

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

3100 Breckinridge Blvd, Duluth, GA 30096



FOR MORE INFORMATION CONTACT:

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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

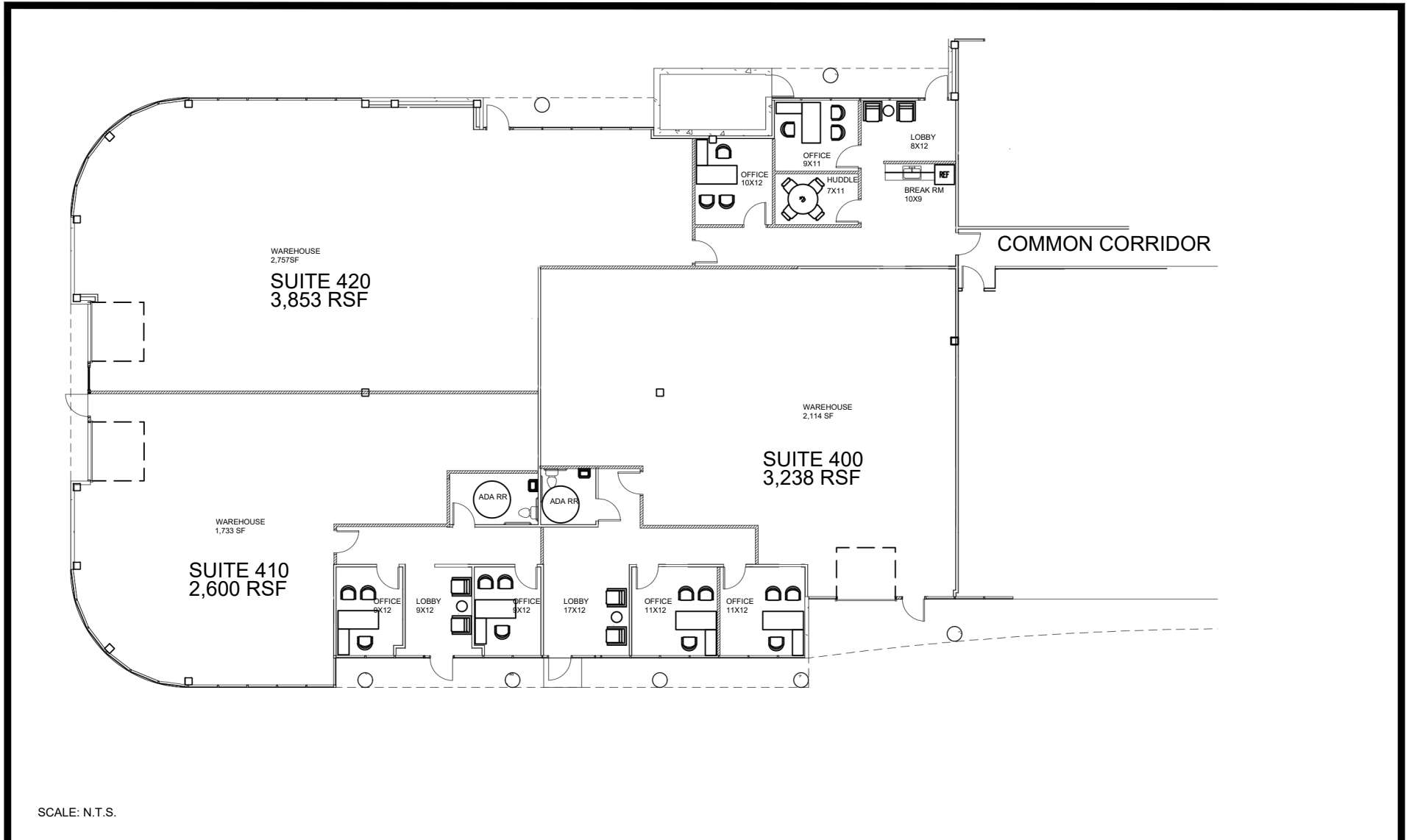
SUITE 400	3,328 SF
SUITE 410	2,600 SF
SUITE 420	3,853 SF
SUITE 180	1,770 SF
SUITE 528	3,238 SF



