

Flex Space For Lease | 1,770 SF - 3,853 SF

3100 Breckinridge Blvd, Duluth, GA 30096



FOR MORE INFORMATION CONTACT:

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3100 Breckinridge Blvd, Duluth, GA 30096

PROPERTY HIGHLIGHTS

3100 Breckinridge Blvd is a professional office and flex campus in Duluth, offering modern, move-in-ready spaces with a well-maintained environment and ample parking. Conveniently located near I-85, it provides easy access to Pleasant Hill Road, Old Norcross Road, and nearby retail and dining options. The property features on-site management, attractive landscaping, and monument signage, making it ideal for businesses seeking a convenient and professional setting in Gwinnett County.

SUITE AVAILABLE - FLEX SPACE

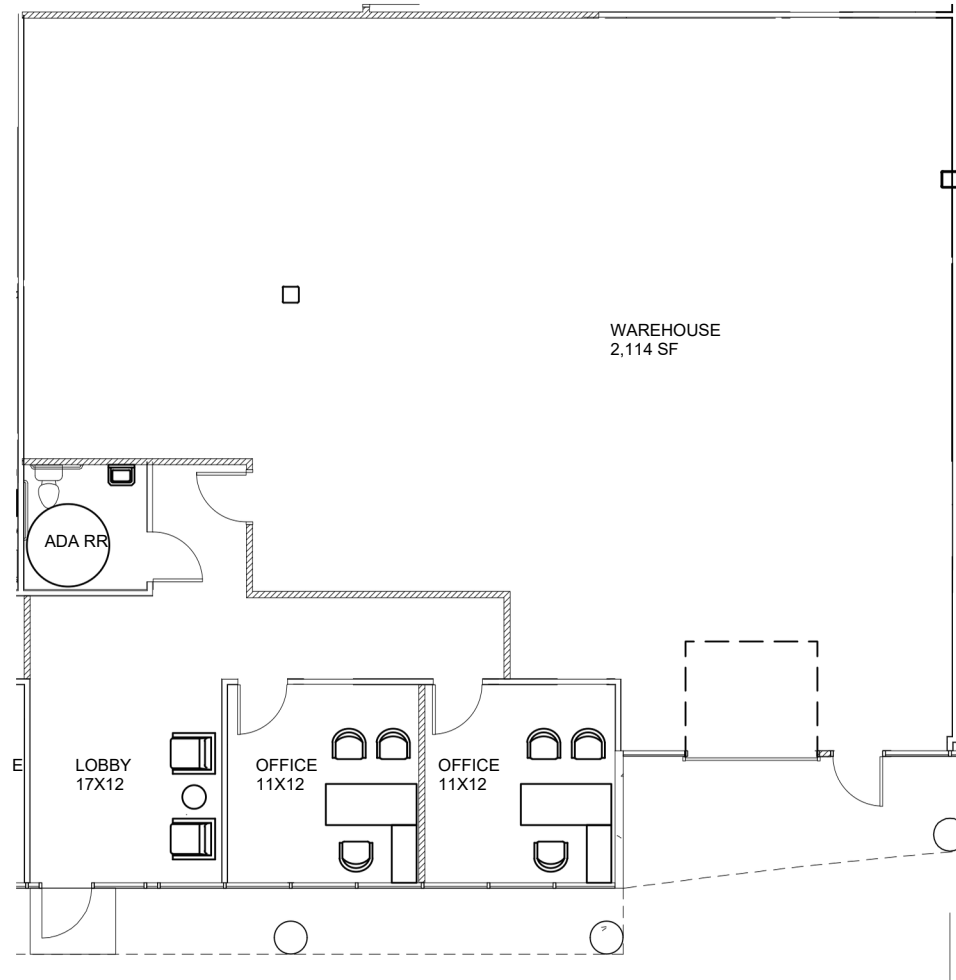
SUITE 400	3,328 SF
SUITE 410	2,600 SF
SUITE 420	3,853 SF
SUITE 180	1,770 SF
SUITE 528	3,238 SF



