



1,000 - 4,375 SF Available

- 3455 Peachtree Industrial Blvd
Duluth, GA 30096
- Anchored by Kroger and LA Fitness
- High traffic location with 45,800 VPD on Pleasant Hill and 39,900 VPD on Peachtree Industrial
- Strong trade area with dense residential population and high incomes

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,494	64,048	200,635
Med HH Income	\$65,032	\$100,581	\$104,192

Owned and Managed by



Kathy Ward-Darin
470.766.1765
kward@atlanticretail.com

Shelley Jordan Bell
470.766.1760
sjbell@atlanticretail.com




\$104,192
 MED HH INCOME
 IN 5 MILE RADIUS

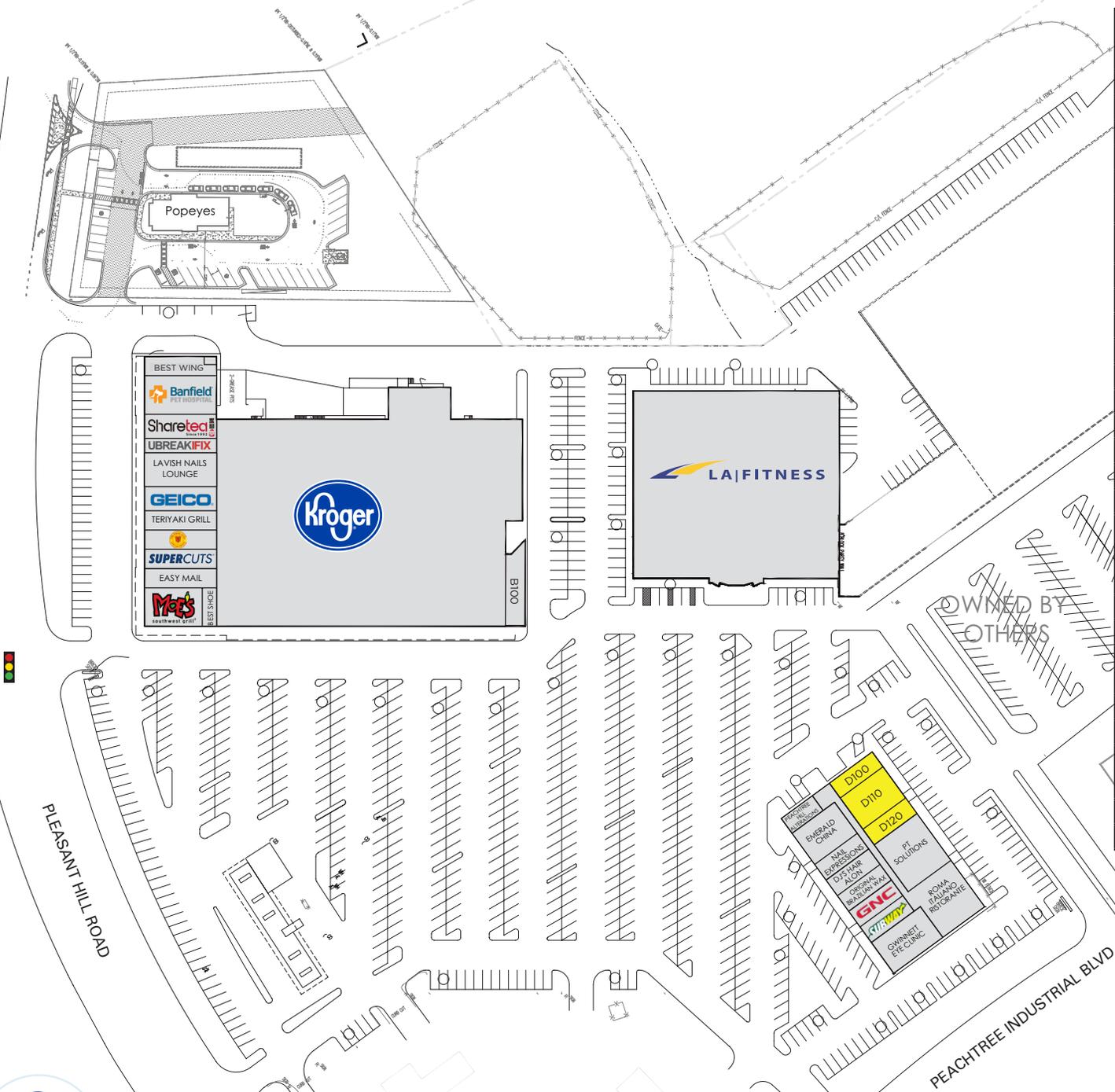

200,635
 TOTAL POPULATION IN 5
 MILE RADIUS


DULUTH, GA
Peachtree Hill

MARKET AERIAL

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TENANT INDEX

SUITE #	SP#	TENANT	SF
105	A100	BEST WING & GRILL	1,470
110	A110	BANFIELD PET HOSPITAL	3,000
205	A120	SHARETEA	1,875
210	A130	UBREAKIFIX	1,125
