



1625 PLEASANT HILL RD | DULUTH, GA, 30096

# PROMENADE AT PLEASANT HILL

1,200 - 15,052 SF AVAILABLE

**SITE**  
LAIFITNESS  
Publix  
K1 SPEED



# PROJECT DETAILS

PROMENADE AT PLEASANT HILL • 1,200 - 15,052 SF • RETAIL

**AVAILABLE SPACE** 261,808 SF

**AVAILABLE SF** 1,200 - 15,052 SF

**PROPERTY HIGHLIGHTS**

- Future outparcel availability
- 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 with great schools
- 53,100 VPD on Pleasant Hill Road
- 27,200 VPD on Club Dr NW

**COUNTY** Gwinnett

**MARKET** Duluth

	1 MILE	3 MILES	5 MILES
 <b>TOTAL POPULATION</b>	15,552	108,293	262,953
 <b>DAYTIME POPULATION</b>	11,017	64,520	155,233
 <b>AVERAGE HH INCOME</b>	\$60,073	\$84,264	\$100,456



SITE PLAN

TENANT INDEX		
SUITE #	TENANT	SF
1	SCHLOTZKY'S DELI	2,400
2	GWINNETT SPINE SPECIALIST	3,200
3	BIOLIFE	19,200
4	DULUTH DENTAL AND DENTURES	1,400
5	ONEMAIN FINANCIAL	1,400
6	DR. NGUYEN CHIROPRACTOR	1,400
7	MASSAGE TOP	1,540
8	ROYAL CLIP HAIR SALON	1,260
9	G.T. NAILS	1,400
10	PUBLIX	65,920
11	PG BEAUTY SUPPLY	4,200
12	AVAILABLE	2,030
13	D NAILS SALON	2,100
14	AVAILABLE	6,000
15	K1 SPEED	55,797
16	LA FITNESS	40,221
18	PEP BOYS	4,500
19	WENDY'S	3,590
20	PIEDMONT URGENT CARE	5,155
21	JJ'S FISH AND CHICKEN (COMING SOON)	3,300
22	POLLO PELON	3,116
23	AREPA GRILL	1,350
24	QUYNH CAFE	1,900
25	CF DOMINICAN BARBERSHOP	1,188
26	THE ISLAND GRILL	2,430
27	ANY LAB TEST NOW	1,350
28	METRO BY T-MOBILE	1,400
29	CLEAN WAVE	4,200
30	AVAILABLE	1,200
31	TRUE STAFFING (AVAILABLE APRIL 2026)	3,600
32	THEORY RESTURANT AND LOUNGE	3,500
33	FEDEX OFFICE PRINT & SHIP CENTER (AVAILABLE LATE 2026)	8,550
34	DUNKIN'	2,112
35	BOSS WINGS	1,356
36	VELOX INSURANCE	1,413
D-103	AVAILABLE	15,052



GWINNETT PLACE MALL

macy's backstage MEGA MART  
BeautyMaster

GW  
Gwinnett Mall  
天中超市

HAVERTYS

TESCO  
特搜商城

macy's furniture gallery

85

255,000 VPD

petco

BEST BUY

FERGUSON ELEMENTARY  
819 STUDENTS

CITY FARMERS MARKET

THE HOME DEPOT

HAM DAE MUN  
Ham Dae Mun Market

Goodwill

SAUNDERS PERMANENTS

MCCLURE HIGH SCHOOL  
1,232 STUDENTS

planet fitness  
Guitar Center

SITE  
LA FITNESS  
Publix  
K1 SPEED

DULUTH, GEORGIA

# PROMENADE AT PLEASANT HILL

1,200 - 15,052 SF AVAILABLE

KATHY WARD-DARIN

317.800.3044  
KWARD@ATLANTICRETAIL.COM

SHELLEY JORDAN BELL

404.759.5464  
SJBELL@ATLANTICRETAIL.COM

GARRETT HAWKINS

404.805.1746  
GHAWKINS@ATLANTICRETAIL.COM

Atlantic  
RETAIL

ALBANY

ATLANTA

FIVE PIEDMONT CENTER, STE 210  
3525 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
470.766.1777

BOSTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES

INSTAGRAM.COM/ATLANTIC\_RETAIL/

REALTY RESOURCES

CHAINLINKS  
RETAIL ADVISORS