PHOTOS



FLOOR PLAN

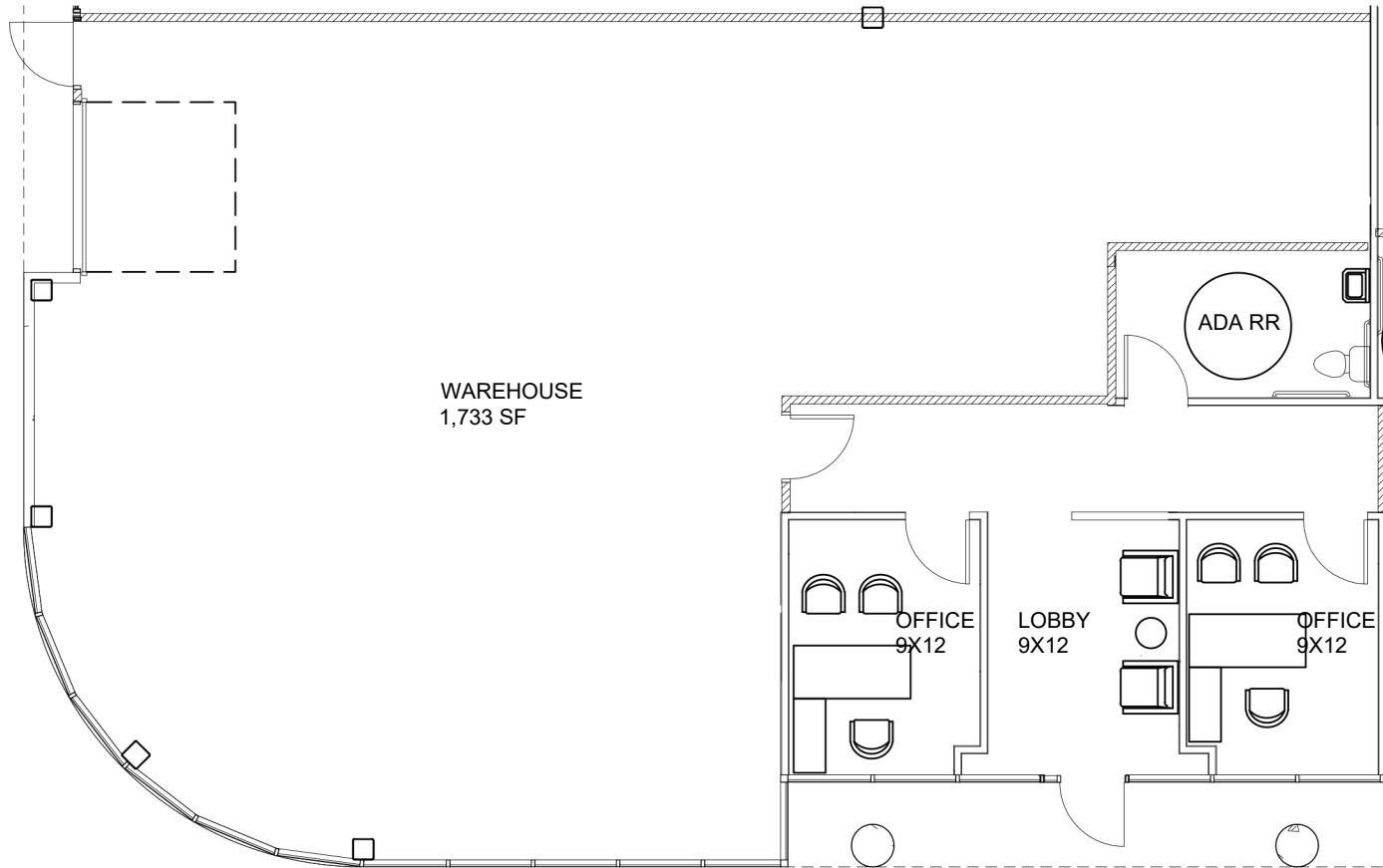


SCALE: N.T.S.