215	A140	LAVISH NAILS LOUNGE	2,655
225	A150	GEICO	1,845
230	A160	EXTREME TERIYAKI GRILL EXPRESS	1,500
235	A170	HALAL GUYS	1,500
240	A180	SUPERCUTS	1,500
305	A190	EASY MAIL	1,500
315	A200	MOE'S SOUTHWEST GRILL	2,400
320	A210	BEST SHOE REPAIR	600
505	B100	THE TUTORING CENTER	1,557
805	D100	AVAILABLE	1,075
810	D110	KICK THEORY (AVAILABLE)	2,200
820	D120	AVAILABLE	1,100
825	D130	PT SOLUTIONS	2,842
840	D150	ROMA ITALIANO RISTORANTE	3,305
845	D160	GWINNETT CENTER EYE CLINIC	2,533
850	D170	SUBWAY	1,100
855	D180	GNC	1,100
860	D190	ORIGINAL BRAZILIAN WAX	1,100
865	D200	DJ'S HAIR STUDIO	1,100
870	D210	NAIL EXPRESSIONS	1,100
880	D220	EMERALD CHINA	2,200
885	D230	A PEACHTREE HILL TAILORING AND ALTERATIONS	793
MAJA	MAJA	KROGER	65,625
MAJB	MAJB	LA FITNESS	45,000

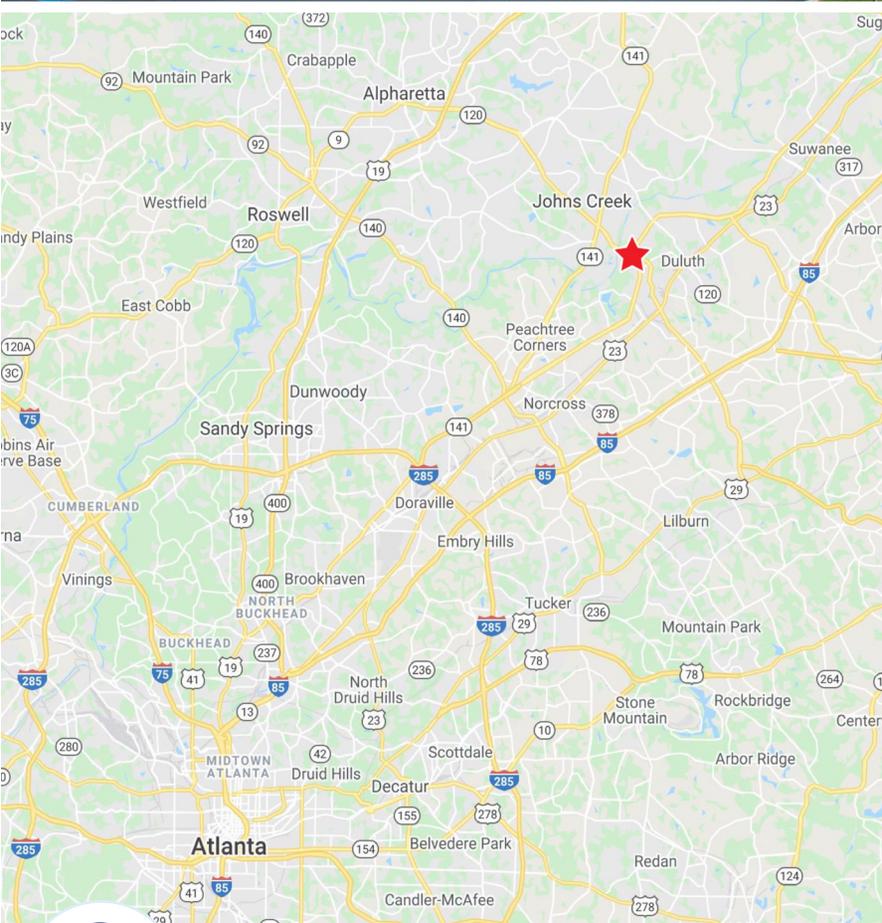


DULUTH, GA

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Peachtree Hill

SHOPPING CENTER PHOTOS

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