

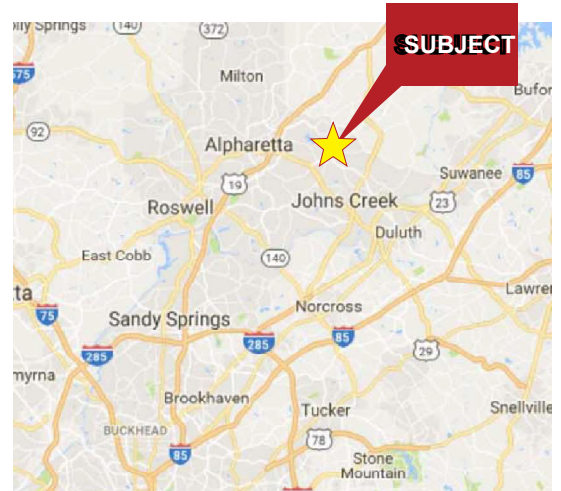
Shops at St Ives

(3) Available spaces for Lease 1,600 SF, 2,678 SF & 5,000 SF
Excellent Visibility on Medlock Bridge Road (44,594 VPD)



10305 Medlock Bridge Road, Duluth, GA 30097

- Located in a 59,343 SF neighborhood retail center in the Johns Creek / Duluth corridor
- Positioned directly on Medlock Bridge Rd (GA-141) with 44,000+ VPD
- Surrounded by affluent residential communities and St. Ives Country Club
- Strong co-tenancy including restaurant, medical, and service-oriented users
- Ideal for retail, medical, fitness, wellness, and restaurant concepts



Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2025	36,000+	205,000+	845,000+
Projected Growth 2025-2030	1.1%	1.4%	1.6%
Total Households	13,200+	72,500+	300,000+
Average Household Income	\$140,000+	\$165,000+	\$150,000+

Traffic Count

44,594 Medlock Bridge Road

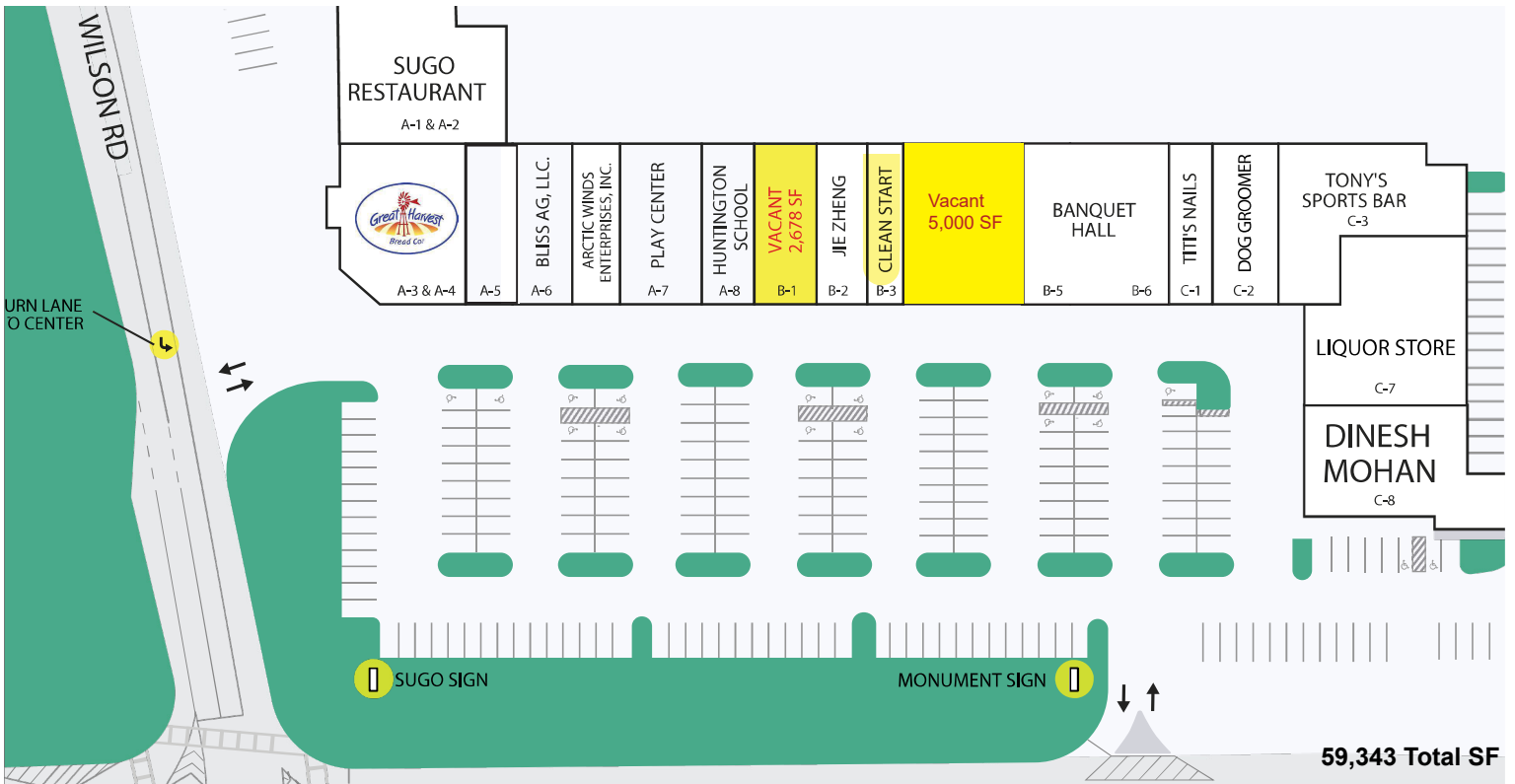
FOR MORE INFORMATION, CONTACT:

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LEASE AT 10305 Medlock Bridge Road

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