PHOTOS



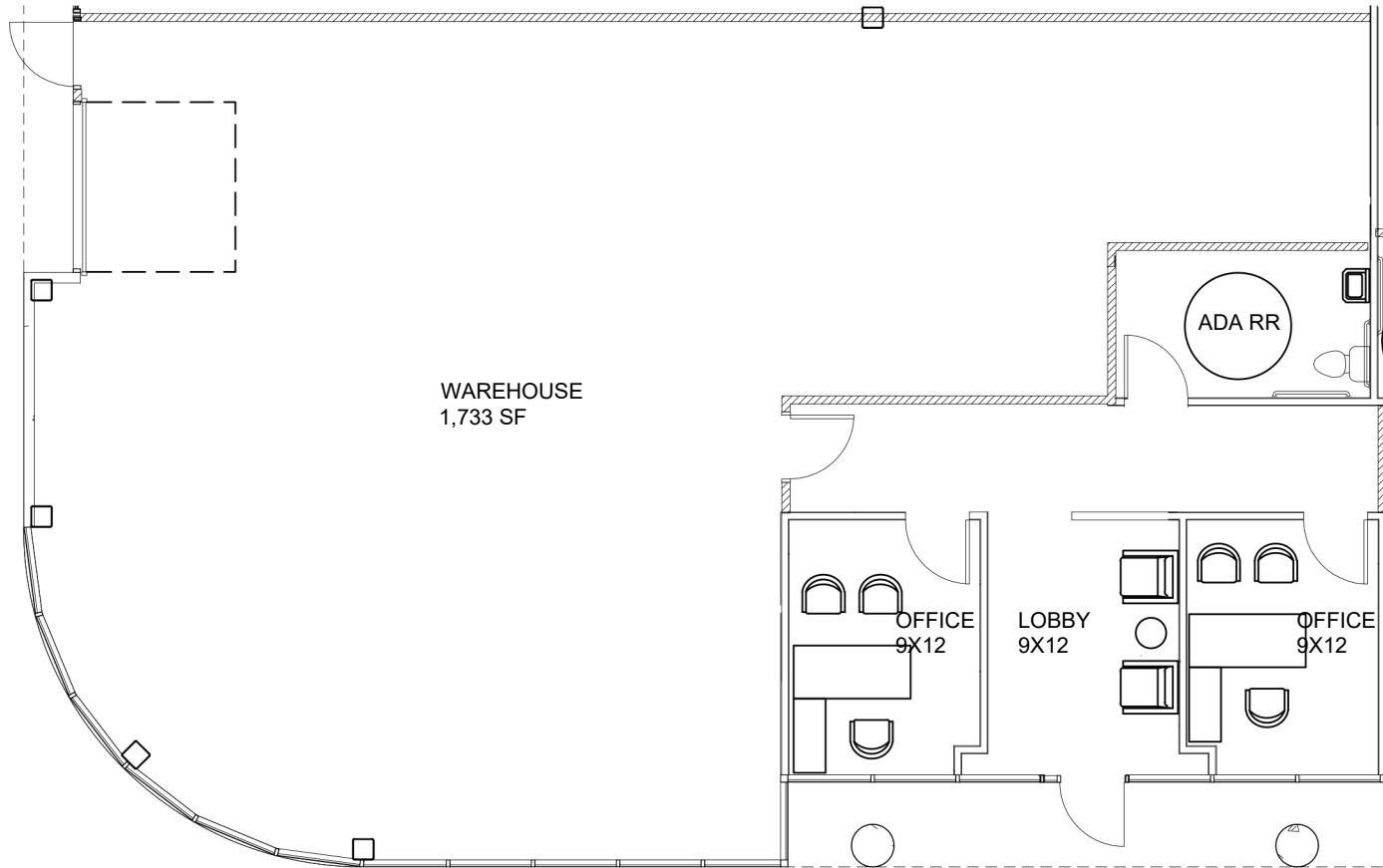
FLOOR PLAN



SPEC SUITE BLDG 400

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

FLOOR PLAN

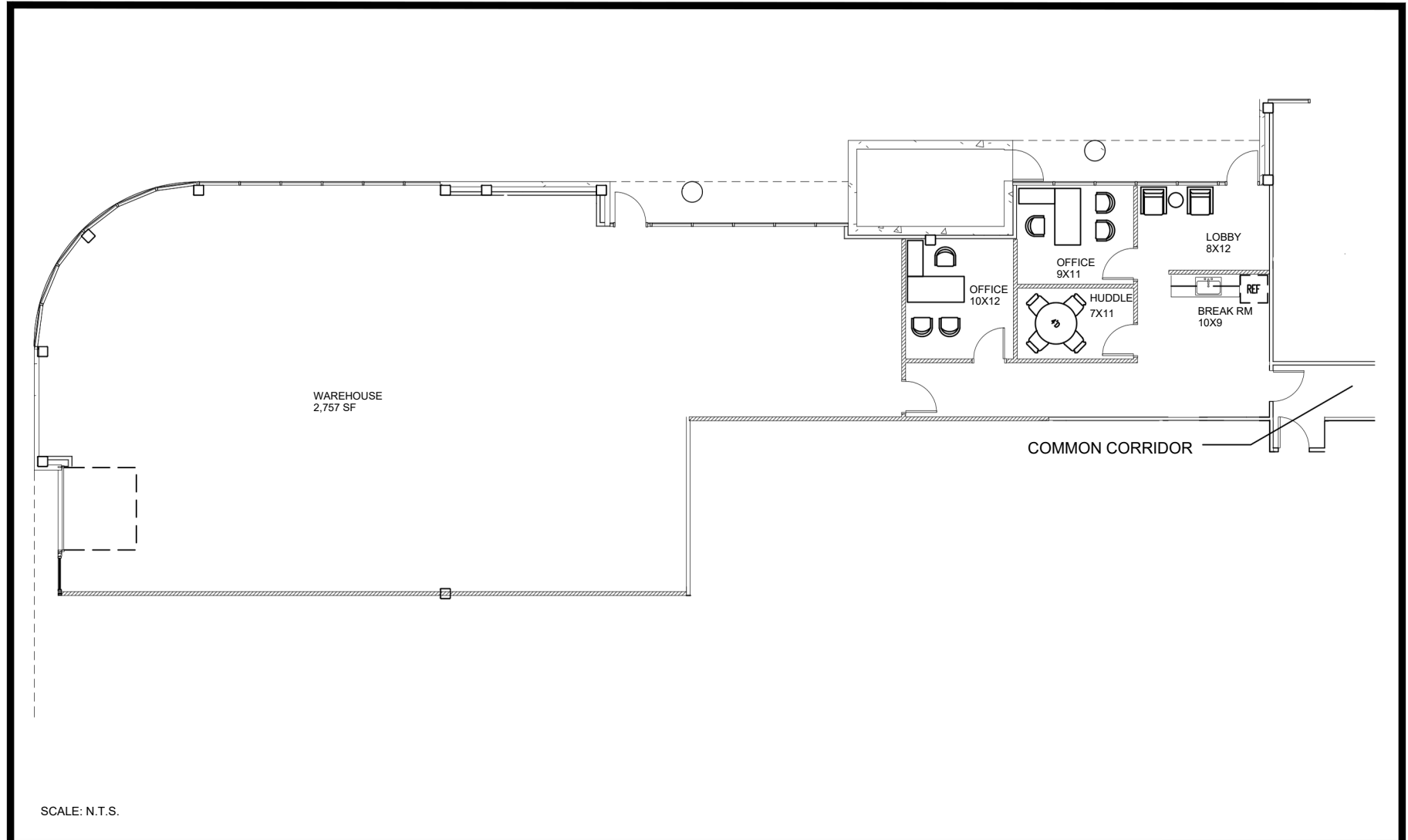


SCALE: N.T.S.

SPEC SUITE 410--2,600 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

FLOOR PLAN



SCALE: N.T.S.

SPEC SUITE 420--3,853 RSF

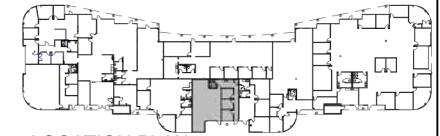
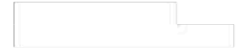
3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

