



3455 PEACHTREE INDUSTRIAL BLVD | DULUTH, GA

PEACHTREE HILL

1,075 - 3,000 SF AVAILABLE



PROJECT DETAILS

PEACHTREE HILL • 1,075 - 3,000 SF AVAILABLE • RETAIL


AVAILABLE SPACE 154,700 SF

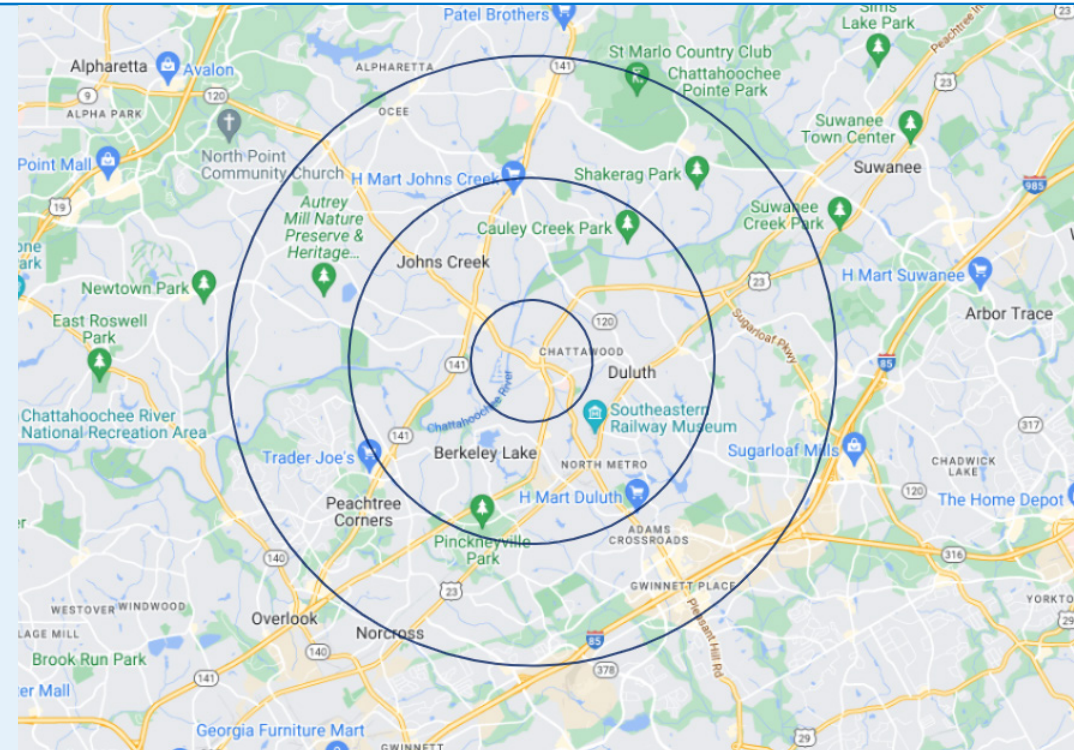
AVAILABLE SF 1,075 - 3,000 SF

- PROPERTY HIGHLIGHTS**
- Anchored by Kroger and LA Fitness
 - High traffic location with 47,900 VPD on Pleasant Hill Rd. and 43,600 VPD on Peachtree Industrial Blvd.
 - Second generation restaurant end-cap available July 2026

