

DULUTH PAVILLION



Suites Starting at
\$3,100/Month



Industrial/Flex Buildings For Lease

2975 BRECKINRIDGE BLVD, DULUTH, GA 30096



PROPERTY OVERVIEW & AVAILABILITY

- Single story, multi tenant flex building
- Drive in door door access for every suite
- Storefront for every suite
- Suites range from 2,000 SF -4,000 SF
- Built in 1998 / Renovated 2024
- Ceiling height - 15'
- Monument signage available
- 24 new flex suites to be completed Q2-Q3 2024
- Gwinnett County - Zoned M2 (Heavy Industrial)
- Visible from I-85 (235,00 VPD)
- Ample Parking
- Growing, affluent suburban market
- New roof in 2022
- Each suite is 75% warehouse, 25% office



AVAILABLE SPACES

SUITE	SQUARE FOOTAGE	SUITE	SQUARE FOOTAGE	SUITE	SQUARE FOOTAGE
Suite 01	3,992 SF	Suite 15	3,247 SF	Suite 23	2,270 SF
Suite 06	2,962 SF	Suite 16	3,541 SF	Suite 24	3,531 SF
Suite 07	2,682 SF	Suite 17	3,384 SF		
Suite 08	2,704 SF	Suite 18	3,525 SF		
Suite 09	2,861 SF	Suite 19	3,513 SF		
Suite 10	3,112 SF	Suite 20	3,053 SF		
Suite 12	2,902 SF	Suite 21	2,540 SF		
Suite 14	3,523 SF	Suite 22	2,007 SF		

