

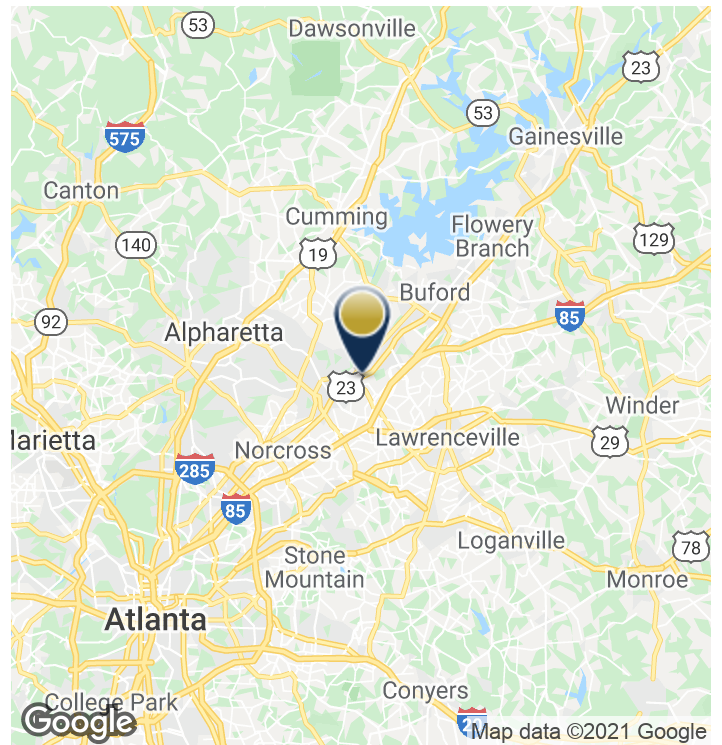


### PROPERTY HIGHLIGHTS

- 16,020 SF building located 1 mile from Downtown Duluth
- 1,200-16,020 SF available for lease at \$15/SF NNN
- Ideal location for medical/professional offices or retail
- Multiple build-out options available
- Mezzanine-level, 24' end-cap space
- Pre-installed drive-thru ideal for pharmacy or restaurant
- Each space metered separately; OPEX estimate: \$2.60/SF
- Excellent visibility from Buford Highway with ease of access
- Central to Suwanee, Johns Creek and Buford
- Easy access to access to I-85
- Contact Broker to schedule a tour or discuss sale options

