



District at Duluth

3100 Buford Highway, Duluth, GA 30096

Retail Street Retail 2,648 SF

For Lease

Contact for pricing

Property Type

Retail - Street Retail

Property Size

10,000 SF

Additional Rent

Contact for pricing

Date Updated

Mar 7, 2024

Well located in the heart of Downtown Duluth in a new mixed use development. Street level retail available within downtown Duluth's premier mixed-use and live-work-play development with over 370 residential units.

Attachments

 District at Duluth - Duluth, GA Brochure.pdf (PDF)

Highlights

- ✓ 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.
 - ✓ Shell space available with grease trap in place, perfect for QSRs looking to take advantage of downtown atmosphere, strong population density & incomes, and strategic location along major state highways – a boom for pickup & delivery.
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Getting Around

Walk Score ®



63/100

Somewhat Walkable

Bike Score ®



39/100

Somewhat Bikeable

Powered by Walk Score ®

Space Available

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Space Type Retail	Lease Rate Contact for pricing
Additional Rent Contact for pricing	Total Space Available 2,648 SF
Divisible Space 2,648 - 2,648 SF	Available Date Immediate
Lease Type Full Service	Renewal Option Yes
Sublease No	



Josh Wulz
Skyline Seven Real Estate

Location



City
Duluth, GA

Neighborhood
Forest Manor

Zip Code
30096

Market
Atlanta

Contacts



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