

Redevelopment Opportunity

4165 Pleasant Hill Rd, Duluth GA



- 2,143 SF Drive Through on 26,007 SF Site
- Near Major Intersection Exposure To Over 81K Vehicles Per Day (36 K At Site)
- Premier Northeast Atlanta Corridor Location - Multiple Premier Neighbors
- 3 Mile Radius: Population 72K, Average Household Income \$117K
Over 3K Businesses With Over 31K Employees
- C-2 General Business District. Potential Uses: Fast Food, Cellular, Banks and More
- Shell, Grease Trap, New Roof, Slab, Rough Plumbing and Electrical
- \$1,790,000
- Now Accepting Offers

Broker Owner:

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CONFIDENTIALITY AND DISCLAIMOR STATEMENT

To view the following materials, the reviewer agrees to and is informed of the following:

The above listed real estate broker and a family member of broker has a material interest in the described property and cannot represent anyone other than himself. Council on the property is therefore required to be obtained by the reviewer or their own consultants. All listed material is not guaranteed in any manner and it is up to others to complete a property investigation on their own behalf. The materials presented are assembled to assist a potential user to determine if further investigation is warranted. Specifically, a non agency representation situation is in effect for any prospective user and cannot be altered. Commission sharing with licensed brokers is by separate agreement.

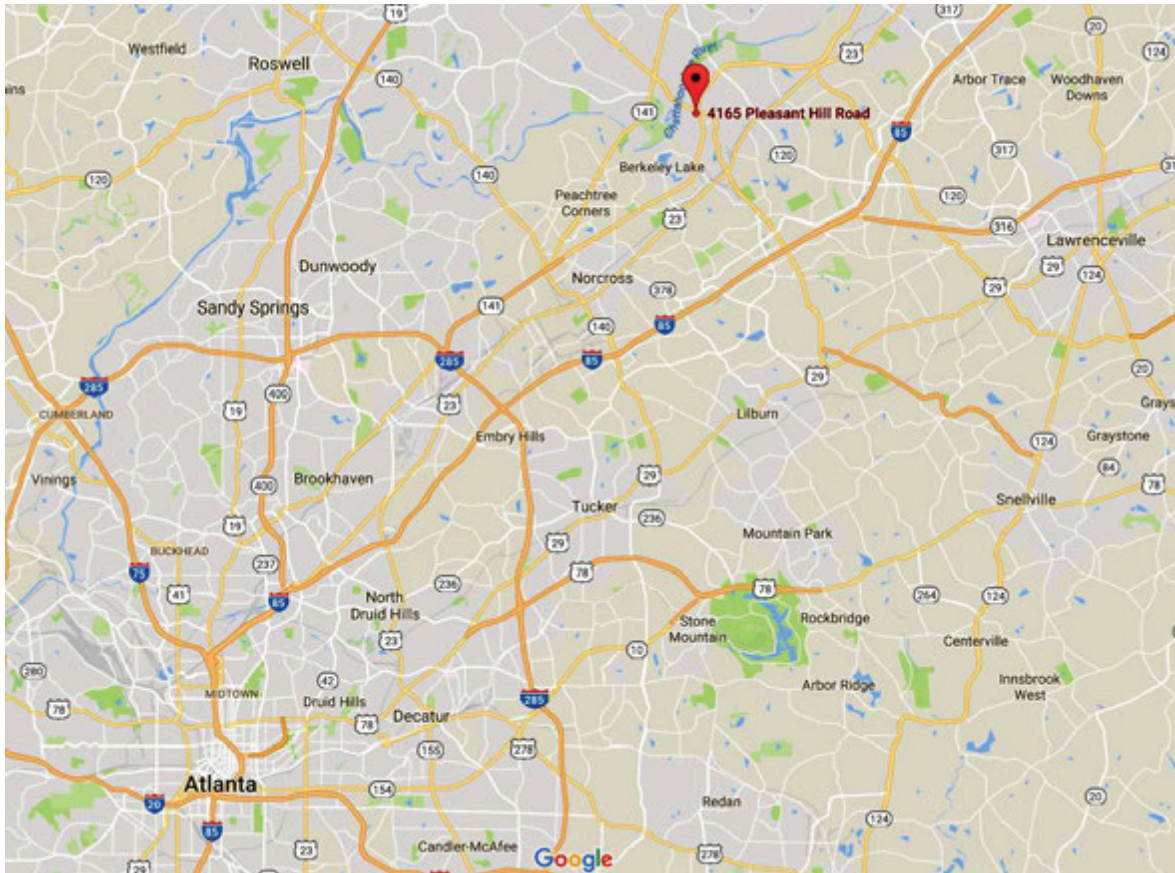
Any formal site tours / showings are to be cleared with the above listing agent. If this is agreeable, you may proceed to review the provided materials.

