



Village at Rogers Bridge

2730 Peachtree Industrial Blvd, Duluth, GA 30097

Deepa Anand

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Village at Rogers Bridge

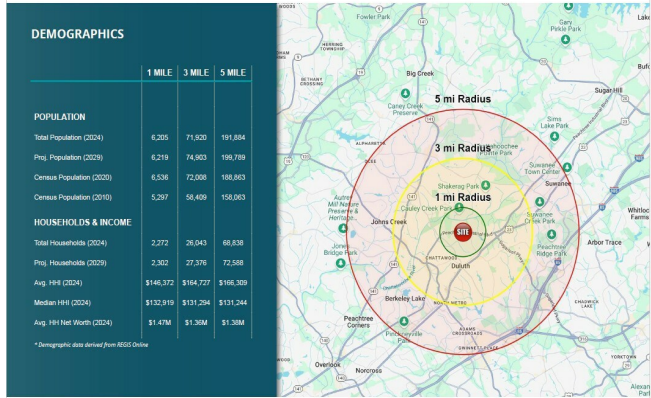
\$17.00 /SF/YR

Village at Rogers Bridge has an excellent tenant roster including a family medical practice, eyecare center, dental office, and more....

- Ample parking available.
- Excellent visibility on Peachtree Industrial Blvd, with traffic at almost 50,000 VPD.



