

Promenade at Pleasant Hill

Retail & Restaurant Space Available

- 1625 Pleasant Hill Road
Duluth, GA 30096
- Box opportunity up to 23,000 SF
- Restaurant outparcel available
- Restaurant/Brewpub/Entertainment space
- Publix anchored with 15,000 customers/week
- LA Fitness with over 10,000 members
- 61,400 VPD on Pleasant Hill Road

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,571	100,752	249,748
Med HH Income	\$49,926	\$52,363	\$61,538

Owned and Managed by



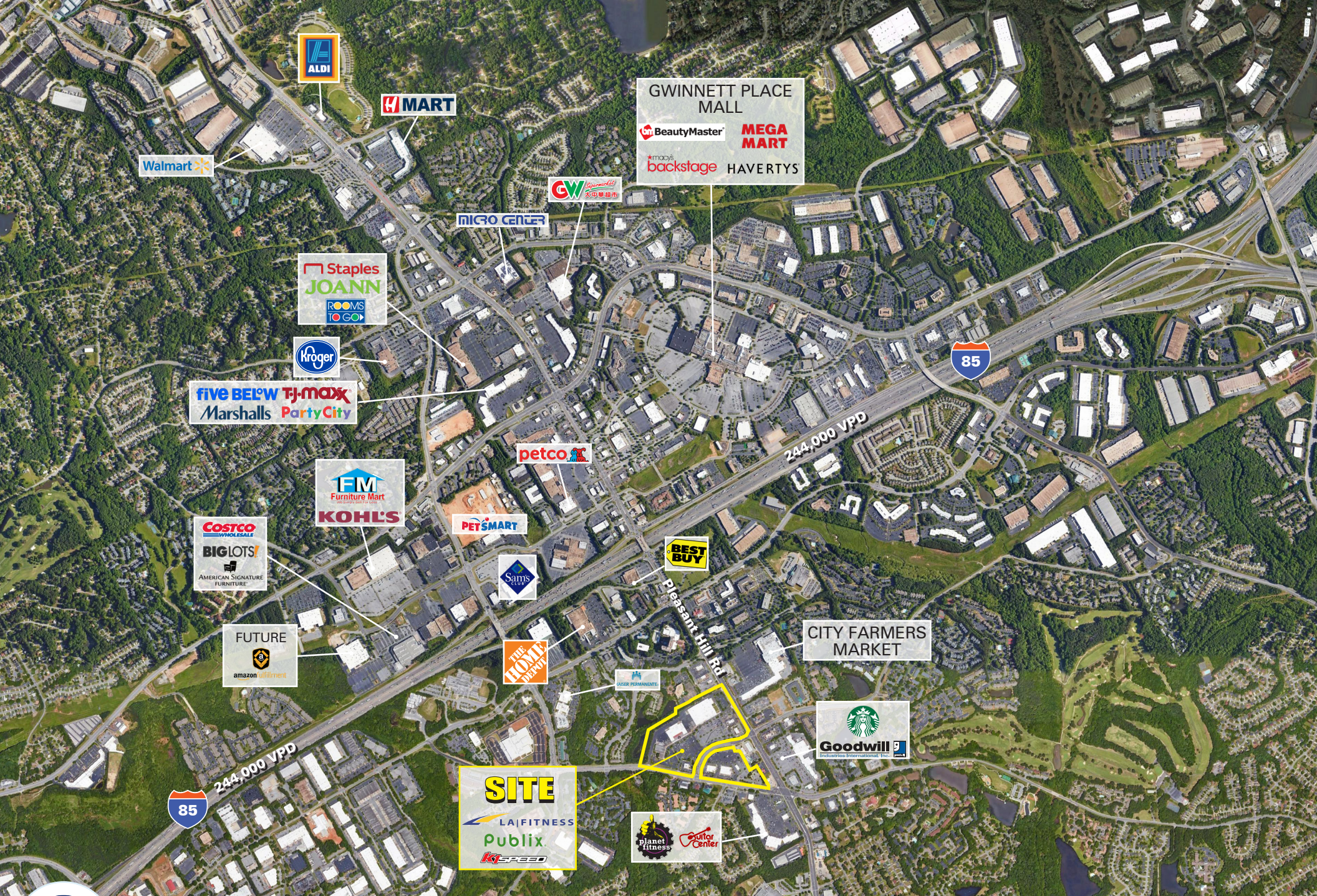
Kathy Ward-Darin

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Shelley Jordan Bell

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DULUTH, GA

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MARKET AERIAL

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TENANT INDEX			
SUITE #	SP #	TENANT	SF
110	A100	SCHLOTZKY'S DELI	2,400
120	A102	AVAILABLE	3,200
140	B100	DULUTH DENTAL AND DENTURES	1,400
510	B102	ONEMAIN FINANCIAL	1,400
160	B104	HEALTH FIRST CHIROPRACTIC	1,400
170	B106	MASSAGE TOP	1,540
180	B108	ROYAL CLIP HAIR SALON	1,260
190	B110	G.T. NAILS	1,400
210	C100	BEAUTY POP	4,200