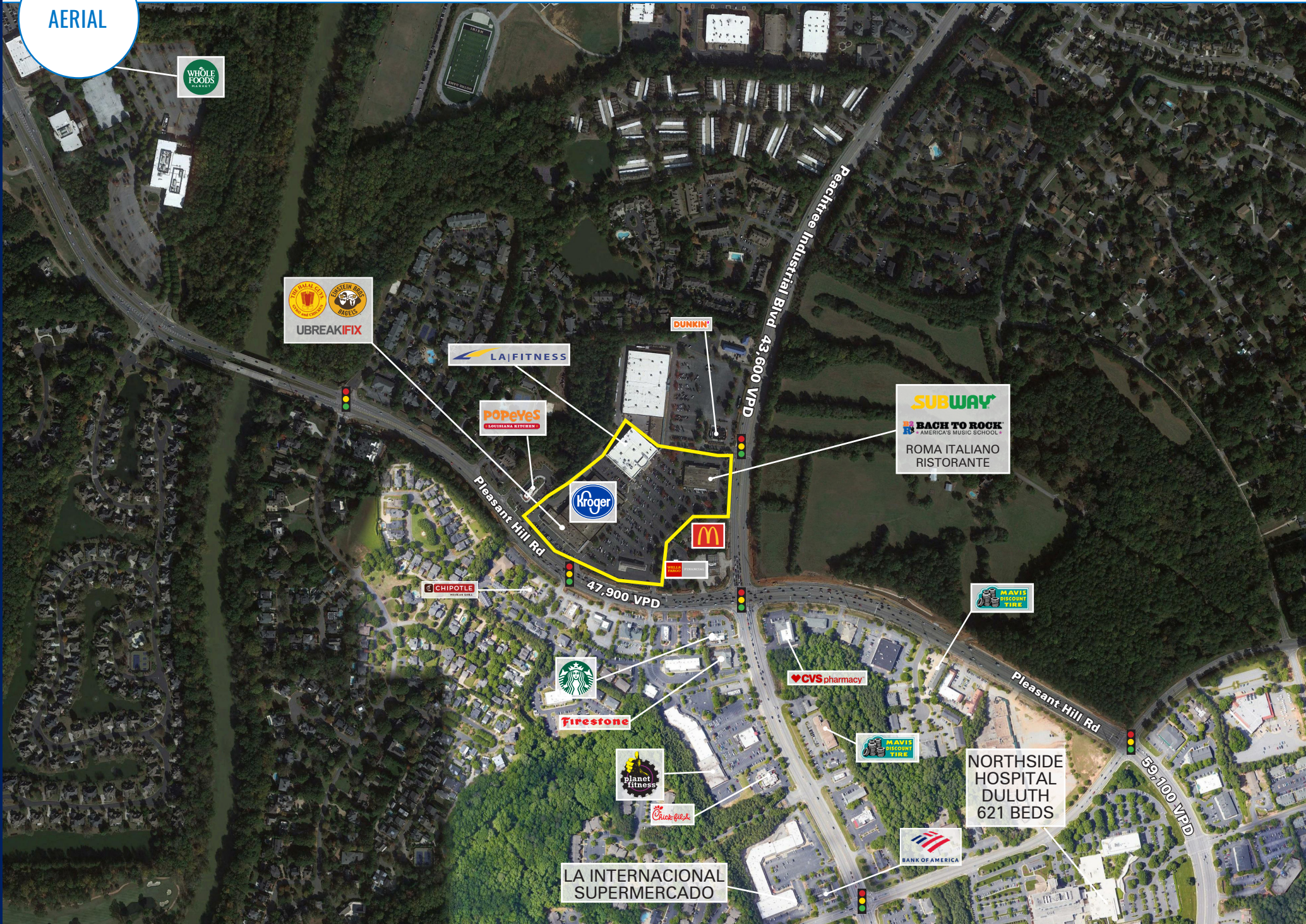
COUNTY Gwinnett

MARKET Duluth

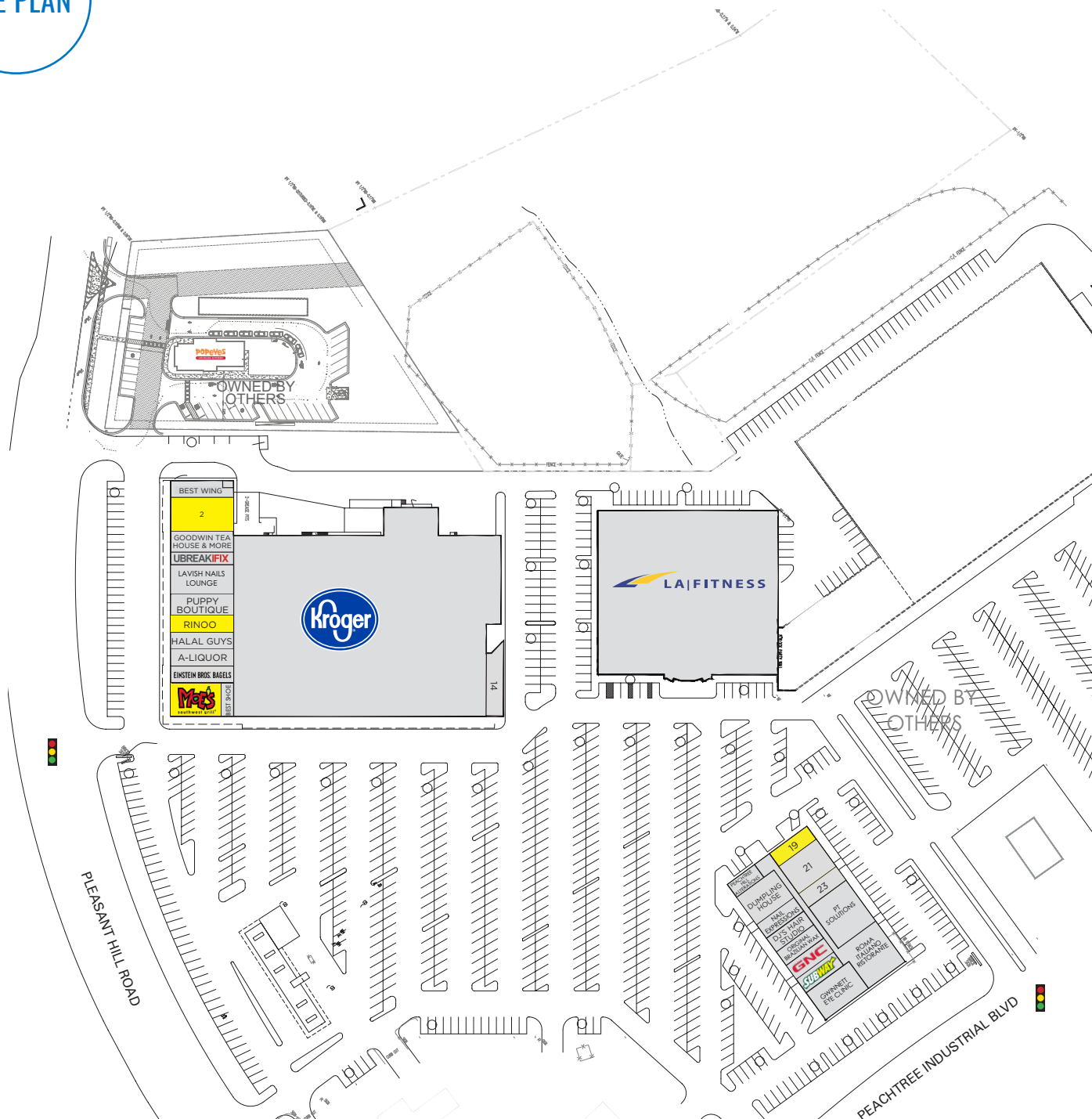
| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
|  TOTAL POPULATION | 11,604 | 66,090 | 201,192 |
|  DAYTIME POPULATION | 9,942 | 32,180 | 156,647 |
|  MEDIAN HH INCOME | \$90,503 | \$124,111 | \$126,149 |



AERIAL



SITE PLAN



| TENANT INDEX | | | |
|--------------|------|--|--------|
| SUITE # | SP# | TENANT | SF |
| 1 | A100 | BEST WING & GRILL | 1,470 |
| 2 | A110 | AVAILABLE | 3,000 |
| 3 | A120 | GOODWIN TEA HOUSE & MORE | 1,875 |
| 4 | A130 | UBREAKIFIX | 1,125 |
| 5 | A140 | LAVISH NAIL LOUNGE | 2,655 |
| 6 | A150 | WAGGLES PUPPY BOUTIQUE | 1,845 |
| 7 | A160 | RINOO NOODLE (AVAILABLE LATE 2026) | 1,500 |
| 8 | A170 | THE HALAL GUYS | 1,500 |
| 9 | A180 | A - DISCOUNT LIQUOR | 1,500 |
| 10 | A190 | EINSTEIN BROS. BAGELS | 1,500 |
| 11 | A200 | AVAILABLE JULY 2026 - MOE'S | 2,400 |
| 12 | A210 | BEST SHOE REPAIR | 600 |
| 13 | | KROGER | 66,625 |
| 14 | B100 | SERENITY SPA | 1,557 |
| 15 | | LA FITNESS | |
| 18 | D230 | PEACHTREE HILL TAILORING AND ALTERATIONS | 793 |
| 19 | D100 | AVAILABLE | 1,075 |
| 20 | D220 | DUMPLING HOUSE | 2,200 |
| 21 | D110 | BACH TO ROCK (COMING 2026) | 2,200 |
| 22 | D210 | NAIL EXPRESSIONS | 1,100 |
| 23 | D120 | MONACO STYLE BARBER | 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 |
| 30 | | LINDA'S BRAIDING | 1,200 |

DULUTH, GEORGIA

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