EXTERIOR PHOTOS



INTERIOR PHOTOS





PHASE 1



PHASE 2



PHASE 3

BRECKINRIDGE RD

SUITE 11
TOTAL: 2,644 RSF
WAREHOUSE: 1,766 RSF
OFFICE: 878 RSF

SUITE 10
TOTAL: 3,112 RSF
WAREHOUSE: 2,326 RSF
OFFICE: 786 RSF

SUITE 09
TOTAL: 2,861 RSF
WAREHOUSE: 2,096 RSF
OFFICE: 765 RSF

SUITE 08
TOTAL: 2,704 RSF
WAREHOUSE: 1,949 RSF
OFFICE: 756 RSF

SUITE 07
TOTAL: 2,682 RSF
WAREHOUSE: 1,973 RSF
OFFICE: 709 RSF

SUITE 06
TOTAL: 2,962 RSF
WAREHOUSE: 2,222 RSF
OFFICE: 740 RSF

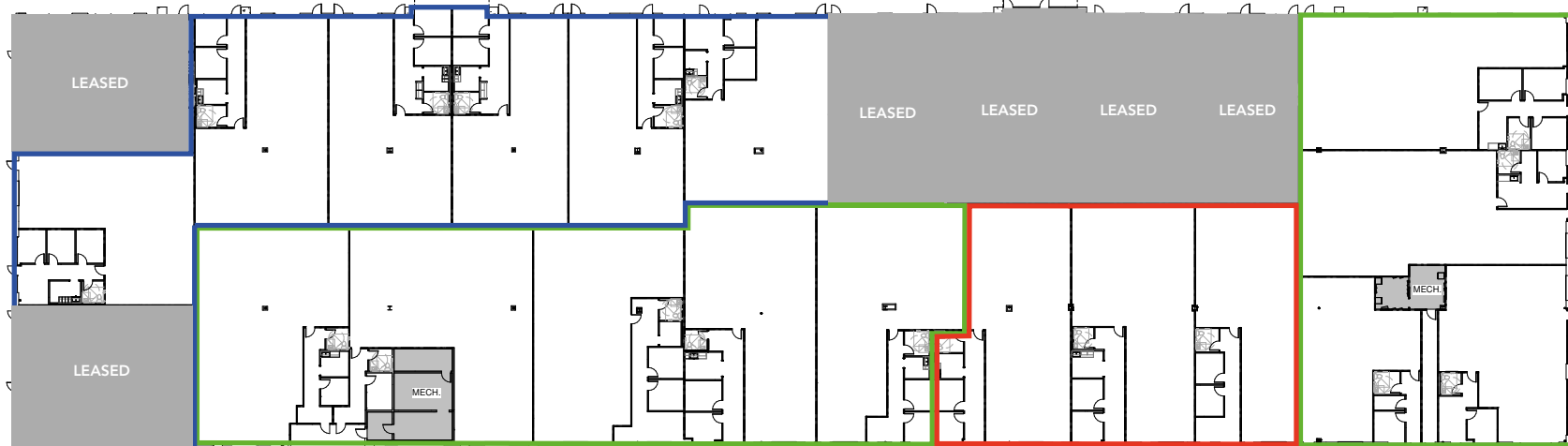
SUITE 05
TOTAL: 2,228 RSF
WAREHOUSE: 1,672 RSF
OFFICE: 556 RSF

SUITE 04
TOTAL: 2,502 RSF
WAREHOUSE: 2,008 RSF
OFFICE: 494 RSF

SUITE 03
TOTAL: 2,565 RSF
WAREHOUSE: 1,896 RSF
OFFICE: 669 RSF

SUITE 02
TOTAL: 2,090 RSF
WAREHOUSE: 1,575 RSF
OFFICE: 515 RSF

SUITE 01
TOTAL: 3,992 RSF
WAREHOUSE: 2,983 RSF
OFFICE: 1,009 RSF



SUITE 12
TOTAL: 2,902 RSF