FLOOR PLAN

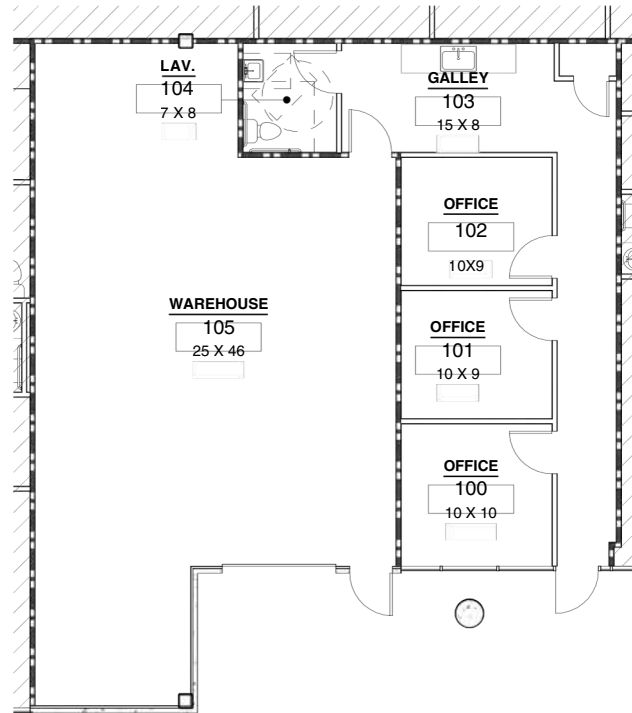
SPECS UITE 1 80

3100 BRECKINRIDGE ROAD
DULUTH, GA 30069

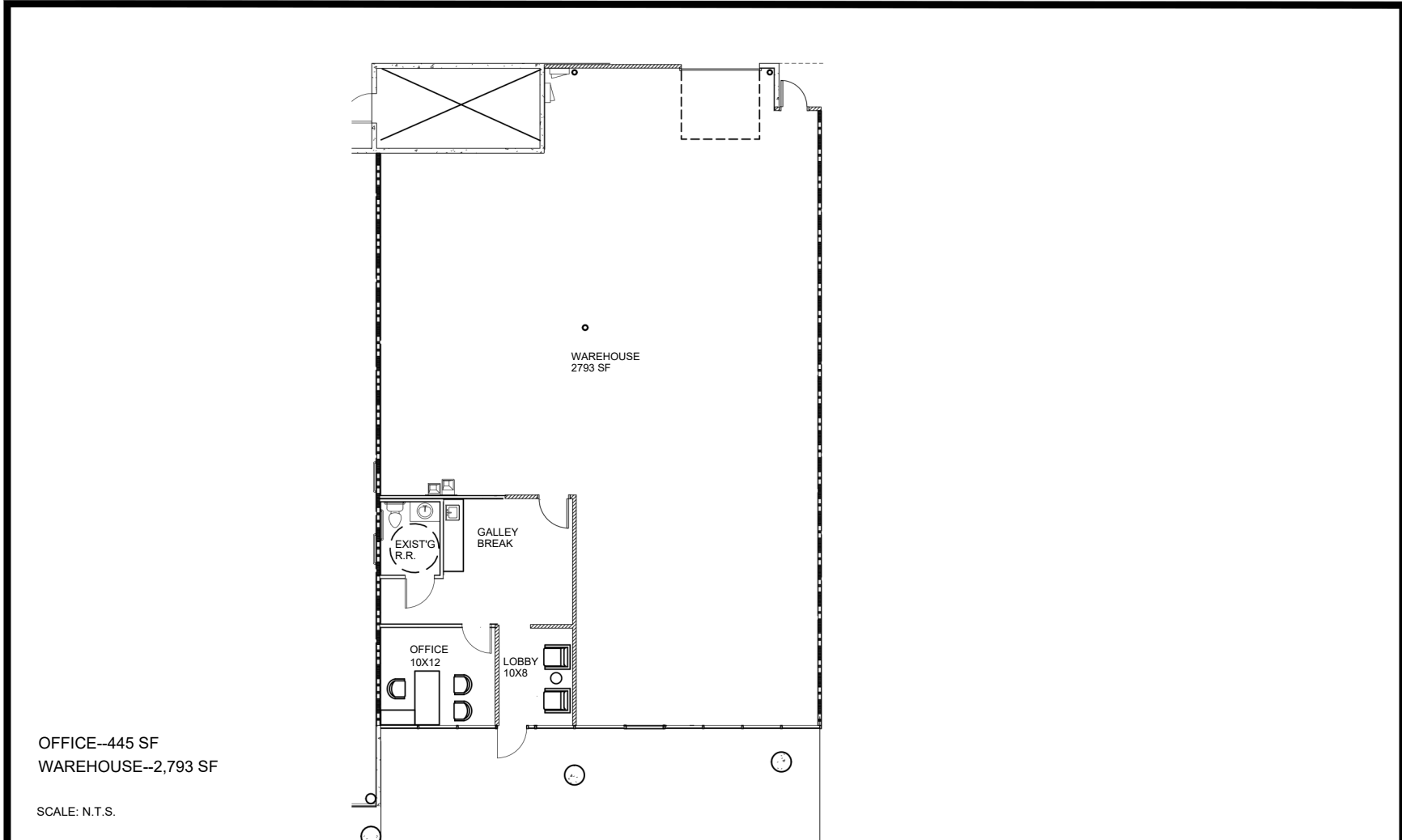
1,770 SF



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**

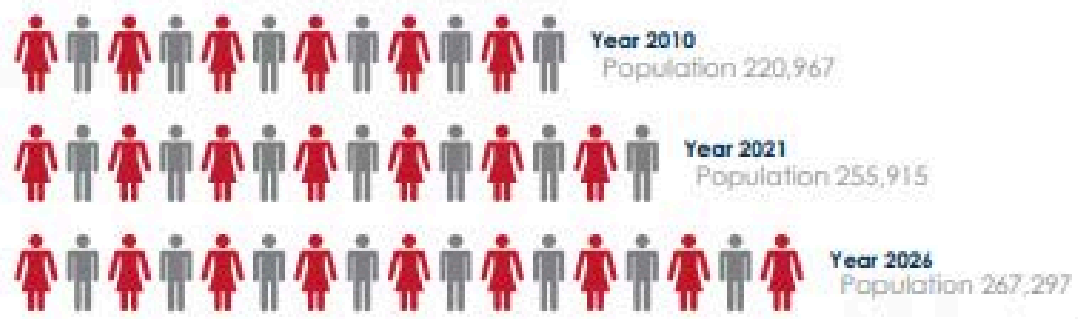
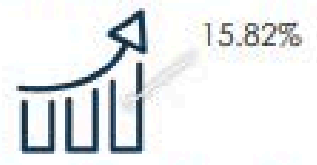
Demographic Detail Report

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



