

1625 PLEASANT HILL RD | DULUTH, GA, 30096

# PROMENADE AT PLEASANT HILL

1,350 - 15,052 SF AVAILABLE



# PROJECT DETAILS

PROMENADE AT PLEASANT HILL • 1,350 - 15,052 SF • RETAIL

**AVAILABLE SPACE** 261,808 SF

**AVAILABLE SF** 1,350 - 15,052 SF

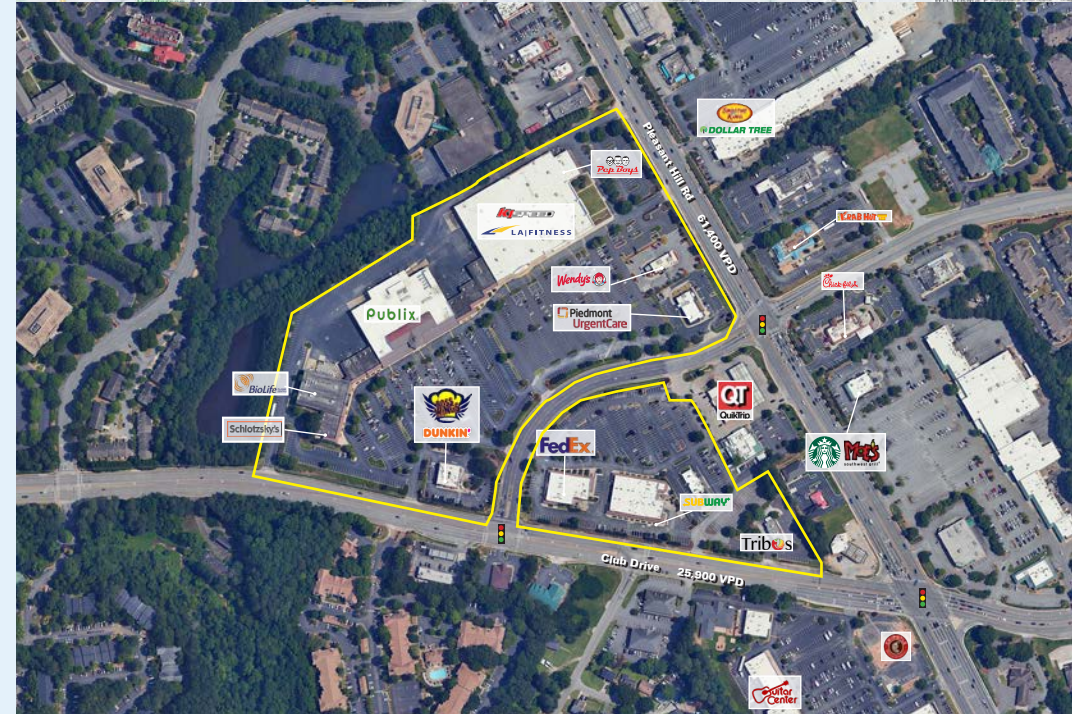
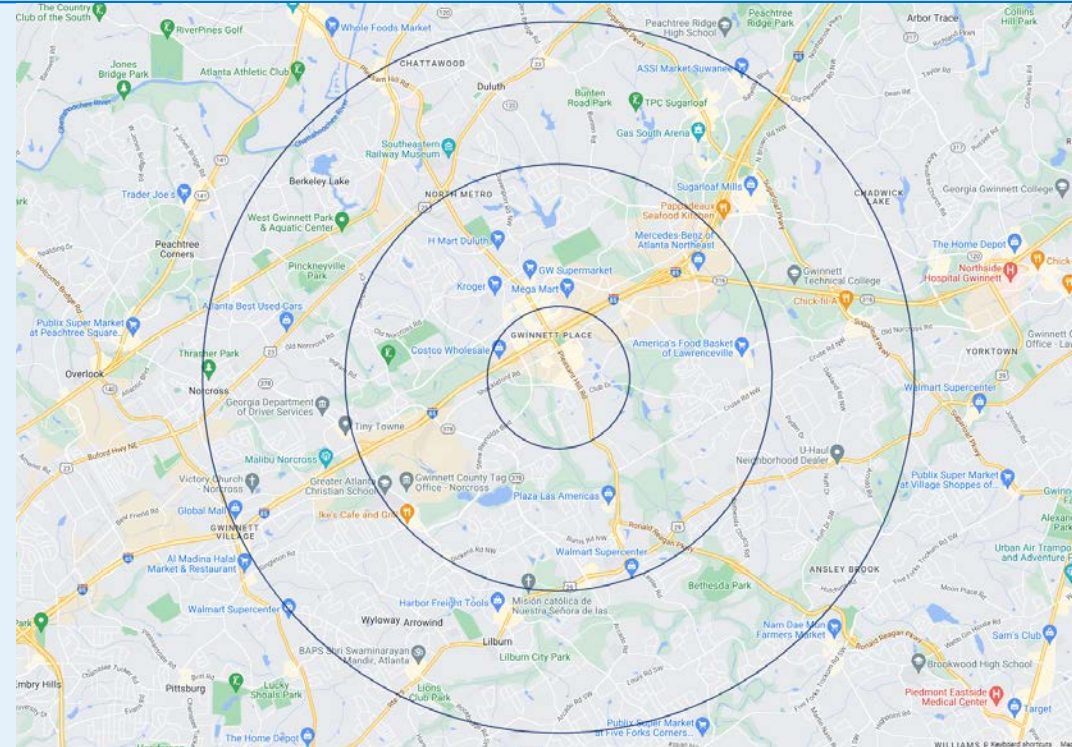
## PROPERTY HIGHLIGHTS

