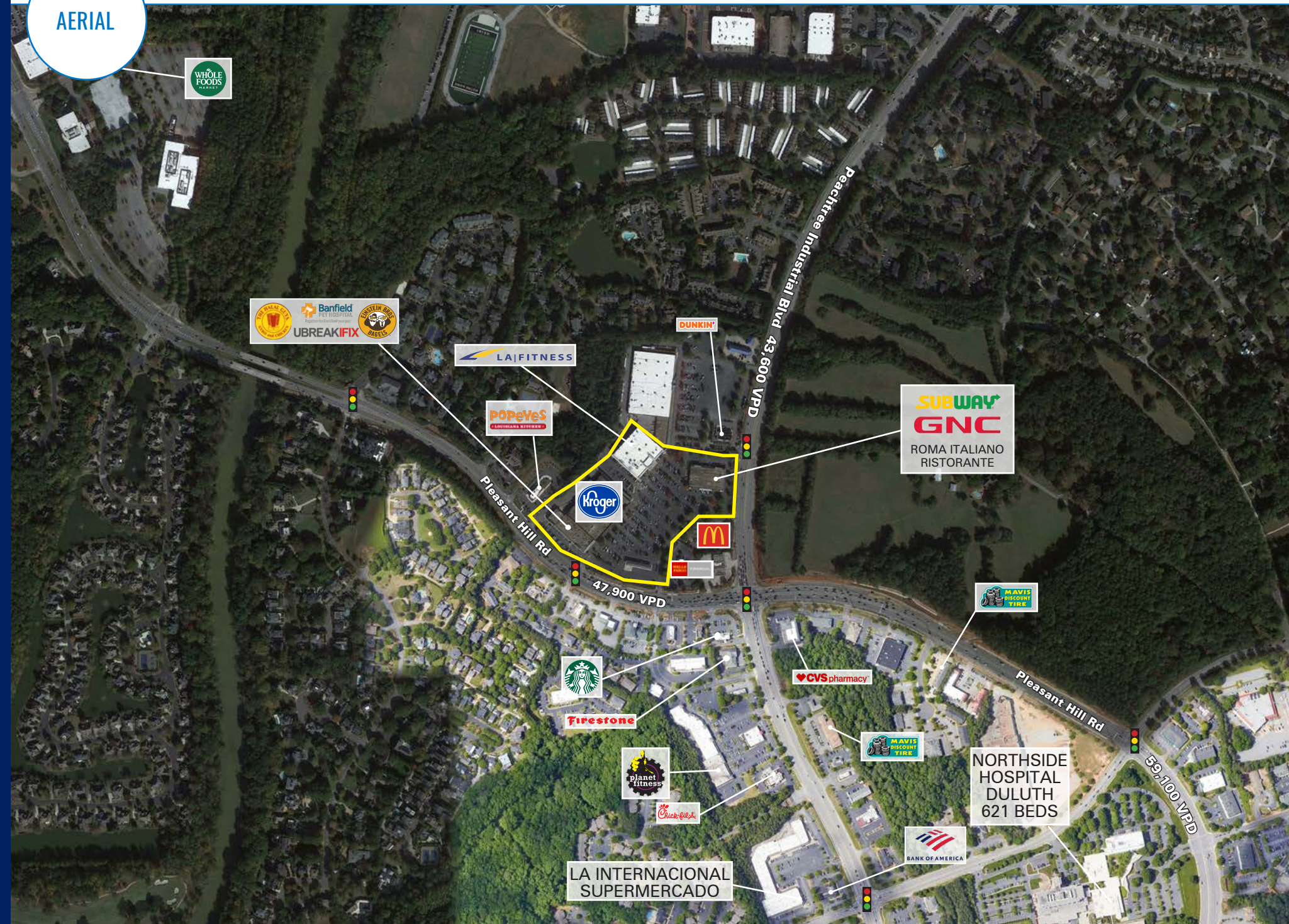
PEACHTREE HILL • 1,075 - 1,557 SF AVAILABLE • RETAIL

AVAILABLE SPACE	154,700 SF
AVAILABLE SF	1,075 - 1,557 SF
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Anchored by Kroger and LA Fitness • High traffic location with 47,900 VPD on Pleasant Hill and 43,600 VPD on Peachtree Industrial • Strong trade area with dense residential population and high incomes
COUNTY	Gwinnett
MARKET	Duluth

	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	11,604	66,090	201,192
 DAYTIME POPULATION	9,942	32,180	156,647
 MEDIAN HH INCOME	\$90,503	\$124,111	\$126,149



