

MALL CORNERS

2131 Pleasant Hill Road, Duluth, GA 30096

Ackerman Retail

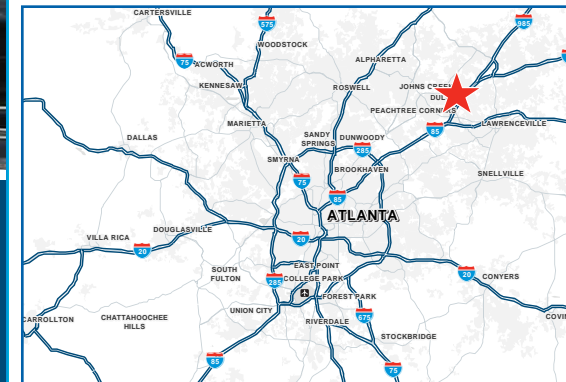
SPACE AVAILABLE

49,060 SF (subdividable)

940 - 2,700 SF Shop Space

PROPERTY HIGHLIGHTS

- Anchor space, restaurant and small shop space available
- 304,260 SF shopping center in Gwinnett County, the fastest growing county in Georgia
- Across from Gwinnett Place Mall redevelopment that includes multifamily, office and greenspace
- Well-positioned on Pleasant Hill Road (52,000 AADT) approximately half a mile from I-85
- Excellent visibility from both Pleasant Hill Road and Satellite Boulevard
- Easy access to Pleasant Hill Road and Satellite Boulevard with five full turning curb cuts



Leasing Contact

LEO WIENER

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STE	TENANT	STE	TENANT
1 & 2	HANSEL & GRETEL BAKERY	B.	TEAM REHAB
3	ATOMY TRAINING CENTER	C.	PHO HOUSE
4	NET CAFE	D.	THE MELTING POT
5	INTEGRATED TAX SOLUTIONS	E.	OKIBORU
6	MOCHINUT	F.	GLAM 104
7	THE FURNITURE MALL	G.	U.S. POST OFFICE
8	HARMONY PAYMENT	H.	JAWS TOPOKKI
9	COMING SOON 972 SF	I.	COMING SOON 940 SF
10	L.T. NAILS	J.	DR. J PAIN & REHAB CLINIC
11	HANG ASIAN MARKET	K.	KABABJI GRILL
12	K&G	L.	HARU ICHIBAN
13	AVAILABLE 49,060 SF	M.	AMERICAN TOP TEAM
14	ARROWHEAD CLINIC	N.	WASTELAND GAMING
15	REGIONAL MEDICAL GROUP	O.	NOIR SALON SUITES
16	AVAILABLE 2,700 SF	P.	MAINTENANCE OFFICE
17	CITI TRENDS	Q.	YI FANG TAIWAN FRUIT TEA
18	LAVIE HEAD SPA	R.	YI FANG TAIWAN FRUIT TEA
19	SHOE LAND	S.	EL TORERO
20	BATTERIES PLUS	T.	SUBWAY
21	MING'S BBQ	U.	LASHES BY BREANNE
22	MAC LAB FINE BAKERY	V.	MALL CORNERS BARBER
23	REDWING SHOES	W.	THE RESERVES NETWORK
24	LOAN FACTORY	X.	ACCELERATION ACADEMY
25	UNIFORM ADVANTAGE	Y.	LEVEL UP GAMES
26	MATCHA CAFE MAIKO		
27	JACKIE HAIR SALON		
28	SAS SHOES		
29	COMING SOON 2,315 SF		
30	COMING SOON 1,200 SF		
31	ELITE ASIAN MASSAGE		
32	BAHN MI		
33	MOZART'S BAKERY		
34	AT&T WIRELESS		
35A	BEZORIA		
35B	VISIONWORKS		
36	SLUTTY VEGAN		