AREA OVERVIEW

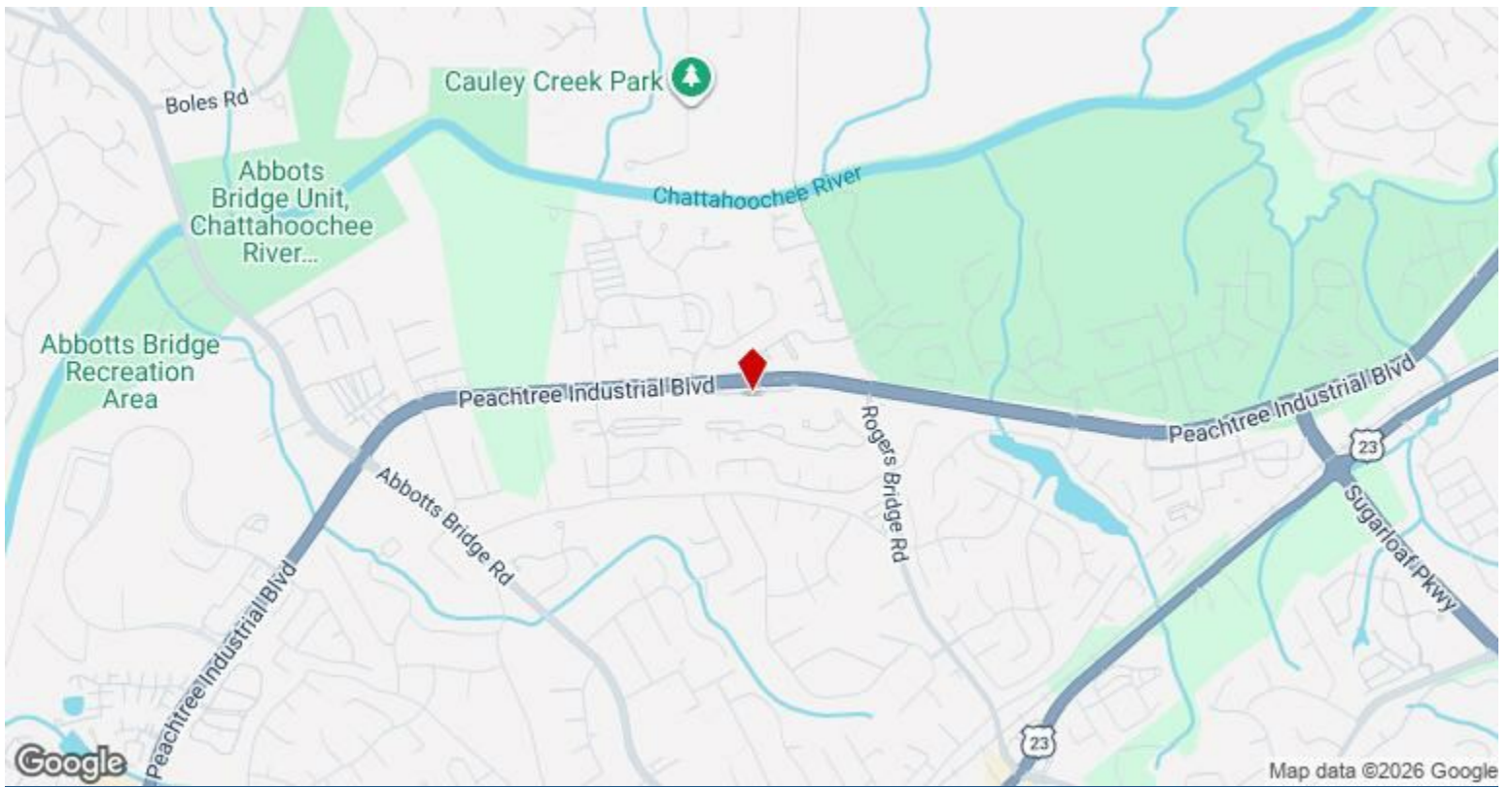


Rental Rate:	\$17.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	3
Frontage:	573' on Peachtree Industrial Blvd
Gross Leasable Area:	26,471 SF
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.42 /SF/MO

1st Floor Ste 320-325

Space Available	4,800 SF
Rental Rate	\$17.00 /SF/YR
Date Available	June 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

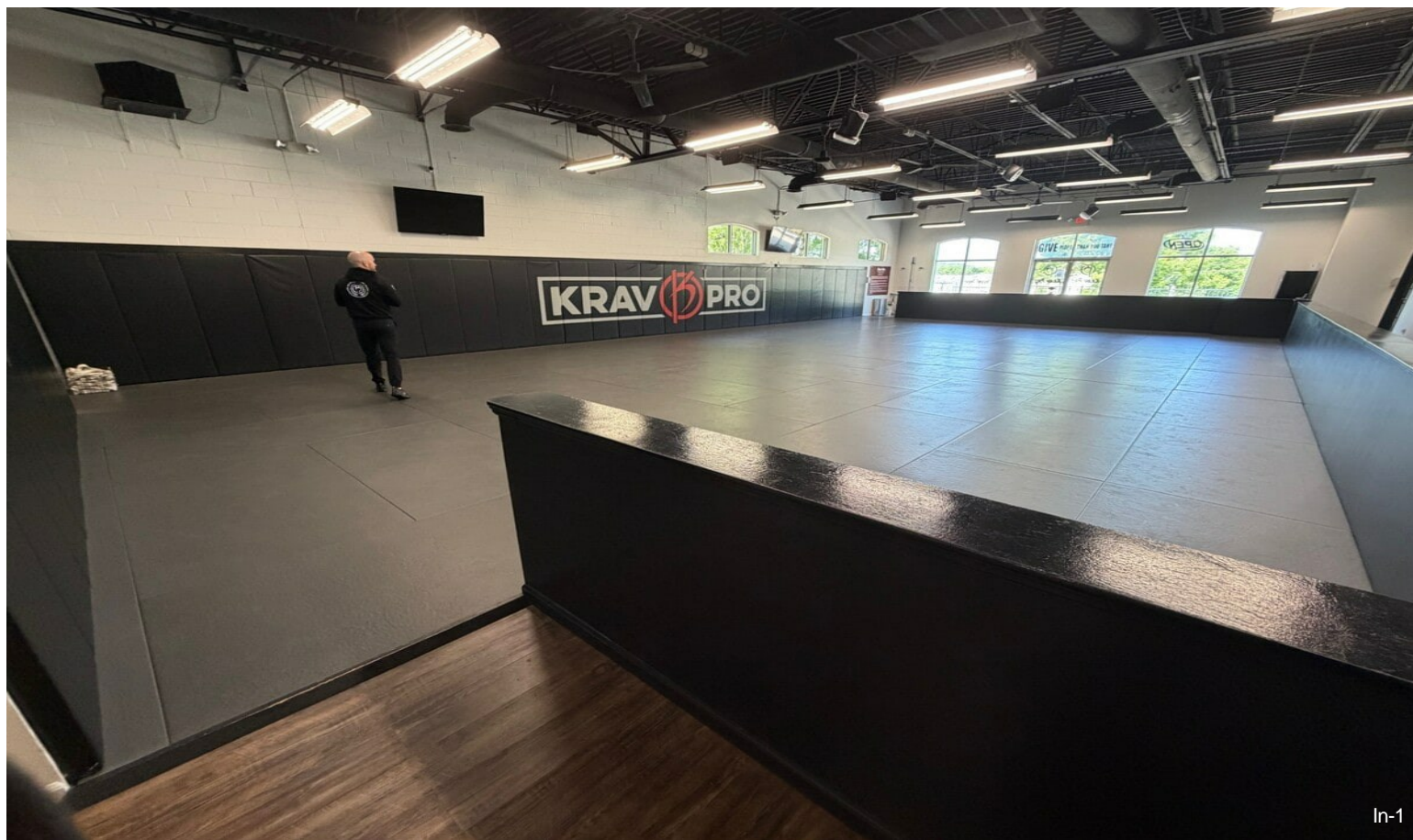
Space more suitable for fun school, retail, medical . High ceilings with great buildout, ample parking in Duluth. High traffic