Current new lease rates for free standing SMSA drive-through locations range: \$44sq. ft. - \$86+ sq. ft. Many Above \$100 sq.ft. Built out.

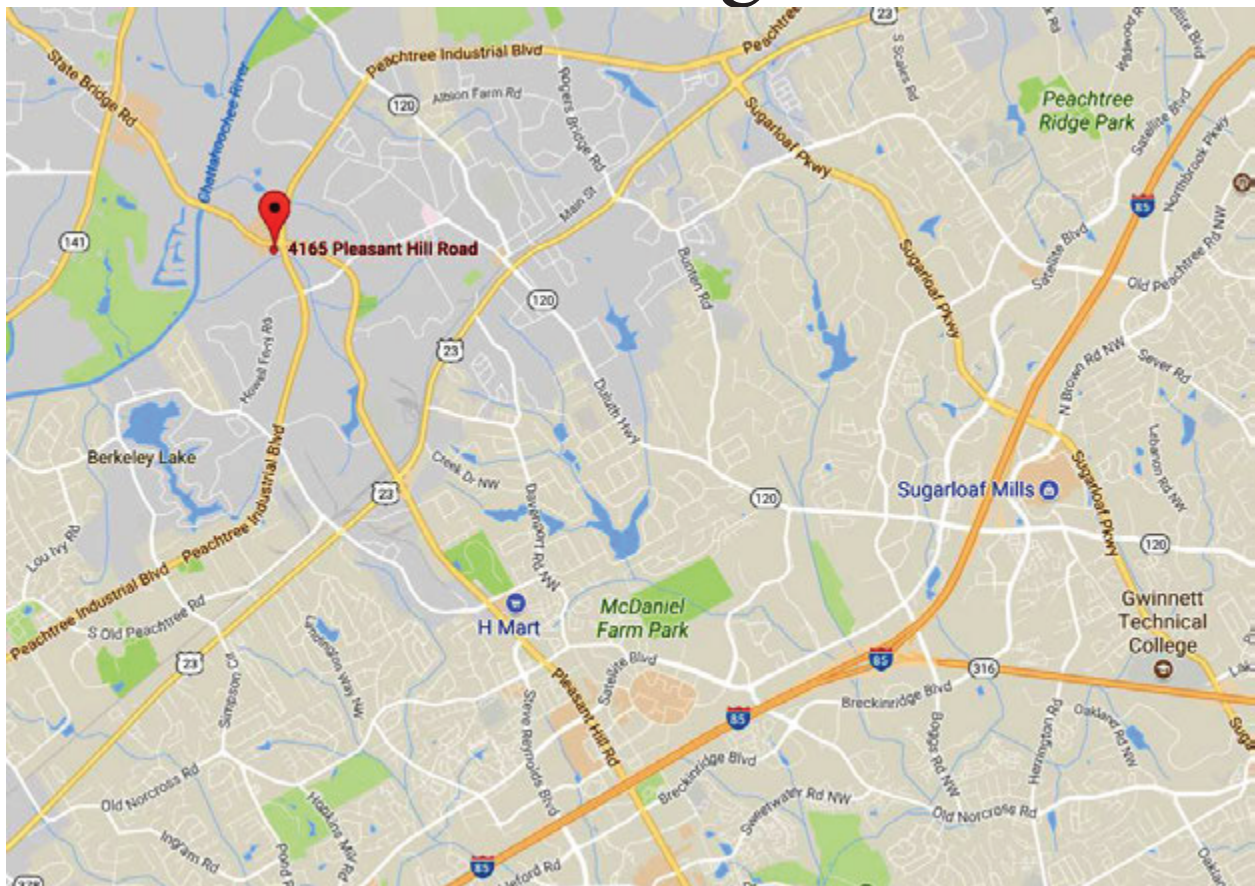
2025 Taxes: County \$14,575.76 City \$3,590.84 Parcel # R6321110