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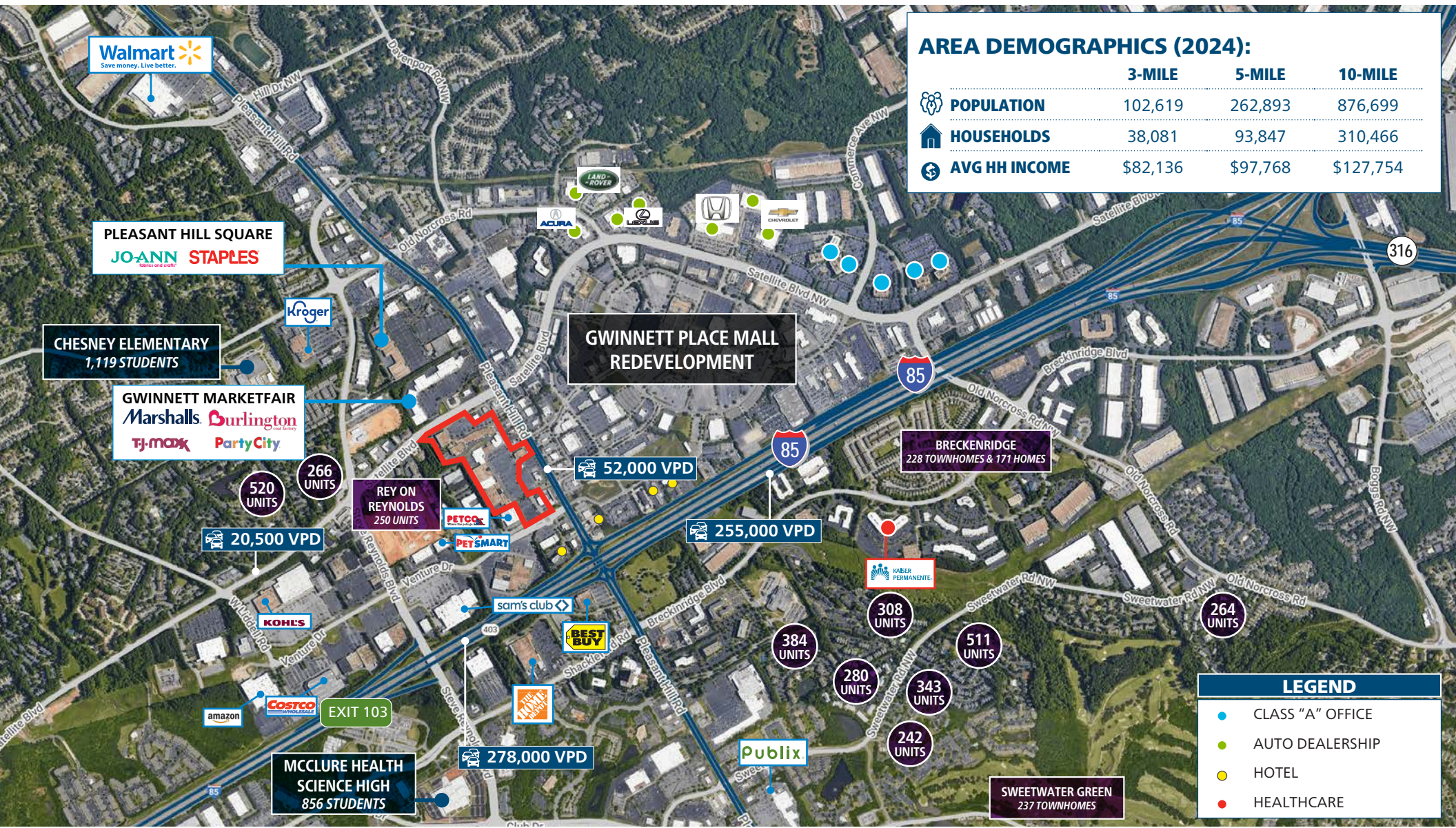
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AREA DEMOGRAPHICS (2024):

	3-MILE	5-MILE	10-MILE
POPULATION	102,619	262,893	876,699
HOUSEHOLDS	38,081	93,847	310,466
AVG HH INCOME	\$82,136	\$97,768	\$127,754

GWINNETT PLACE MALL REDEVELOPMENT

BRECKENRIDGE
228 TOWNHOMES & 171 HOMES

SWEETWATER GREEN
237 TOWNHOMES

LEGEND

- CLASS "A" OFFICE
- AUTO DEALERSHIP
- HOTEL
- HEALTHCARE

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