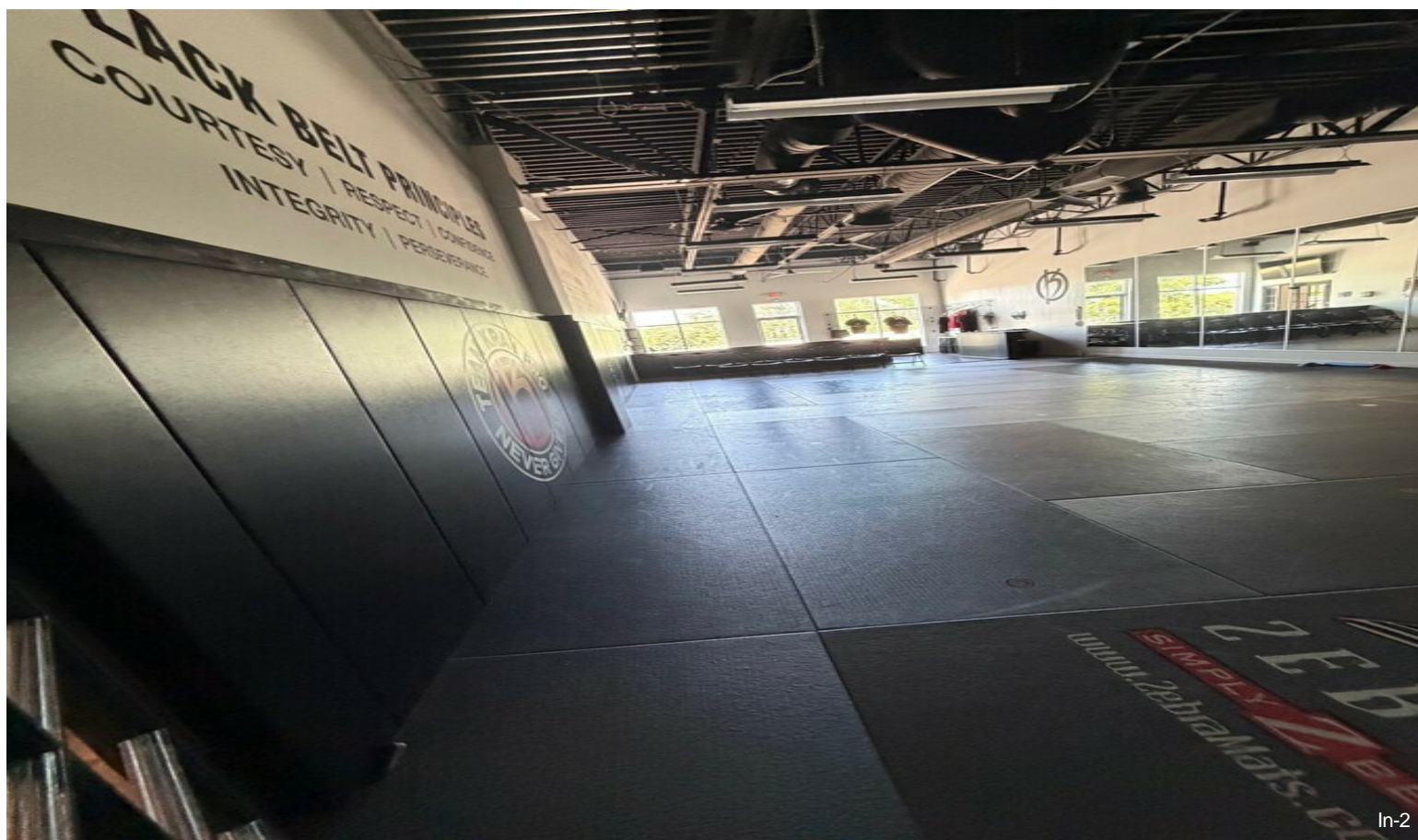
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Property Photos