WAREHOUSE: 2,076 RSF
OFFICE: 826 RSF

SUITE 13
TOTAL: 2,827 RSF
WAREHOUSE: 1,784 RSF
OFFICE: 843 RSF

SUITE 14
TOTAL: 3,523 RSF
WAREHOUSE: 2,817 RSF
OFFICE: 706 RSF

SUITE 15
TOTAL: 3,247 RSF
WAREHOUSE: 3,027 RSF
OFFICE: 220 RSF

SUITE 16
TOTAL: 3,541 RSF
WAREHOUSE: 2,501 RSF
OFFICE: 1040 RSF

SUITE 17
TOTAL: 3,384 RSF
WAREHOUSE: 2,544 RSF
OFFICE: 840 RSF

SUITE 18
TOTAL: 3,525 RSF
WAREHOUSE: 2,670 RSF
OFFICE: 855 RSF

SUITE 19
TOTAL: 3,513 RSF
WAREHOUSE: 2,383 RSF
OFFICE: 1,130 RSF

SUITE 20
TOTAL: 3,053 RSF
WAREHOUSE: 2,393 RSF
OFFICE: 660 RSF

SUITE 21
TOTAL: 2,540 RSF
WAREHOUSE: 1,981 RSF
OFFICE: 559 RSF

SUITE 22
TOTAL: 2,007 RSF
WAREHOUSE: 1,578 RSF
OFFICE: 429 RSF

SUITE 23
TOTAL: 2,270 RSF
WAREHOUSE: 1,965 RSF
OFFICE: 305 RSF

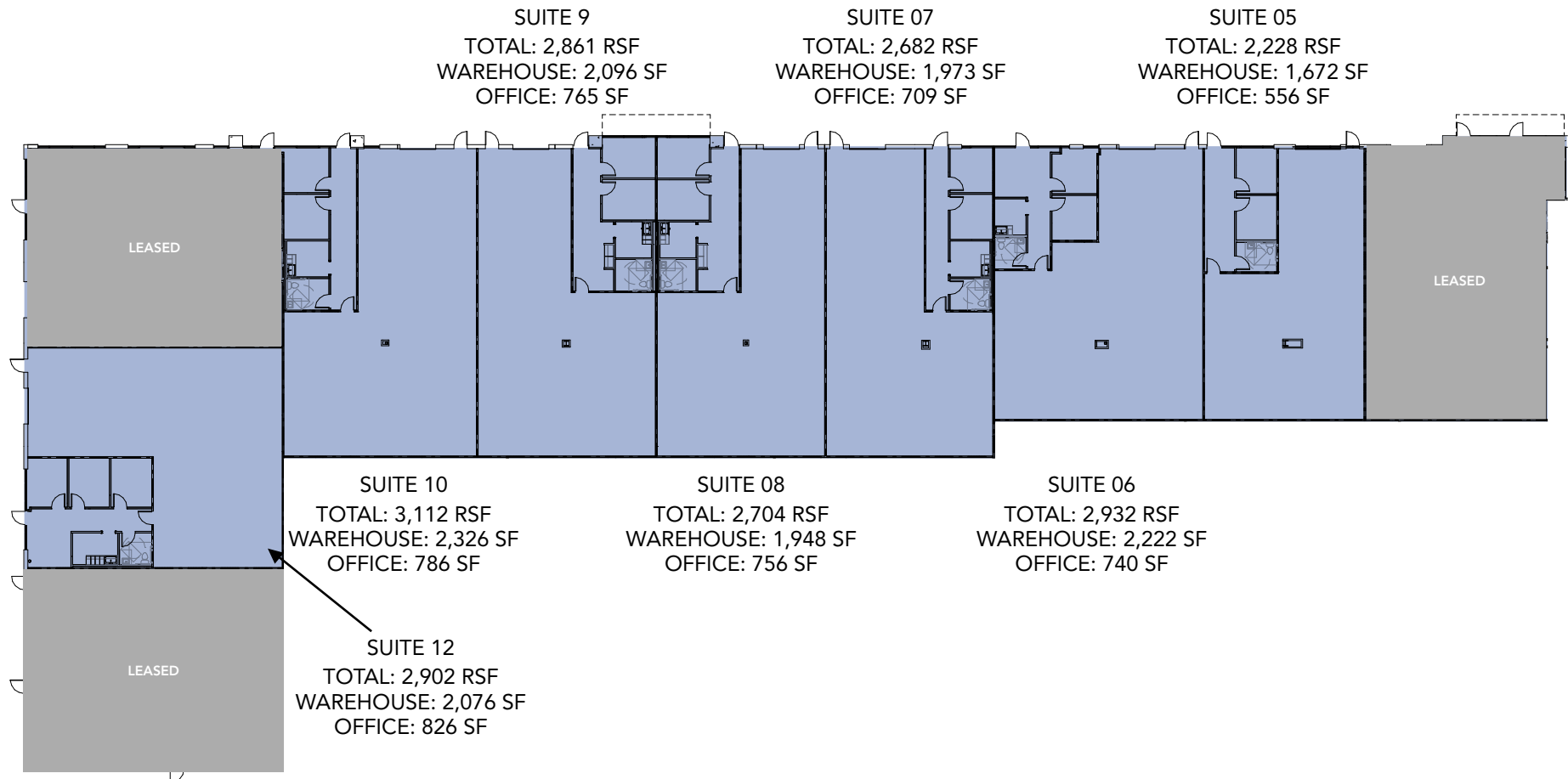
SUITE 24
TOTAL: 3,531 RSF
WAREHOUSE: 2,875 RSF
OFFICE: 656 RSF

