

District at Duluth

3100 Buford Highway
Duluth, GA 30096



2,648 SF AVAILABLE

Property Highlights

- Street level retail available within downtown Duluth's premier mixed-use and live-work-play development with over 370 residential units.
- Great visibility and access to Buford Highway (GA-23) with egress/ingress from Duluth Highway (GA-120), two of metro Atlanta's major thoroughfares boasting 32,000 VPD and 19,000 VP, respectively.
- Plentiful free parking with ideal accessibility to retail storefronts from well-lit parking deck.
- Second generation restaurant space available.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,802	23,419	62,091
Total Population	7,854	62,810	173,188
Average HH Income	\$83,173	\$87,157	\$88,395

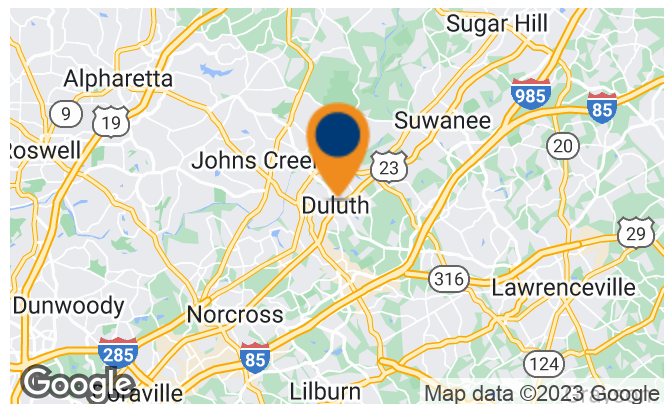
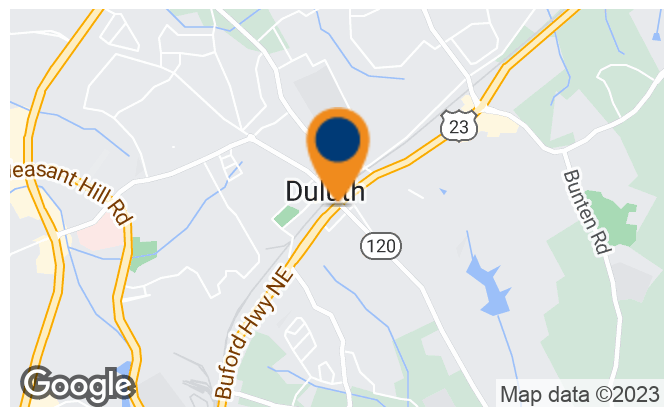
Owned and Operated by:



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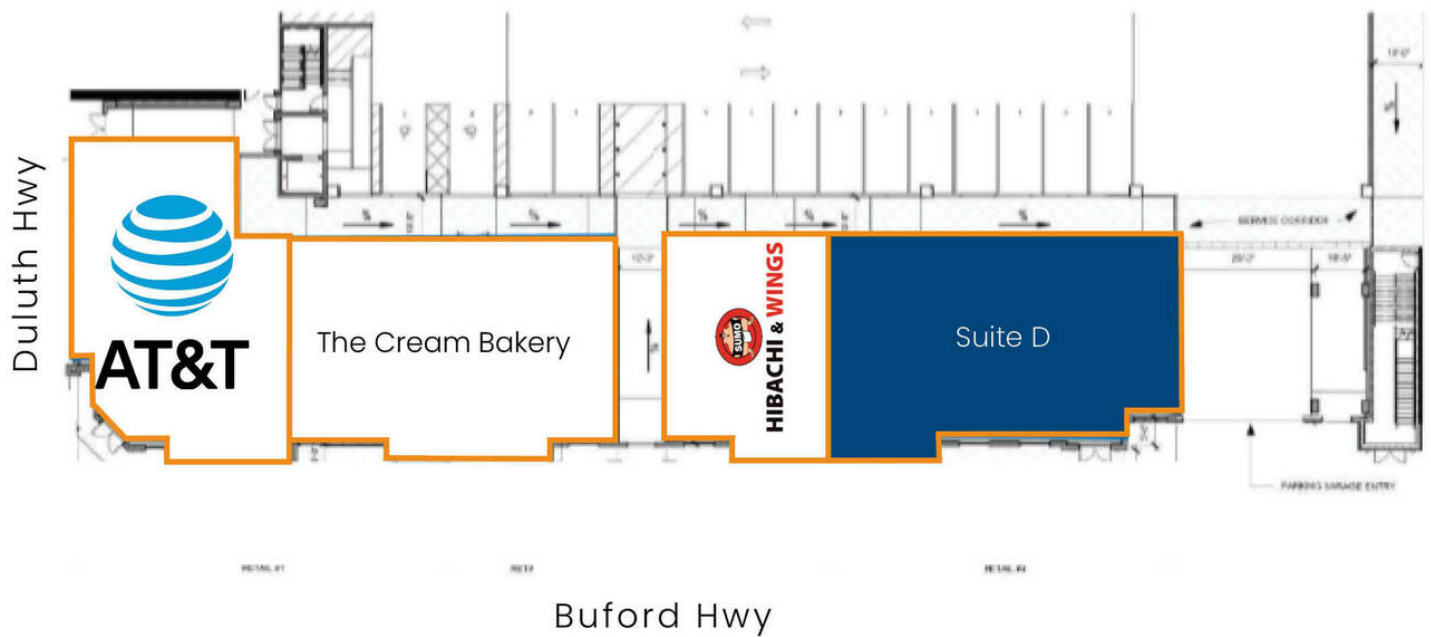


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Unit	Tenant	Size SF
A	AT&T	2,228
B	The Cream Bakery	2,687
C	Sumo Hibachi	1,388
D	AVAILABLE	2,648



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