SPEC SUITE 400--3,238 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

FLOOR PLAN

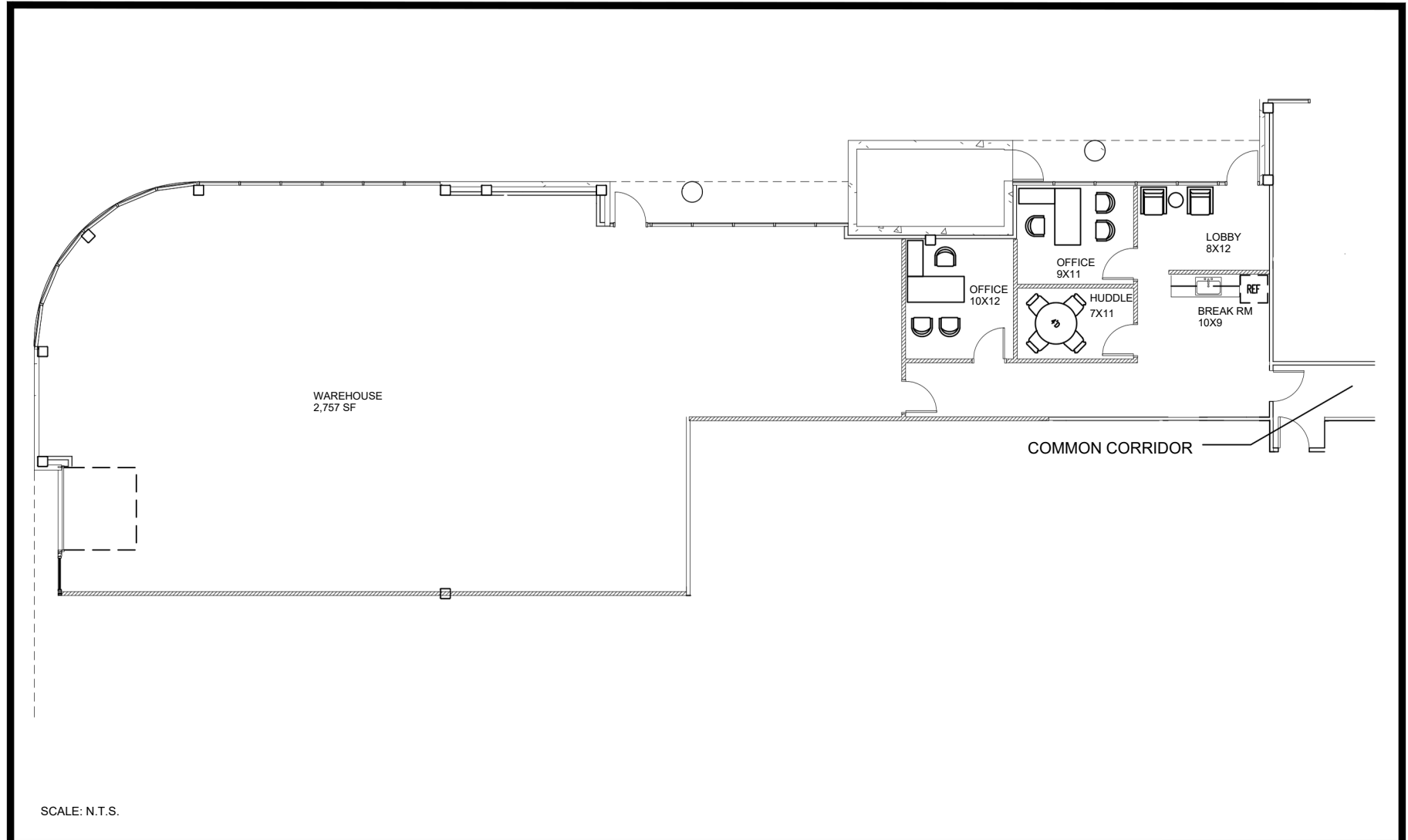


SCALE: N.T.S.

SPEC SUITE 410--2,600 RSF

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FLOOR PLAN



SCALE: N.T.S.