AERIAL

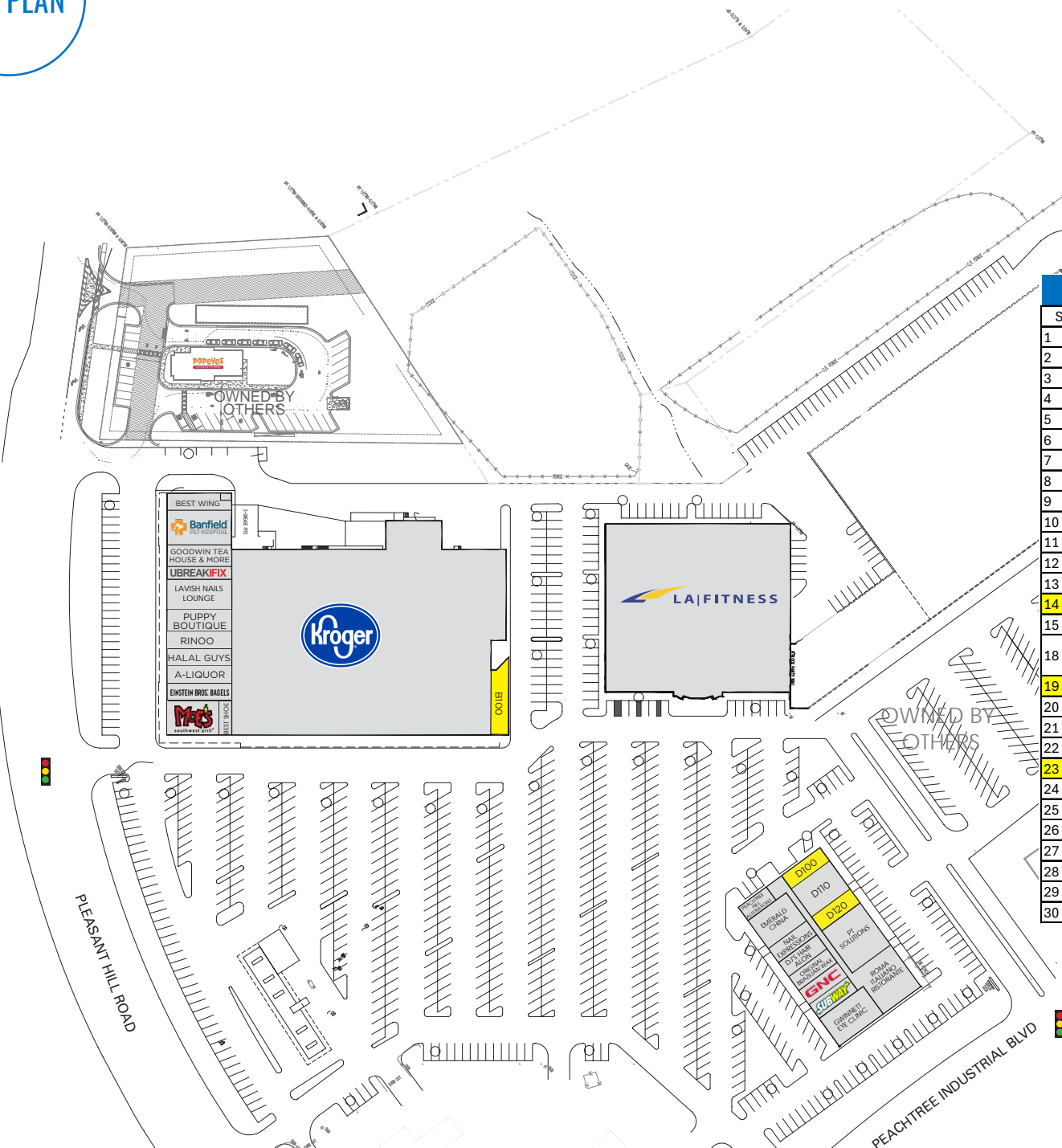


NORTHSIDE HOSPITAL DULUTH 621 BEDS

LA INTERNACIONAL SUPERMERCADO



SITE PLAN



Legend for Kroger Building:

- BEST WING
- Banfield Pet Services
- GOODWIN TEA HOUSE & MORE
- UBREAKIFIX
- LAVISH NAILS LOUNGE
- PUPPY BOUTIQUE
- RINOO
- HALAL GUYS
- A-LIQUOR
- EINSTEIN BROS. BAGELS
- M&S

TENANT INDEX			
Suite #	SP #	TENANT	SF
1	A100	BEST WING & GRILL	1,470
2	A110	BANFIELD PET HOSPITAL	3,000
3	A120	GOODWIN TEA HOUSE & MORE	1,875
4	A130	UBREAKIFIX	1,125
5	A140	LAVISH NAIL LOUNGE	2,655
6	A150	PUPPY BOUTIQUE	1,845
7	A160	RINOO NOODLE	1,500
8	A170	THE HALAL GUYS	1,500
9	A180	A - DISCOUNT LIQUOR	1,500
10	A190	EINSTEIN BAGELS	1,500
11	A200	MOE'S SOUTHWEST GRILL	2,400
12	A210	BEST SHOE REPAIR	600
13		KROGER	66,625
14	B100	AVAILABLE	1,557
15		LA FITNESS	45,000
18	D230	PEACHTREE HILL TAILORING AND ALTERATIONS	793
19	D100	AVAILABLE	1,075
20	D220	EMERALD CHINA	2,200
21	D110	KICK THEORY	2,200
22	D210	NAIL EXPRESSIONS	1,100
23	D120	AVAILABLE	1,100
24	D200	DJ'S HAIR STUDIO	1,100
25	D130	PT SOLUTIONS	2,842
26	D190	RIO BODY WAX	1,100
27	D180	GNC	1,100
28	D170	SUBWAY	793
29	D160	GWINNETT CENTER EYE CLINIC	2,533
30	D150	ROMA ITALIANO RISTORANTE	3,305

DULUTH, GEORGIA

PEACHTREE HILL

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RETAIL ADVISORS