215	C102	GWINNETT REHAB SPECIALISTS	2,030
220	C104	D NAILS SALON	2,100
230	C106	CATO	6,000
	MAJA	BIOLIFE	19,200
	MAJB	PUBLIX	65,920
	MAJC	K1 SPEED	55,797
	MAJD	LA FITNESS	40,221
	OUTA	POLLO PELON	3,116
	OUTB	TRIBOS PERI PERI	3,300
	OUTC	LAS COSTAS NAYARITAS MEXICAN GRILL	7,049
	OUTD	QUIKTRIP	4,540
	OUTE	AVAILABLE	5,155
	OUTG	WENDY'S	3,590
D102	D102	AVAILABLE (EXISTING PEP BOYS)	4,500
D103	D103	AVAILABLE	18,243
E100	E100	BOSS WINGS	1,356
102	E102	DUNKIN'	2,112
102B	E104	VELOX INSURANCE	1,413
3695A	F100	FEDEX OFFICE PRINT & SHIP CENTER	8,550
3695B	F102	THEORY BISTRO AND LOUNGE	3,500
107	G100	TRUE STAFFING	3,600
106	G104	LINDA'S AFRICAN HAIR BRAIDING	1,200
104	G106	AVAILABLE (2ND GEN RESTAURANT)	4,200
103	G108	METRO PCS	1,400
103A	G110	ANY LAB TEST NOW	1,350
102	G112	AFRICAN GRILL	2,430
105	G114	CACHE DOMINICAN BARBER SHOP	1,188
102A	G116	GREATEA	1,900
101	G118	SUBWAY	1,350



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SITE PLAN

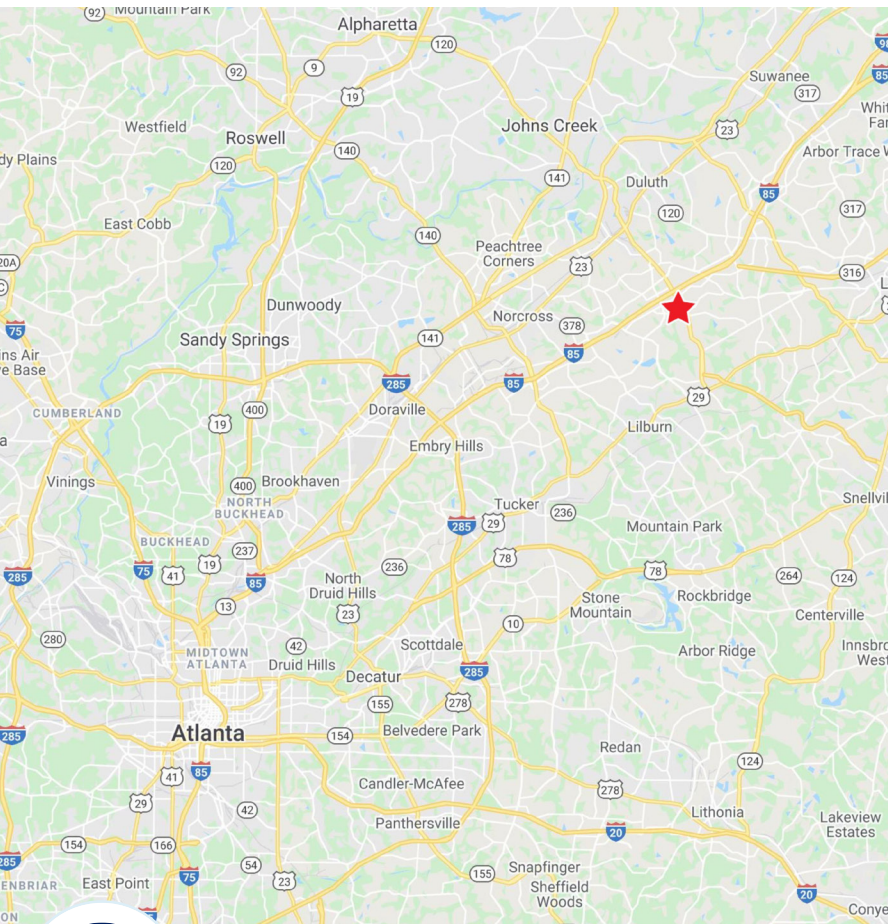
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SHOPPING CENTER PHOTOS & MAP

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