- Duluth is one of the “Best affordable suburbs in America” by Bloomberg Business Week magazine and “Top 10 safest cities to live in Georgia” by Movoto
- A metro Atlanta suburb offering a diverse community
- Future outparcel availability
- 52,500 VPD on Pleasant Hill Road
- 26,500 VPD on Club Dr NW

**COUNTY** Gwinnett

**MARKET** Duluth

	1 MILE	3 MILES	5 MILES
 <b>TOTAL POPULATION</b>	14,890	109,068	264,830
 <b>DAYTIME POPULATION</b>	13,110	63,343	152,192
 <b>MEDIAN HH INCOME</b>	\$66,544	\$76,325	\$98,260



SITE PLAN

TENANT INDEX			
Suite #	SP #	TENANT	SF
1	A100	SCHOLOTZKY'S DELI	2,400
2	A102	GWINNETT SPINE SPECIALIST	3,200
3	MAJA	BIOLIFE	19,200
4	B100	DULUTH DENTAL AND DENTURES	1,400
5	B102	ONEMAIN FINANCIAL	1,400
6	B104	DR. NGUYEN CHIROPRACTOR	1,400
7	B106	MASSAGE TOP	1,540
8	B108	ROYAL CLIP HAIR SALON	1,260
9	B110	G.T. NAILS	1,400
10	MAJB	PUBLIX	65,920
11	C100	PG BEAUTY SUPPLY	4,200
12	C102	AVAILABLE	2,030
13	C104	D NAILS SALON	2,100
14	C106	AVAILABLE	6,000
15	MAJC	K1 SPEED	55,797
16	MAJD	LA FITNESS	40,221
18	D102	PEP BOYS	4,500
19	OUTG	WENDY'S	3,590
20	OUTE	PIEDMONT URGENT CARE	5,155
21	OUTB	LEASE OUT	3,300
22	OUTA	POLLO PELON	3,116
23	G118	SUBWAY - AVAILABLE	1,350
24	G116	QUYNH CAFÉ	1,900
25	G114	CF DOMINICAN BARBERSHOP	1,188
26	G112	THE ISLAND GRILL	2,430
27	G100	ANY LAB TEST NOW	1,350
28	G108	METRO BY T-MOBILE	1,400
29	G106	CLEAN WAVE	4,200
30	G104	LINDA'S AFRICAN HAIR BRAIDING	1,200
31	G100	TRUE STAFFING	3,600
32	F102	THEORY RESTURANT AND LOUNGE	3,500
33	F100	FEDEX OFFICE PRINT & SHIP CENTER	8,550
34	E102	DUNKIN'	2,112
35	E100	BOSS WINGS	1,356
36	E104	VELOX INSURANCE	1,413
103D	D103	AVAILABLE	15,052



SHOPPING  
CENTER

PROMENADE AT PLEASANT HILL • 1,350 - 15,052 SF • RETAIL