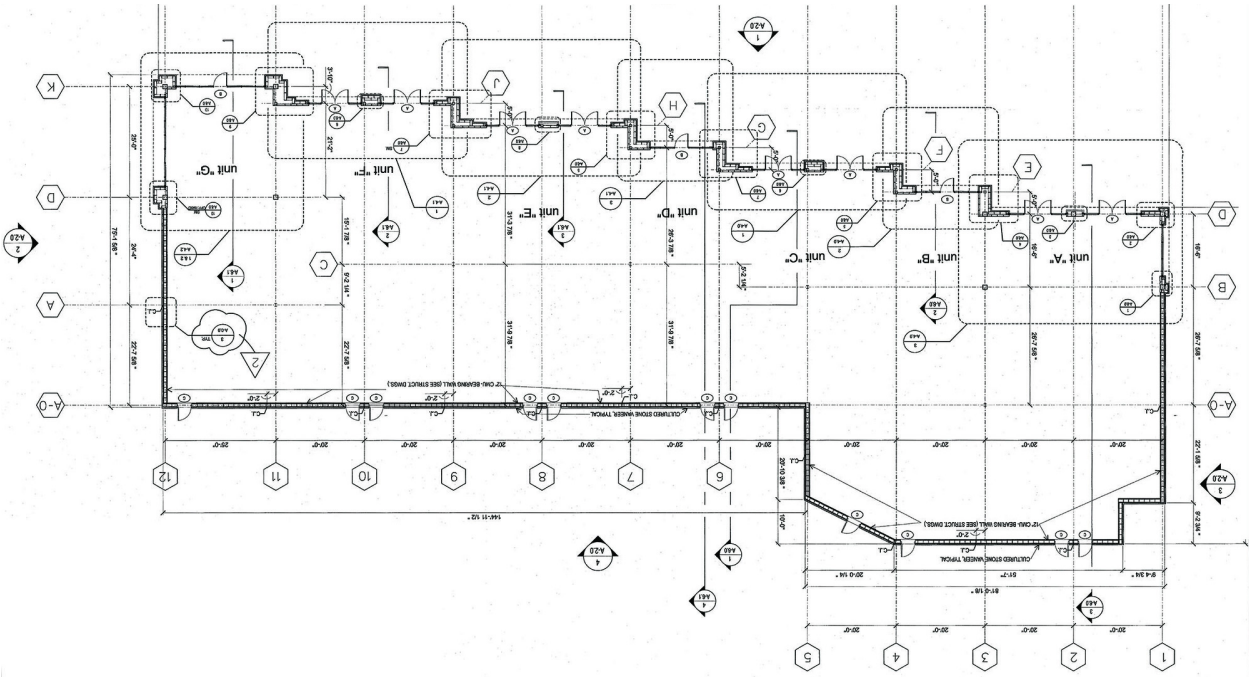
### LOCATION OVERVIEW

The subject property is located  $\pm 1$  mile from new and established businesses of Downtown Duluth and only  $\pm 2$  miles from I-85. It is conveniently nestled  $\pm 3$  miles south of Suwanee  $\pm 7$  miles east of Johns Creek, and  $\pm 5$  miles from Sugarloaf Mills.

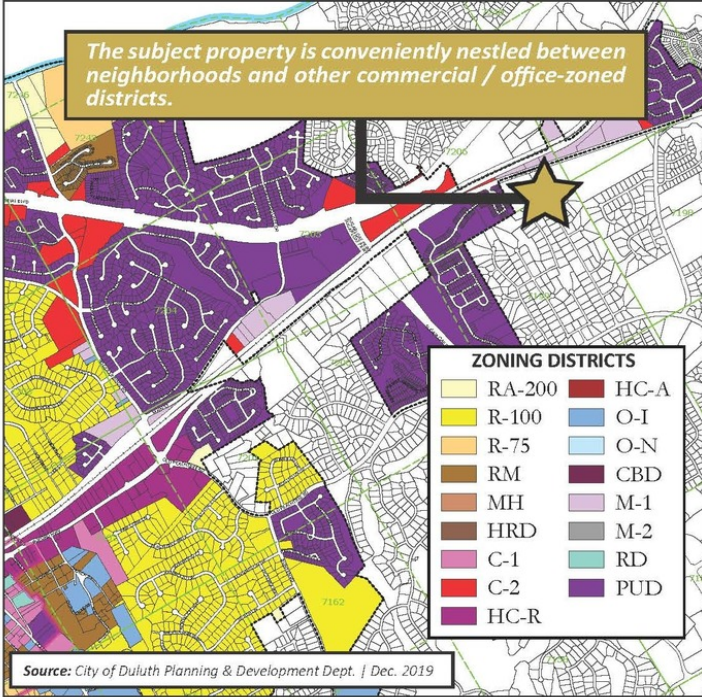




AERIAL



FLOORPLAN



## DULUTH

As the second largest city in Gwinnett County, the City of Duluth is home to ± 28,294 residents and part of the Atlanta MSA. Just 40 minutes north east of Atlanta, the city demonstrates a favorable growth pattern and has become busy hub in the vanguard of the Metro area's business and residential expansion.

The city's commercial corridor is among Gwinnett County's busiest, with over 1,750 businesses are located within the City limits. With easy access to Atlanta, Duluth offers the best of big-city amenities and small-town ambiance.

Despite steady growth, it has retained its small-town character, where personal camaraderie, spirited by annual holiday and festive events, is savored. Historic Downtown District is home to Duluth City Hall, Duluth Festival Center and installations like the Town Green, shops of Parson's Alley and Eddie Owen Presents: Red Clay Music Foundry.

In 2017, Duluth was ranked in the TOP 25 Places to Visit in Georgia by Vacation Idea Magazine. The city also received the Urban Land Institute 2017 Development of Excellence Award and the Congress for the New Urbanism Charter Award for the Parsons Alley Development that same year.

With its diverse population and welcoming atmosphere, and Historic Duluth is an established active and prosperous community.

