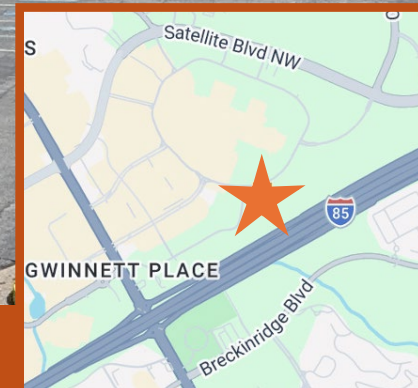


Retail Property For Lease

**3370 Venture Pkwy NW
Duluth, GA 30096**

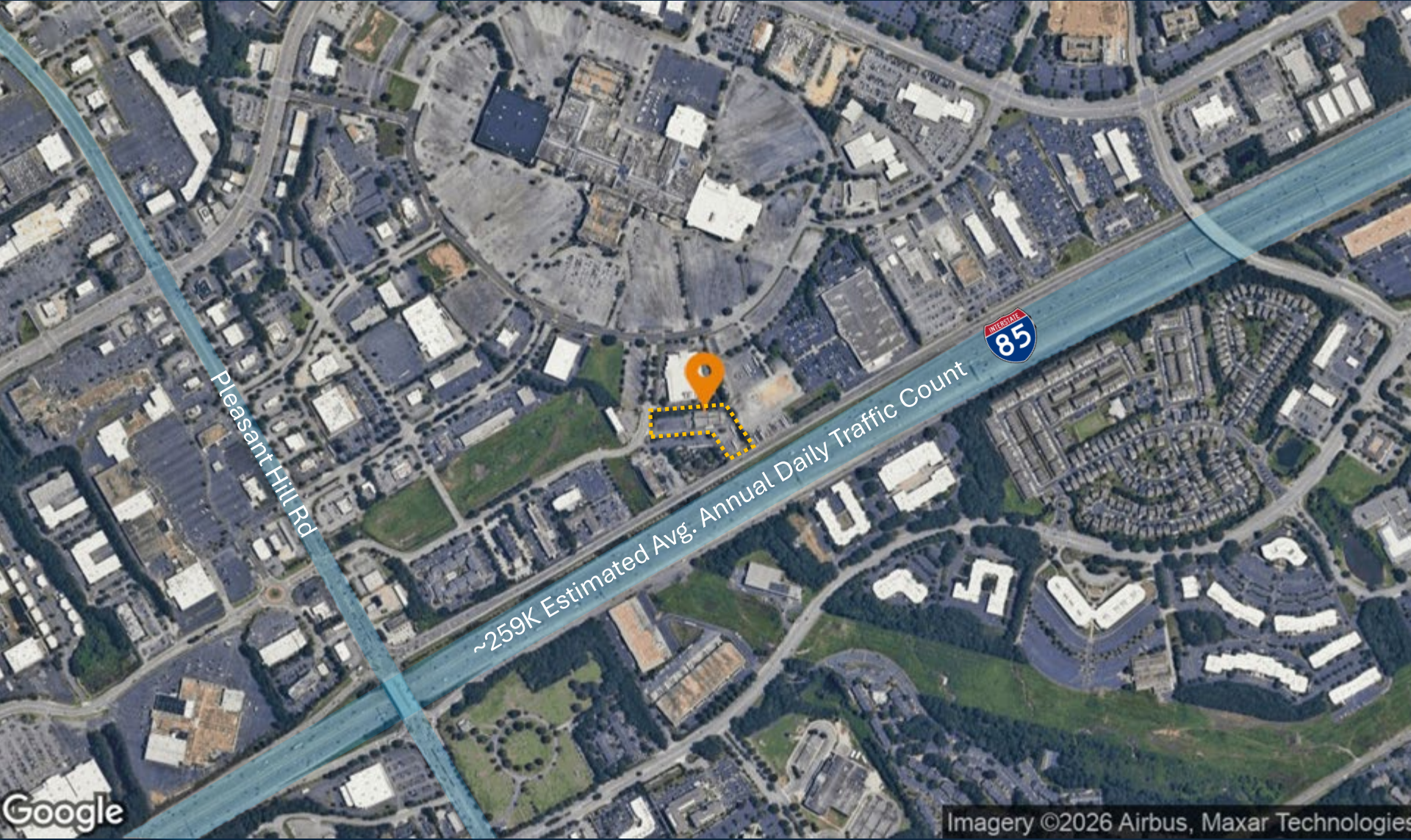
9,954 Square Feet Available

- ❖ Prime location adjacent to Gwinnett Place Mall Redevelopment - Global Villages
- ❖ Former event hall with large commercial kitchen
- ❖ High visibility site with convenient access
- ❖ Abundant parking