SPEC SUITE 420--3,853 RSF

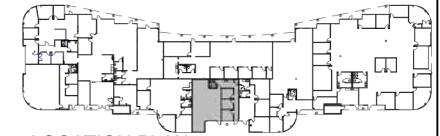
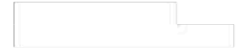
3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

FLOOR PLAN

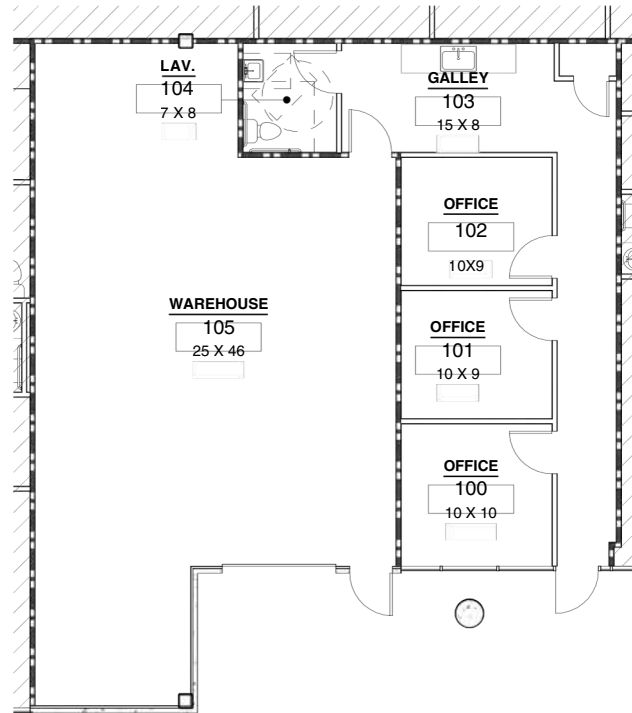
SPECS UITE 1 80

3100 BRECKINRIDGE ROAD
DULUTH, GA 30069

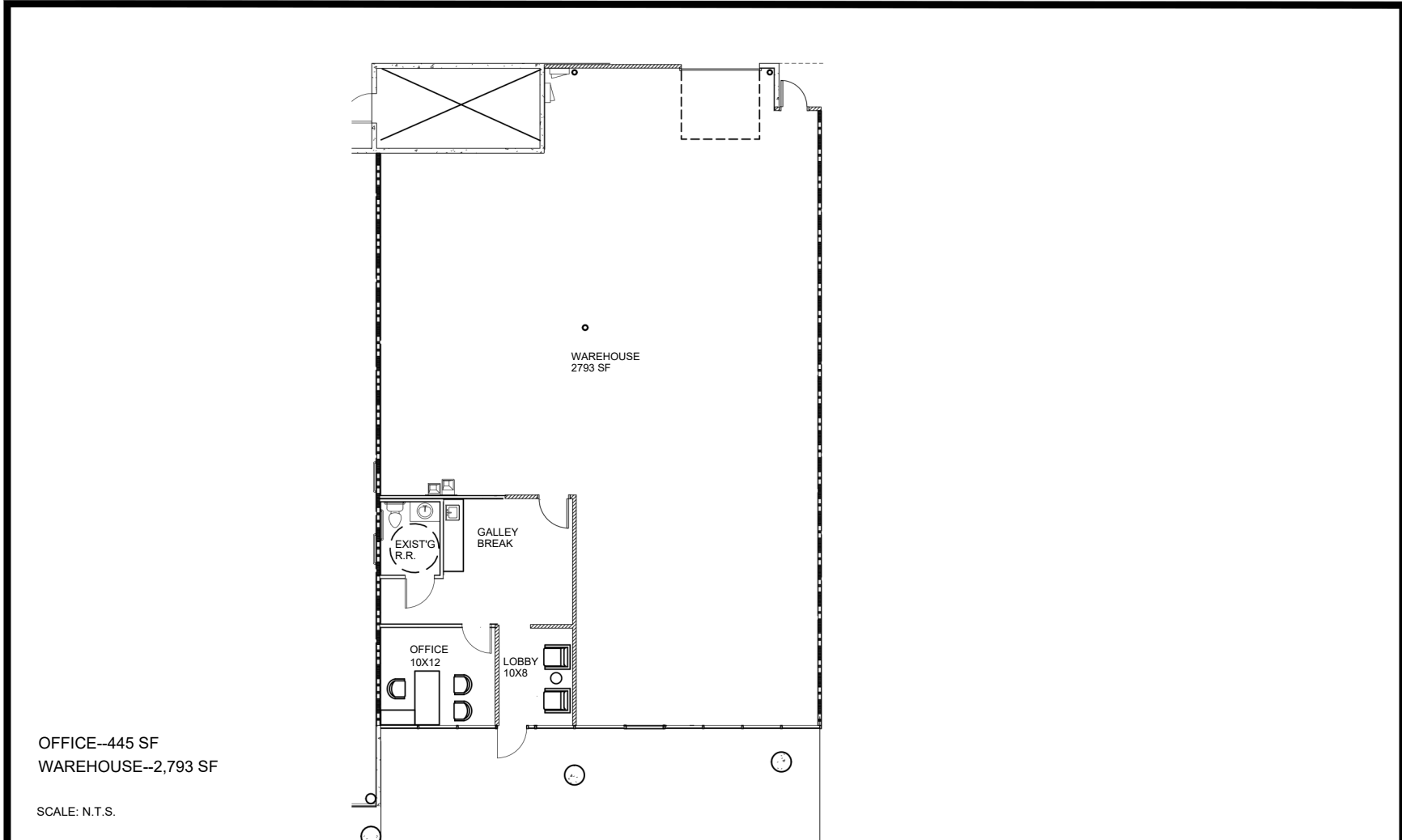
1,770 SF



① LOCATION PLAN
1" = 100'-0"



FLOOR PLAN



OFFICE--445 SF
WAREHOUSE--2,793 SF

SCALE: N.T.S.

SPEC SUITE 528
3,238 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

**STRATEGICALLY LOCATED ALONG I-85
BETWEEN TWO FULL INTERCHANGES AT
PLEASANT HILL ROAD AND BOGGS ROAD
WITH FLYOVER ACCES TO SATELLITE
