



**2472 -2476 PLEASANT HILL RD
DULUTH, GA 30096**

**Now Available
Space for Lease**

Premier Commercial Opportunity in the Heart of Duluth

2472-2476 Pleasant Hill Rd Duluth GA 30096

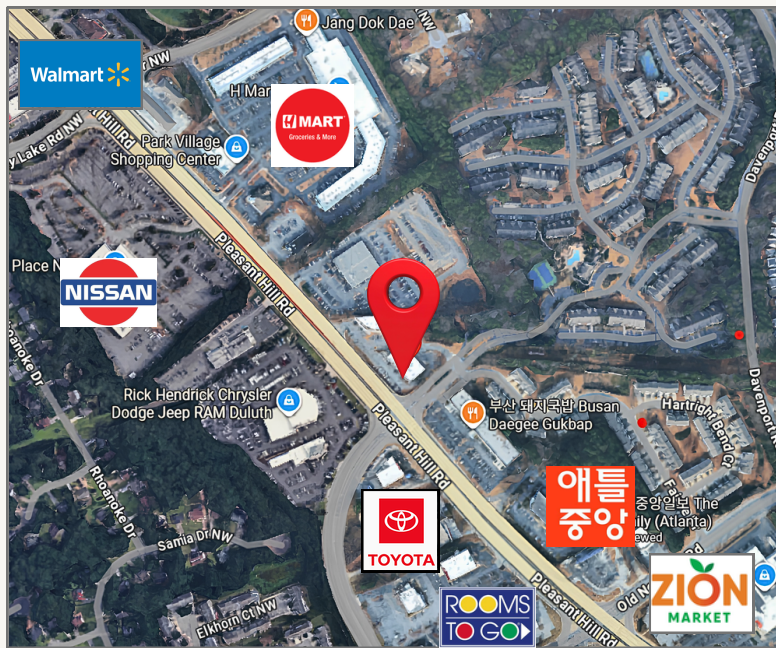
(Two-Building Commercial Center | Located Right Next to Duluth Super H Mart)

Position your business at the undisputed epicenter of Metro Atlanta's vibrant Korean-American business district. Located on the high-traffic Pleasant Hill Road corridor and just steps from Super H Mart Duluth, this premier two-building commercial center offers exceptional street visibility, effortless access, and unmatched destination-driven traffic.

Whether you need a compact 1,156 SF space for a specialized service or up to 6,545 SF for a large-scale operation, this location provides the flexible floor plans, ample parking, and strong regional reach required for sustained business growth.

Key Location & Property Highlights

- Prime Asian Hub Location: Adjacent to Duluth Super H Mart, surrounded by premier retail, medical, corporate offices, and heavy-foot-traffic dining centers.
- High-Volume Traffic Corridor (VPD): Exceptional exposure with over 31,000 to 66,000+ Vehicles Per Day (VPD) on Pleasant Hill Road and 42,000+ VPD on nearby Satellite Blvd.
- Thriving Local Business & Customer Base: Strong destination-driven location supported by over 56,000 daytime employees and 90,000+ residents within a 3-mile radius.
- Regional Connectivity: Seconds from I-85, seamlessly connecting customers from Duluth, Suwanee, Johns Creek, and Peachtree Corners.
- Ideal Business Uses: Perfect for Restaurants & Food Services, Professional Offices, Medical & Wellness Clinics, Educational & Learning Centers, Fitness, Beauty, Entertainment, and Specialty Retail.



Available Spaces at 2472 Pleasant Hill Rd

Suite	Tenant Name	SF	BASE RENT (\$/SF)	NNN (2026, \$/SF)	NOTES
101	Vacant	6,545	Inquire for Pricing	Inquire for Pricing	Call Us
201	Galleria Boutique	2,135	Undisclosed	Undisclosed	
202	HNH Square Holdings, LLC	2,454	Undisclosed	Undisclosed	
203	Dana Health and Wellness Center	2,336	Undisclosed	Undisclosed	
204	Bodyfriend, INC	1,615	Undisclosed	Undisclosed	

Available Spaces at 2476 Pleasant Hill Rd

Suite	Tenant Name	SF	BASE RENT (\$/SF)	NNN (2026, \$/SF)	NOTES
101	Xing Fu Tang Georgia	2,650	Undisclosed	Undisclosed	
102	Ulzzang Beauty	1,374	Undisclosed	Undisclosed	
103&104	Sing Sing Restaurant	3,176	Undisclosed	Undisclosed	
201	Columbia Dental Office	2,625	Undisclosed	Undisclosed	
202	Metro Insurance	1,033	Undisclosed	Undisclosed	
203	Available	1,156	Inquire for Pricing	Inquire for Pricing	Call Us
204	Sanabria Multiservices	1,583	Undisclosed	Undisclosed	

Photo Gallery



2700 N. Berkeley Lake Rd., NW, Suite 230
Duluth, GA 30096

YOONA PARK 678.417.1434
ypark@tbrealtor.com
www.tbrealtor.com