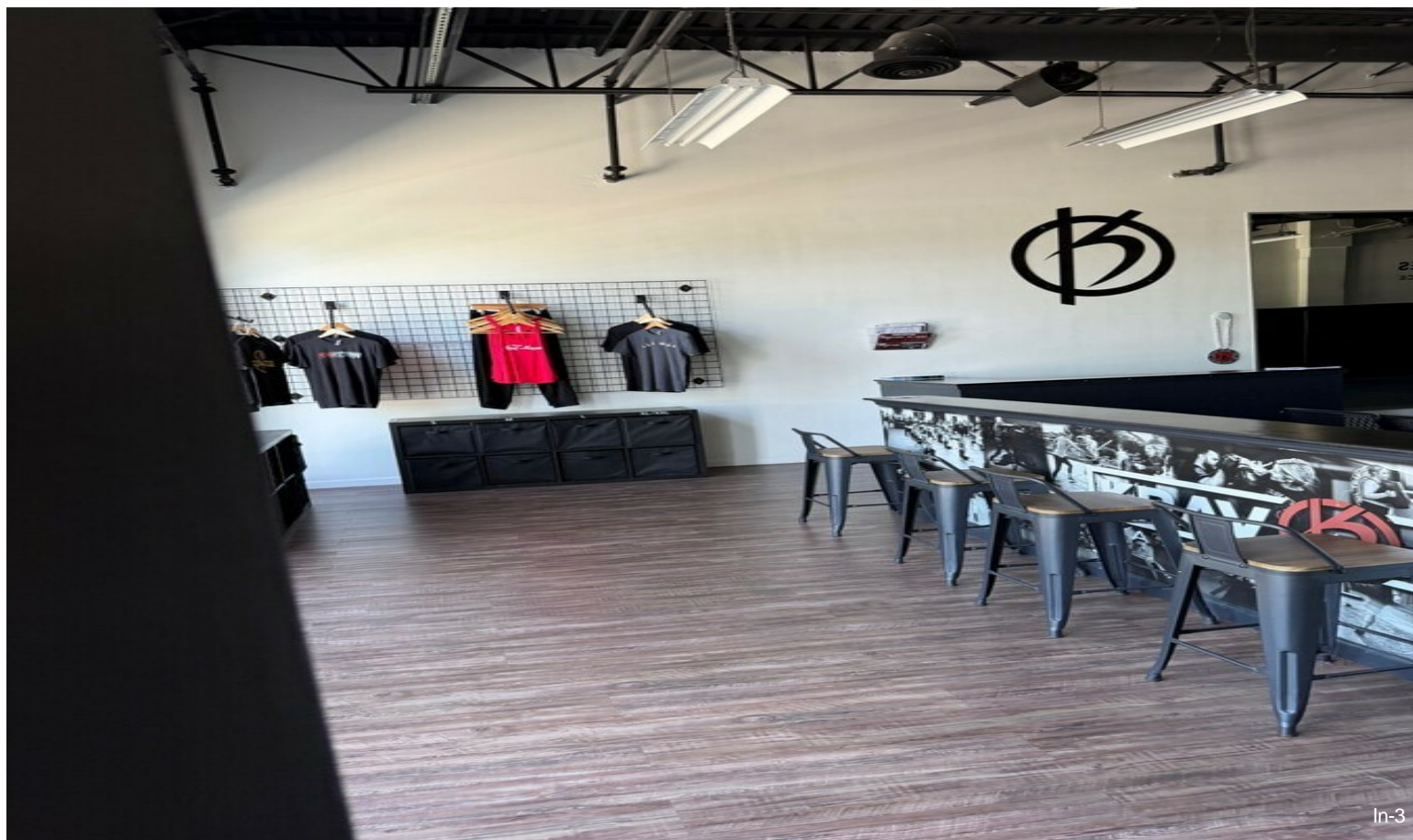


In-1



In-2

Property Photos

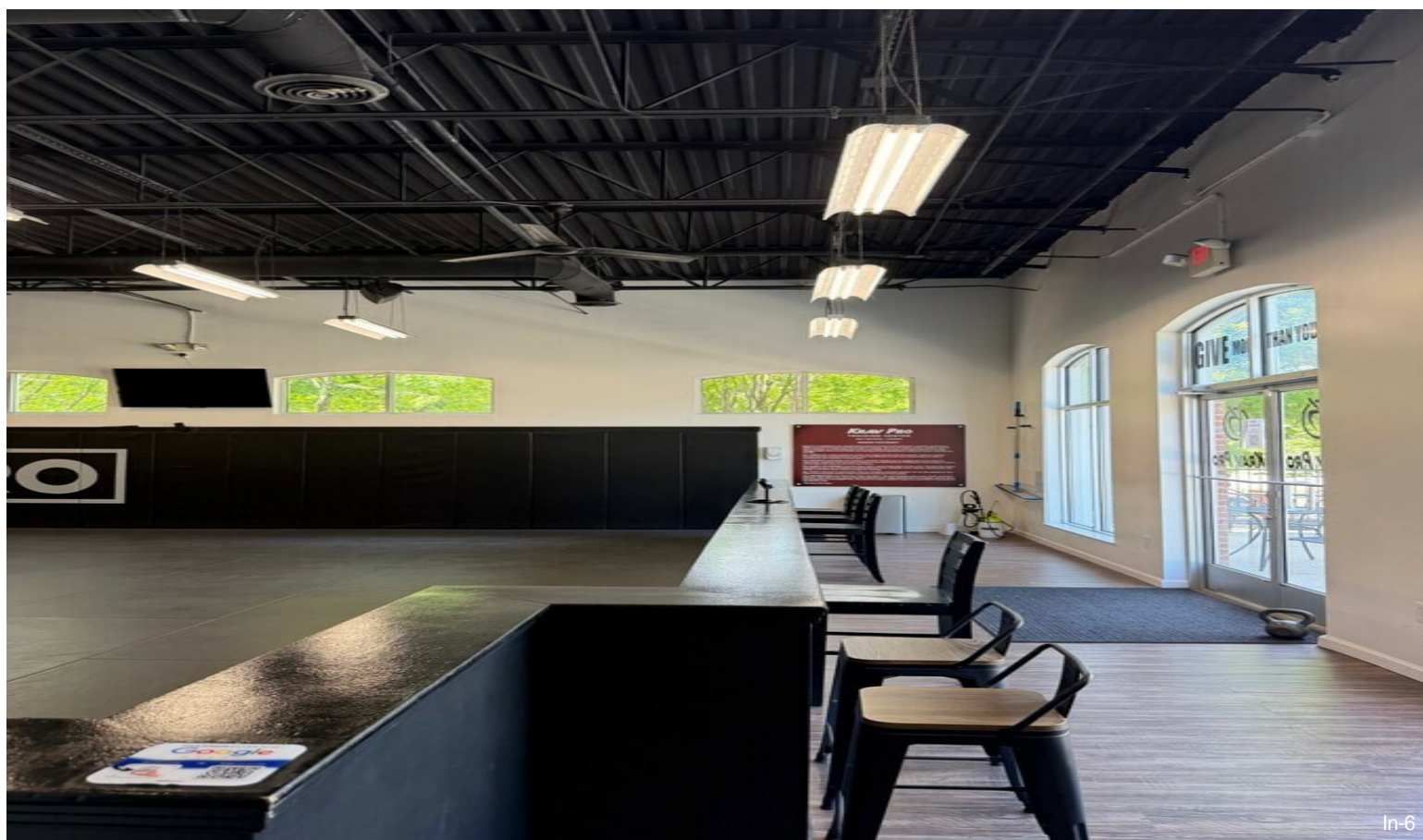


In-3



In-4

Property Photos



Property Photos

DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2024)	12,641	51,920	120,931
Proj. Population (2029)	12,668	55,335	127,285
Census Population (2020)	12,949	50,881	117,096
Census Population (2010)	10,393	41,999	99,100
HOUSEHOLDS			
Total Households (2024)	4,581	19,837	45,444
Proj. Households (2029)	4,639	21,381	48,419
Census Households (2020)	4,550	18,923	42,639
Census Households (2010)	3,666	15,715	36,227
HOUSEHOLD INCOMES			
Avg. HHI (2024)	\$144,877	\$139,566	\$148,041
Median HHI (2024)	\$124,867	\$111,813	\$116,207
Avg. HHI Net Worth (2024)	\$1.33M	\$1.14M	\$1.17M