Marcus & Millichap

3370 Venture Pkwy NW - Area Map



3370 Venture Pkwy NW – Interior Property Photos



3370 Venture Pkwy NW – Exterior Property Photos

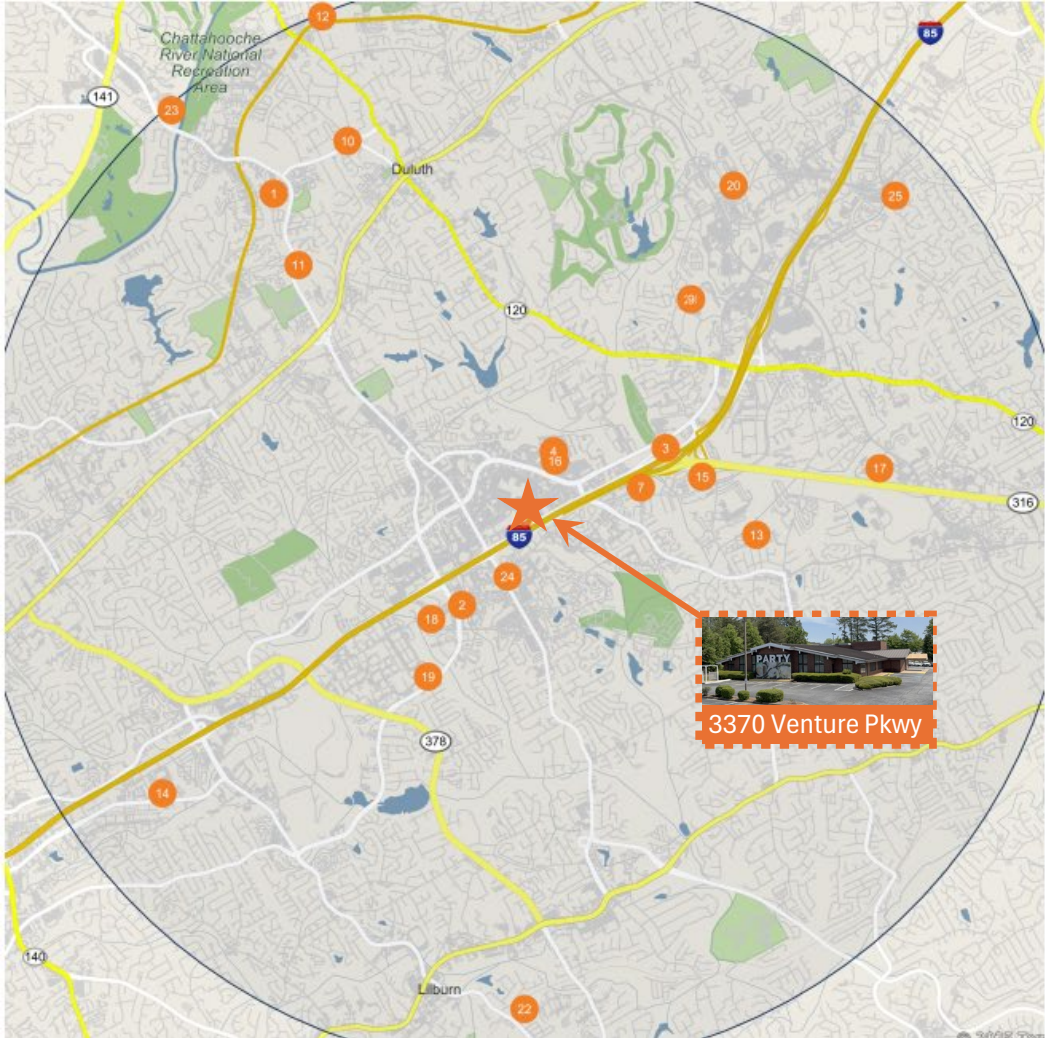


Demographic Information – 1, 3, 5 Miles from Subject Property

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| 2030 Projection | | | |
| Total Population | 9,307 | 105,843 | 262,045 |
| 2025 Estimate | | | |
| Total Population | 9,231 | 103,712 | 256,981 |
| 2020 Census | | | |
| Total Population | 9,141 | 103,307 | 255,894 |
| 2010 Census | | | |
| Total Population | 8,470 | 88,012 | 218,973 |
| Daytime Population | | | |
| 2025 Estimate | 30,645 | 114,278 | 288,203 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2030 Projection | | | |
| Total Households | 4,700 | 39,757 | 95,223 |
| 2025 Estimate | | | |
| Total Households | 4,634 | 38,865 | 93,074 |
| Average (Mean) Household Size | 2.2 | 2.7 | 2.8 |
| 2010 Census | | | |
| Total Households | 4,509 | 37,160 | 88,975 |
| 2010 Census | | | |
| Total Households | 3,871 | 31,534 | 75,127 |
| Occupied Units | | | |
| 2030 Projection | 5,098 | 42,504 | 100,249 |
| 2025 Estimate | 5,027 | 41,560 | 97,996 |
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
| 2025 Estimate | | | |
| \$150,000 or More | 3.5% | 9.7% | 14.2% |
| \$100,000-\$149,999 | 7.2% | 13.1% | 16.0% |
| \$75,000-\$99,999 | 15.8% | 14.8% | 14.8% |
| \$50,000-\$74,999 | 17.7% | 20.7% | 19.4% |
| \$35,000-\$49,999 | 22.2% | 15.4% | 13.1% |
| Under \$35,000 | 33.6% | 26.2% | 22.5% |
| Average Household Income | \$58,253 | \$79,089 | \$91,152 |
| Median Household Income | \$48,169 | \$63,790 | \$75,202 |
| Per Capita Income | \$27,005 | \$29,275 | \$32,738 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| Total Average Household Retail Expenditure | \$51,008 | \$60,084 | \$65,339 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$18,913 | \$22,094 | \$23,884 |
| Transportation | \$9,422 | \$11,218 | \$12,281 |
| Food | \$7,909 | \$8,897 | \$9,467 |
| Personal Insurance and Pensions | \$6,244 | \$7,611 | \$8,383 |
| Entertainment | \$1,967 | \$2,343 | \$2,595 |
| Apparel | \$1,876 | \$2,013 | \$2,122 |
| Education | \$1,406 | \$1,865 | \$2,165 |
| Cash Contributions | \$1,006 | \$1,420 | \$1,640 |
| Personal Care Products and Services | \$822 | \$911 | \$966 |