BOULEVARD**

**PLUS IMMEDIATE ACCESS TO GA-316
(HIGH GROWTH CORRIDOR TO ATHENS)**



**3100 Breckinridge Blvd,
Duluth, GA 30096**

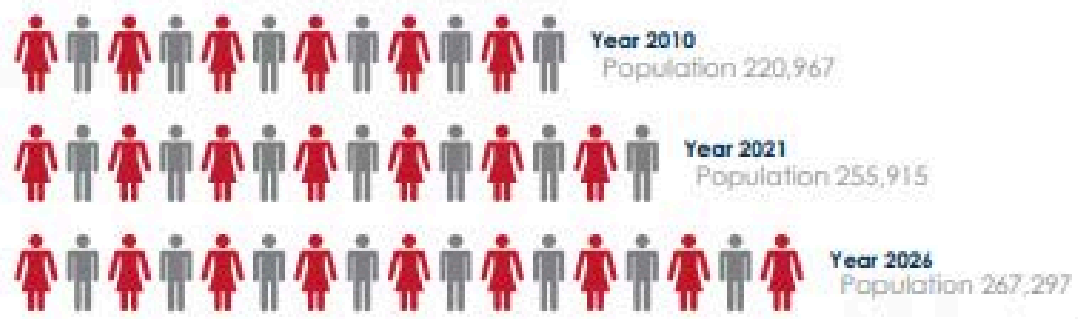
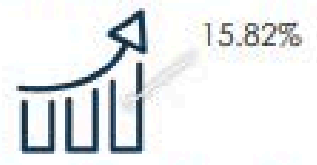
Demographic Detail Report

3100 Breckinridge Blvd, Duluth, GA 30096

Building Type: **Class B** | RBA: **179,824 SF** | Available: **1,500-7,825 SF** Rent/SF/Yr.
 Call to confirm

Population			
Radius	1 mile	3 mile	5 mile
2026 Projection	15,534	110,666	267,297
2021 Estimate	14,960	106,256	255,915
2010 Census	13,466	93,643	220,967
Growth 2021 - 2026	3.84%	4.15%	4.45%
Growth 2010 - 2021	11.09%	13.47%	15.82%