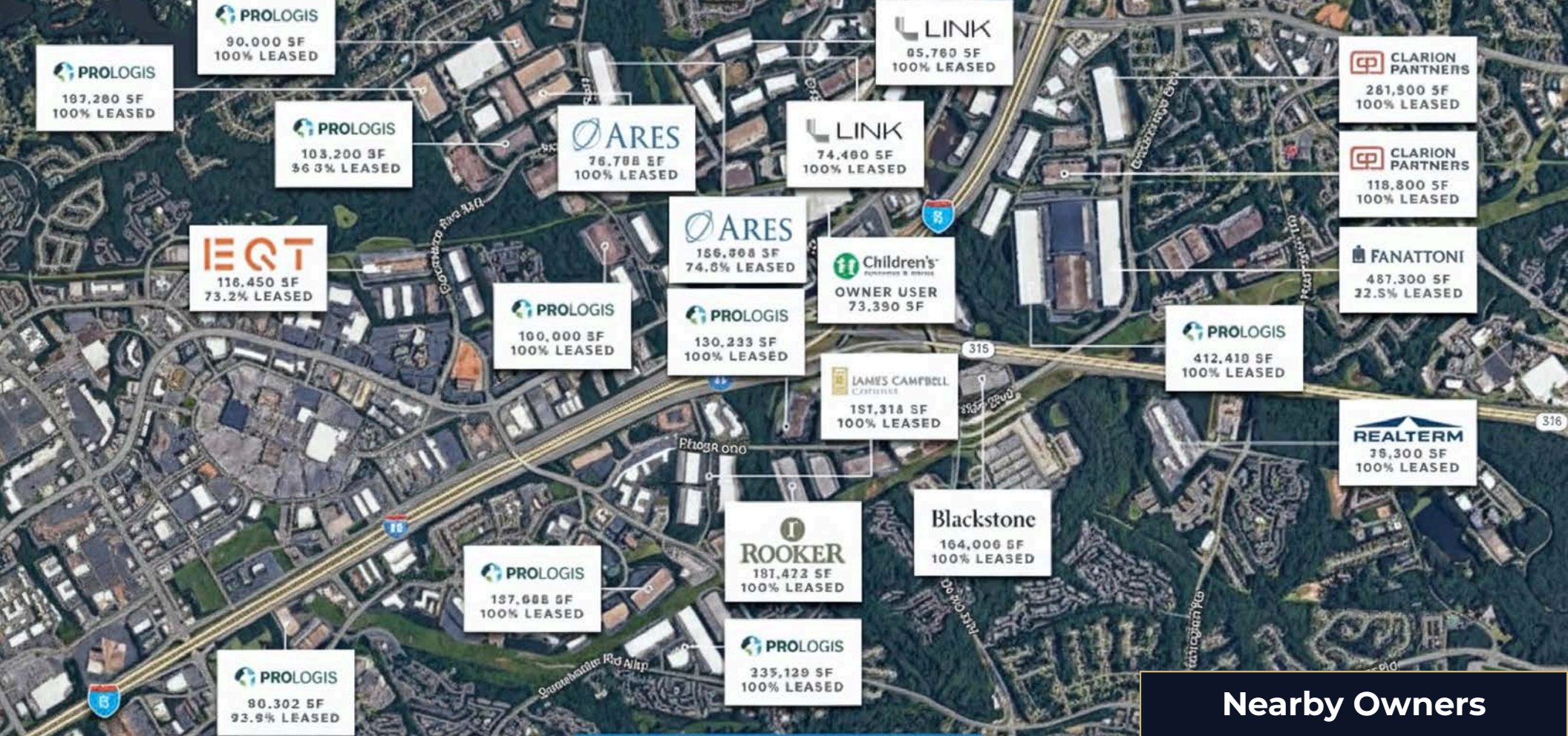
2021 Population by Age	14,960	106,256	255,915
Age 0 - 4	1,367	8,166	18,130
Age 5 - 9	1,367	8,628	19,556
Age 10 - 14	1,221	8,619	20,376
Age 15 - 19	958	7,502	18,477
Age 20 - 24	895	6,563	16,052
Age 25 - 29	1,297	7,886	18,123
Age 30 - 34	1,526	8,707	19,024
Age 35 - 39	1,550	9,325	20,459
Age 40 - 44	1,249	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