| Alcoholic Beverages | \$386 | \$497 | \$559 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2025 Estimate Total Population | 9,231 | 103,712 | 256,981 |
| Under 20 | 23.9% | 27.3% | 27.4% |
| 20 to 34 Years | 31.1% | 25.4% | 23.1% |
| 35 to 39 Years | 8.6% | 7.6% | 7.3% |
| 40 to 49 Years | 13.3% | 14.0% | 14.0% |
| 50 to 64 Years | 15.1% | 16.5% | 17.8% |
| Age 65+ | 8.0% | 9.3% | 10.3% |
| Median Age | 33.0 | 34.0 | 35.0 |
| Population 25+ by Education Level | | | |
| 2025 Estimate Population Age 25+ | 6,277 | 67,588 | 168,212 |
| Elementary (0-8) | 6.0% | 9.2% | 9.1% |
| Some High School (9-11) | 5.3% | 7.8% | 7.1% |
| High School Graduate (12) | 23.9% | 23.4% | 23.8% |
| Some College (13-15) | 22.3% | 17.3% | 16.2% |
| Associate Degree Only | 13.7% | 9.6% | 8.9% |
| Bachelor's Degree Only | 17.1% | 22.8% | 23.1% |
| Graduate Degree | 11.8% | 10.0% | 11.7% |

3370 Venture Pkwy NW - Nearby Major Employers



| Major Employers | | Employees |
|-----------------|--|-----------|
| 1 | Northside Hospital Inc-Northside Hospital Duluth | 5,208 |
| 2 | Kaiser Foundation Hospitals-Kaiser Foundation Health Plan | 3,425 |
| 3 | Childrens Hlthcare AtInta Fndt-Egleston Childrens Health Ctr | 2,740 |
| 4 | Nautilus Acqstion Holdings Inc- | 2,708 |
| 5 | Opti-Vision Finance Svcs LLC- | 2,708 |
| 6 | Vision Administrators Inc- | 2,708 |
| 7 | Kurani Pizza Inc-Pizza Hut | 2,559 |
| 8 | Eminent Inc- | 1,545 |
| 9 | Primerica Life Insurance Co-Primerica | 1,400 |
| 10 | Northside Health Services Inc-Gwinnett Health Systems | 1,224 |
| 11 | Northside Health Services Inc- | 1,223 |
| 12 | Pt Solutions LLC- | 1,106 |
| 13 | Bsrep II Multifamily LLC- | 1,048 |
| 14 | Pruitthealth Inc-Pruitthealth | 1,011 |
| 15 | Viasat Inc- | 1,000 |
| 16 | Boehrnger Inglheim Anmal Hlth- | 973 |
| 17 | Gwinnett Technical College- | 903 |
| 18 | Westrock Shared Services LLC- | 854 |
| 19 | Softpath System LLC- | 800 |
| 20 | MJ Soffe LLC-Mj Soffe | 800 |
| 21 | Primerica Inc-Primerica | 776 |
| 22 | Ruppert Landscape Inc- | 706 |
| 23 | Macys Systems and Tech Inc- | 700 |
| 24 | Gmri Inc-Bahama Breeze | 688 |
| 25 | Gould & Lamb LLC- | 672 |

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Leasing Contact

Justin Caudill

Associate Investments

678.808.2745

justin.caudill@marcusmillichap.com

GA #443241

Broker of Record

John Leonard

Senior Managing Director

678.808.2750

GA #252904