Population Growth 2010-2021 Predicated Population Growth 2021-2026



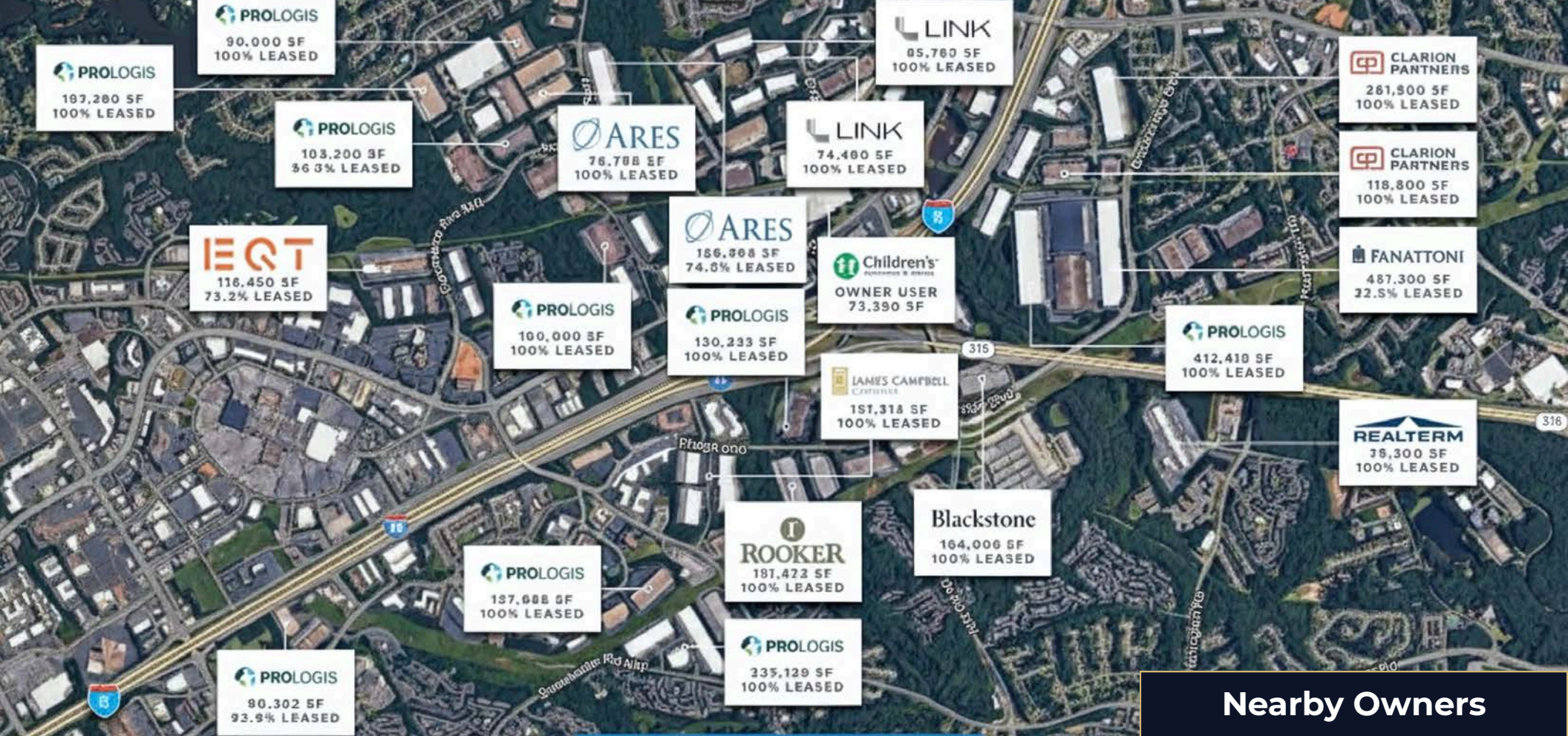
2021 Population by Age	14,960	106,256	255,915
Age 0 - 4	1,367	8,166	18,130
Age 5 - 9	1,367	8,628	19,556
Age 10 - 14	1,221	8,619	20,376
Age 15 - 19	958	7,502	18,477
Age 20 - 24	895	6,563	16,052
Age 25 - 29	1,297	7,886	18,123
Age 30 - 34	1,526	8,707	19,024
Age 35 - 39	1,550	9,325	20,459
Age 40 - 44	1,249	8,339	19,100
Age 45 - 49	1,023	7,703	18,776
Age 50 - 54	757	6,471	16,727
Age 55 - 59	599	5,714	15,425
Age 60 - 64	430	4,451	12,362
Age 65 - 69	295	3,214	9,101
Age 70 - 74	197	2,252	6,426
Age 75 - 79	114	1,351	3,836
Age 80 - 84	64	754	2,154
Age 85+	52	611	1,813
Age 65+	722	8,182	23,330
Median Age	31.20	33.30	34.50
Average Age	30.70	33.40	34.60