Note : Lien to be settled at closing by seller

Atlanta Area Location



Duluth, GA Neighborhood







Pleasant Hill Road
150' RW

200.0' to RW
Peachtree Industrial

pl: 114.12'

10' landscape & gen. utility easement

park 5

light

asphalt pavement

25' Access Easement

55' B.L.

light

pl: 199.95'

light

park 13

light

detention area

park 7

1 story
brick
2,143 sf

drive thru

pl: 200.00'

light

dumpster area

Area = 26,007 sf
0.5971 Acres

asphalt pavement

detention area

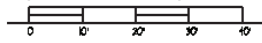
park 8

light

pl: 148.17'

33 Parking Spaces
Drive Thru
C-2 General Business District

Existing Site Plan N
4165 Pleasant Hill Rd Duluth GA
(North Atlanta)

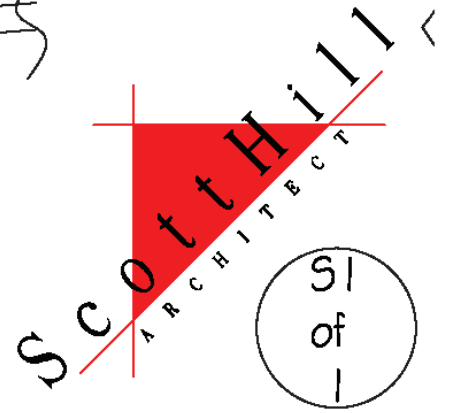


Commercial Pr
4165 Pleasant Hill Rd
Duluth, GA

Site Plan

1608

12/23



TRAFFIC & VISIBILITY OVERVIEW

4165 Pleasant Hill Rd Duluth, GA 30096

SECTION 1: LOCATION & CORRIDOR OVERVIEW

The property is strategically positioned near the signalized intersection of Pleasant Hill Road and Peachtree Industrial Boulevard in Duluth, Gwinnett County, Georgia — two of the most heavily trafficked principal arterials in the northeast Atlanta metropolitan area. This corridor represents one of the most commercially active retail nodes in suburban Atlanta, anchored by an uninterrupted concentration of national credit tenants, high-frequency service retailers, and destination dining concepts drawing consistent consumer traffic throughout the day. The immediate trade area is densely occupied by nationally recognized operators including Starbucks, McDonald's, Chick-fil-A, CVS, Kroger, Wells Fargo, Shell, Dunkin' Donuts, Chipotle, Wendys, Popeyes, Baskin Robins, LA Fitness, Moe's Southwestern Grill, Einstein Bagels, Firestone and Jiffy Lube collectively validating the exceptional consumer demand and daytime population dynamics of this location. The property's signalized position provides ingress and egress access from two high-volume arterials, while its drive-thru configuration offers a rare and highly sought-after operational advantage in this tightly held retail corridor.

SECTION 2: TRAFFIC COUNTS & EXPOSURE

The subject property benefits from exceptional vehicular exposure generated by two converging principal arterials, each carrying substantial high-frequency daily traffic volumes as measured by the Georgia Department of Transportation (GDOT). Pleasant Hill Road records approximately 33,000–36,000 vehicles per day (VPD), while Peachtree Industrial Boulevard — one of the premier commercial spines in northeast Gwinnett County — carries an estimated 48,000–52,000 VPD, reflecting the corridor's role as a primary commercial thoroughfare serving a broad regional catchment. The dual-corridor visibility afforded by this signalized intersection delivers consistent, multi-directional traffic exposure to an exceptionally broad consumer base throughout all day parts. With a combined estimated intersection load of 70,000–80,000+

vehicles per day, this asset ranks among the most highly trafficked retail nodes in Gwinnett County, establishing a compelling foundation for virtually any drive-thru, quick-service, financial, or convenience-oriented retail use.