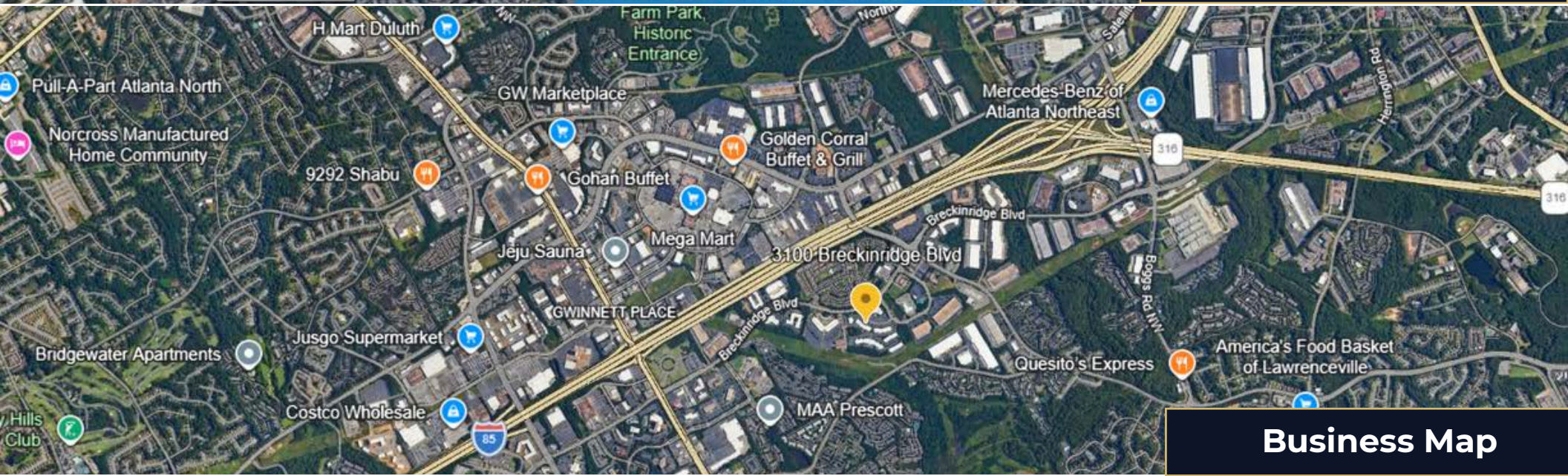
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Building Type: Class B | RBA: 179,024 SF | Available: 1,500-7,025 SF | Rent/SF/Yr: Call to confirm

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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