OLD NORCROSS RD

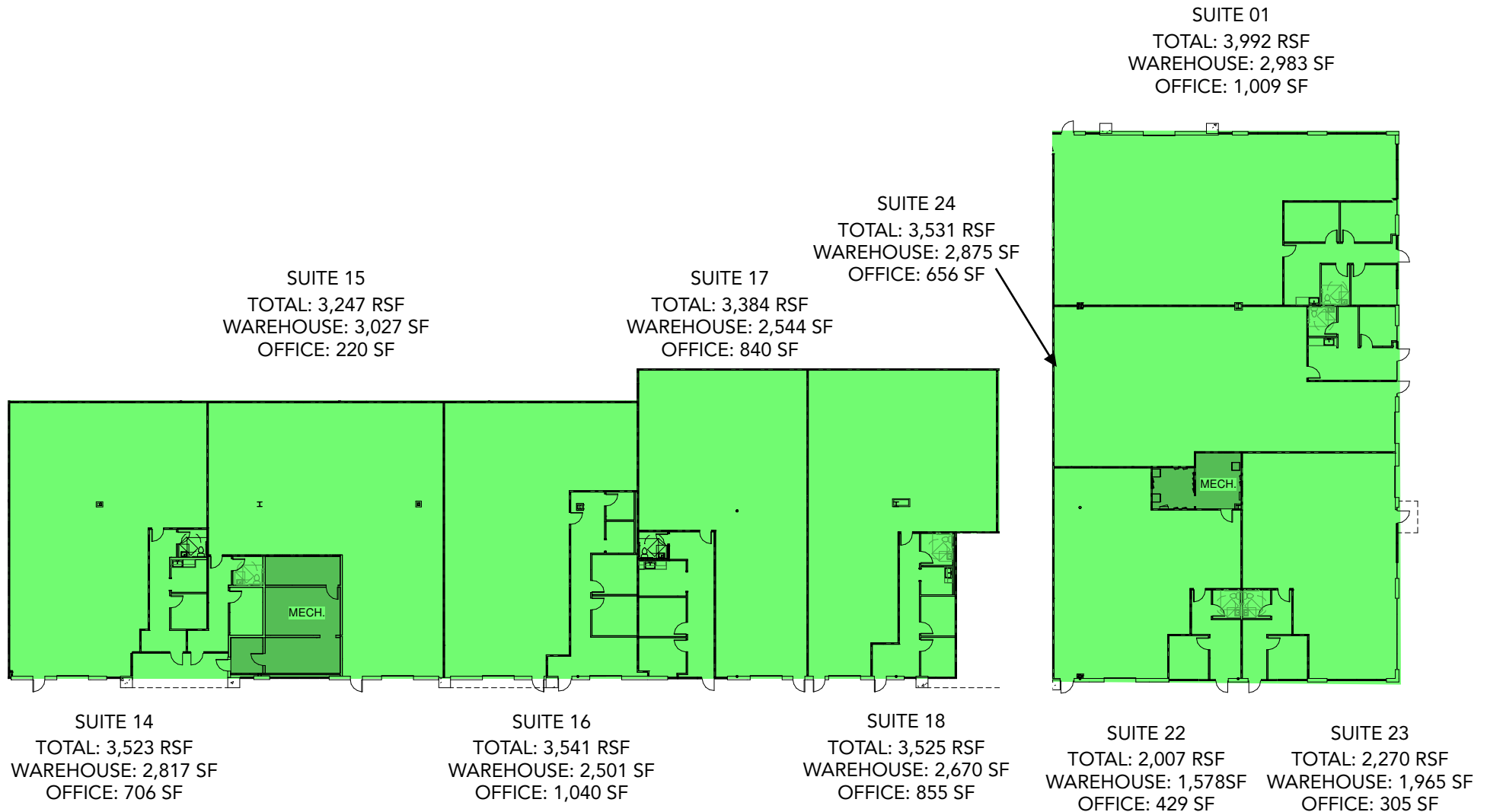




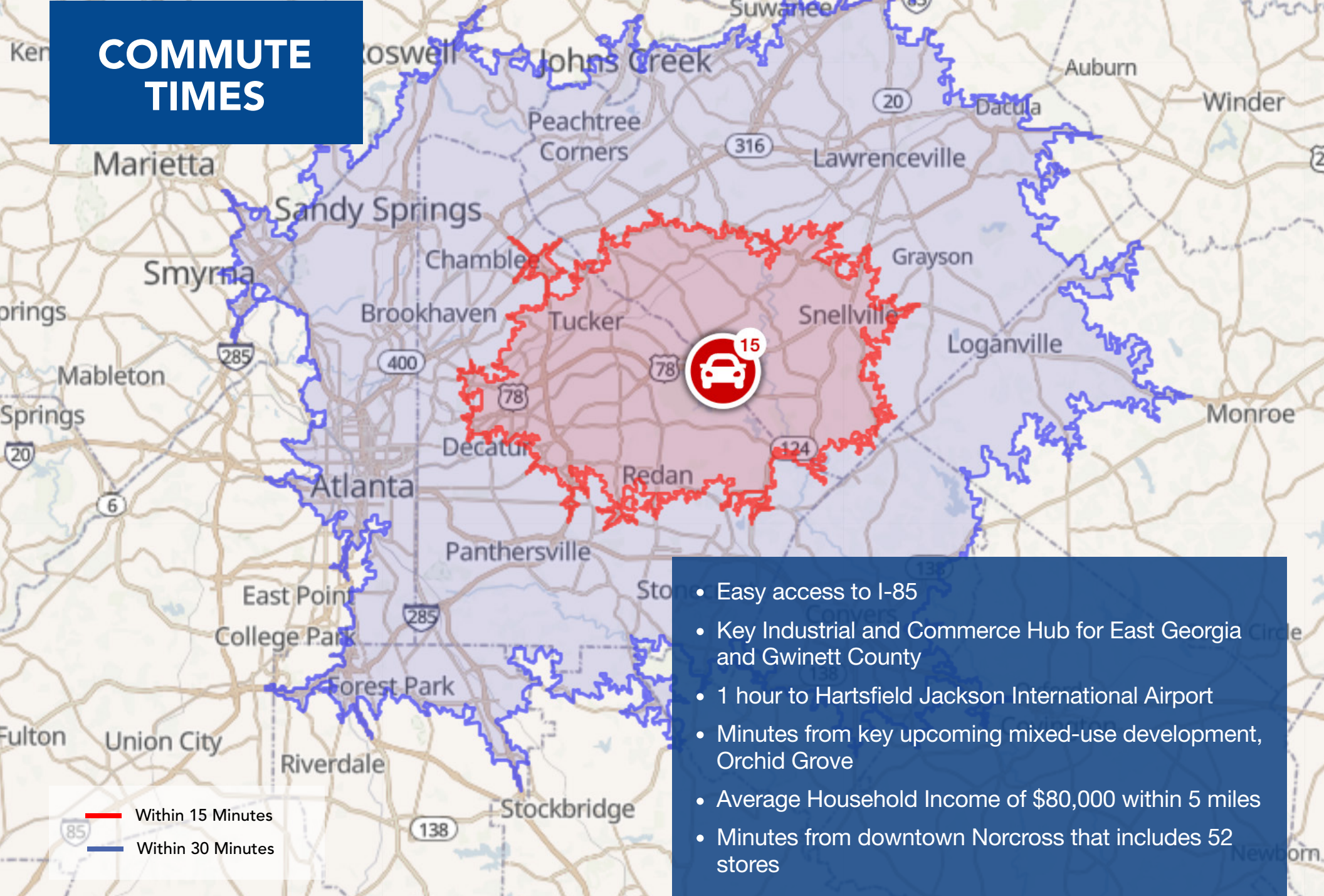
CONSTRUCTION PHASE II



CONSTRUCTION PHASE III



COMMUTE TIMES



AREA DEMOGRAPHICS



Population

	2 mile	5 mile	10 mile
2010 Population	42,987	216,920	736,579
2023 Population	51,627	256,833	856,724
2028 Population Projection	53,430	265,298	880,673
Annual Growth 2010-2023	1.5%	1.4%	1.3%
Annual Growth 2023-2028	0.7%	0.7%	0.6%
Median Age	34.3	36	37.1%
Bachelor's Degree or Higher	30%	31%	38%
U.S Armed Forces	45	117	584

Households

	2 mile	5 mile	10 mile
2010 Households	16,066	74,576	251,077
2023 Households	19,286	68,112	292,751
2028 Household Projection	19,956	90,960	300,943
Annual Growth 2010-2023	1.3%	1.2%	1.1%
Annual Growth 2022-2028	0.7%	0.7%	0.6%
Owner Occupied Households	6,779	52,594	199,293
Renter Occupied Households	13,177	38,387	101,649
Avg Household Size	2.7	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$473.8M	\$2.6B	\$10.1B

Households

	2 mile	5 mile	10 mile
Avg Households Income	\$65,601	\$82,815	\$103,844
Median Household Income	\$49,092	\$63,055	\$76,330
< \$25,000	3,876	13,631	34,988
\$25,000 - 50,000	5986	21,273	58,118
\$50,000 - 75,000	4,530	18,644	51,395
\$75,000 - 100,000	1,772	10,939	35,212
\$100,000 - 125,000	1,141	8,181	30,862
\$125,000 - 150,000	527	4,536	21,883
\$150,000 - 200,000	748	5,600	27,931
\$200,000+	706	5,306	32,361

EXCLUSIVELY LISTED BY:



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