Demographic Detail Report

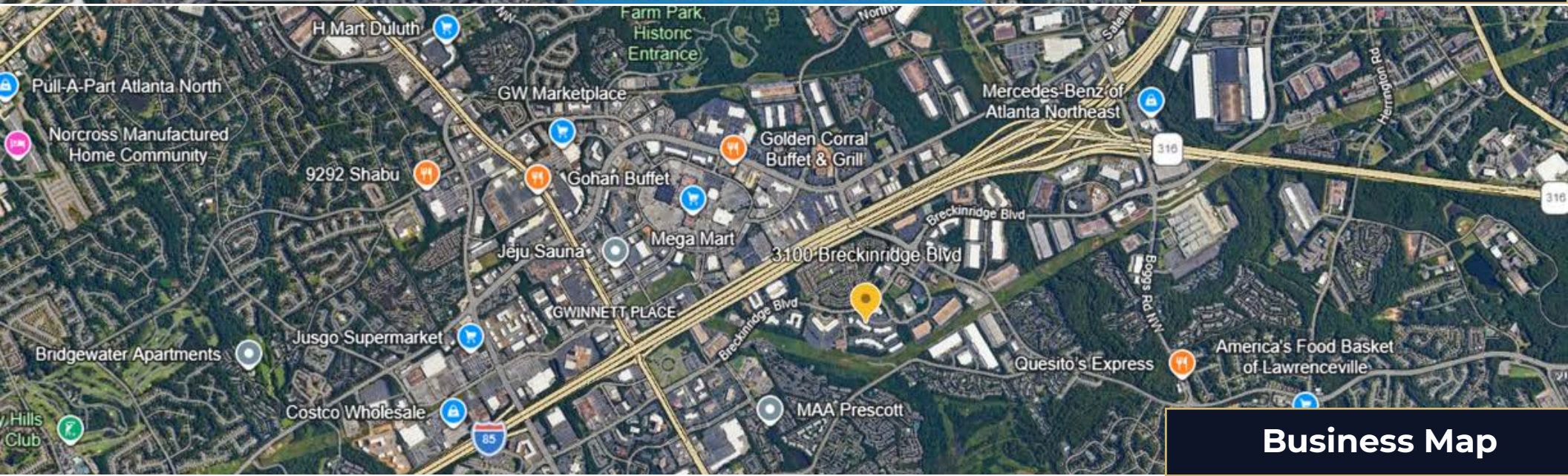
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Building Type: Class B | RBA: 179,024 SF | Available: 1,500-7,025 SF | Rent/SF/Yr: Call to confirm

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	9,687	104,676	11
Retail & Wholesale Trade	1,782	23,014	13
Hospitality & Food Service	692	10,311	15
Real Estate, Renting, Leasing	449	3,491	8
Finance & Insurance	812	7,172	9
Information	272	3,770	14
Scientific & Technology Services	1,051	7,813	7
Management of Companies	16	65	4
Health Care & Social Assistance	1,569	8,174	5
Educational Services	204	8,350	41
Public Administration & Sales	54	935	17
Arts, Entertainment, Recreation	166	1,700	10
Utilities & Waste Management	517	9,504	18
Construction	721	5,048	7
Manufacturing	398	8,411	21
Agriculture, Mining, Fishing	8	70	9
Other Services	976	6,848	7



Nearby Owners



Business Map

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