~33,000–36,000 Pleasant Hill Rd (AADT) VPD	~48,000–52,000 Peachtree Industrial Blvd (AADT) VPD	70,000–80,000+ Est. Combined Intersection Load VPD
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SECTION 3: TRAFFIC SUMMARY TABLE

Traffic Corridor	AADT (Est.)	Count Source	Traffic Classification
Pleasant Hill Rd	33,000–36,000 VPD	GDOT	Principal Arterial
Peachtree Industrial Blvd	48,000–52,000 VPD	GDOT	Principal Arterial
Combined Intersection Load	70,000–80,000+ VPD	Estimated	Signalized Intersection

Source: Georgia Department of Transportation (GDOT) Annual Average Daily Traffic (AADT) counts. Combined intersection load represents an estimated aggregate of corridor volumes at point of convergence.

SECTION 4: VISIBILITY & ACCESS HIGHLIGHTS

- **Signalized Corner Location:** Property provides visibility at the controlled intersection of Pleasant Hill Rd and Peachtree Industrial Blvd, providing traffic-signal-assisted ingress and egress and maximum dwell-time visibility to both arterial flows.
- **Dual Street Frontage:** Direct access on Pleasant Hill Rd and Peachtree Industrial Blvd (via Starbucks) delivers brand exposure and wayfinding advantage across two high-volume corridors simultaneously.
- **Drive-Thru Configuration:** The existing dedicated drive-thru lane positions the property as an ideal candidate for QSR, fast-casual dining, specialty coffee, or financial services tenants — use types commanding premium rents and long-term lease commitments in this trade area.

- **Prominent Pylon/Monument Signage Opportunity:** The lot configuration presents meaningful signage opportunities on Pleasant Hill Rd and visibility from Peachtree Industrial Blvd.
- **Dense National Retail Co-Tenancy:** Within an immediate 0.25-mile radius.
- **Established Commercial Spine — Peachtree Industrial Blvd:** The property's frontage on Pleasant Hill Rd. and visibility from Peachtree Industrial Blvd provides connectivity to one of the most fully built-out and enduring retail corridors in northeast Gwinnett County, characterized by stable occupancy, strong daytime workforce density, and long-term institutional tenant investment.

SECTION 5: MARKET CONTEXT NOTE

Gwinnett County consistently ranks among the fastest-growing counties in Georgia and across the broader Southeast, with sustained population growth, robust household formation, and expanding employment base underpinning strong long-term retail demand. Duluth serves as a primary retail and commercial hub within Gwinnett County, benefiting from concentrated rooftop density, above-average household incomes, and a diverse consumer demographic that supports a wide spectrum of retail, dining, and service uses. The traffic volumes recorded at this intersection are directly reflective of the submarket's strong daytime population and workforce density, affirming the asset's position as a premier retail outparcel in one of metro Atlanta's most resilient commercial corridors.

SECTION 6: POPULATION & DEMOGRAPHIC RADIUS SUMMARY

The subject property is situated within a densely populated, high-income suburban corridor in northeast Gwinnett County, where the surrounding trade area reflects strong consumer spending power and a large, stable daytime workforce. Average household incomes within a 3-mile radius consistently outperform regional benchmarks, supporting a broad range of retail, dining, financial, and convenience-oriented uses.

Sustained population growth trends across Gwinnett County — one of Georgia's fastest-expanding counties — reinforce the long-term retail demand fundamentals at this intersection and position the asset for durable occupancy performance.

~8,700 Population 1-Mile Radius	~72,000 Population 3-Mile Radius	\$117,000 Avg. Household Income (3-Mi.)
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Metric	1-Mile Radius	3-Mile Radius	Source
Estimated Population	~8,700	~72,000	ERSI
Estimated Households	~3,800–4,200	~24,000–26,000	U.S. Census / Est.
Avg. Household Income	~\$81,000+	~\$117,000	ERSI
Population Density	~3,200/sq. mi.	~2,200/sq. mi.	U.S. Census
Daytime Businesses (3-Mi.)	—	2,900+	LoopNet / Broker Est.
Daytime Employees (3-Mi.)	—	31,000+	LoopNet / Broker Est.

Population and household figures are estimates derived from U.S. Census Bureau data, CoStar, and third-party demographic sources. Income figures reflect average household income within the stated radii. All data deemed reliable but not guaranteed.

Traffic counts are based on GDOT Annual Average Daily Traffic (AADT) data and third-party estimates. All information is deemed reliable but not guaranteed. Prospective purchasers are advised to independently verify all traffic data prior to making any investment decision.

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