

FOR  
LEASE

# DULUTH STATION

2750 Buford Highway, Duluth, GA 30096






**SPACE AVAILABLE | 1,050 - 2,800 SF**

## PROPERTY HIGHLIGHTS

- 94,966 SF Publix-anchored shopping center in Gwinnett County
- Highly visible location at the signalized intersection of Buford Highway and Old Peachtree Road
- Excellent signage and multiple points of ingress and egress
- Dense and affluent population of nearly 220,000 residents with an average household income of over \$130,000 within a 5-minute drive



## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	8,406	69,037	213,714
 <b>HOUSEHOLDS</b>	3,025	26,575	79,269
 <b>AVG HH INCOME</b>	\$160,916	\$136,568	\$138,114

KELLY WILSON

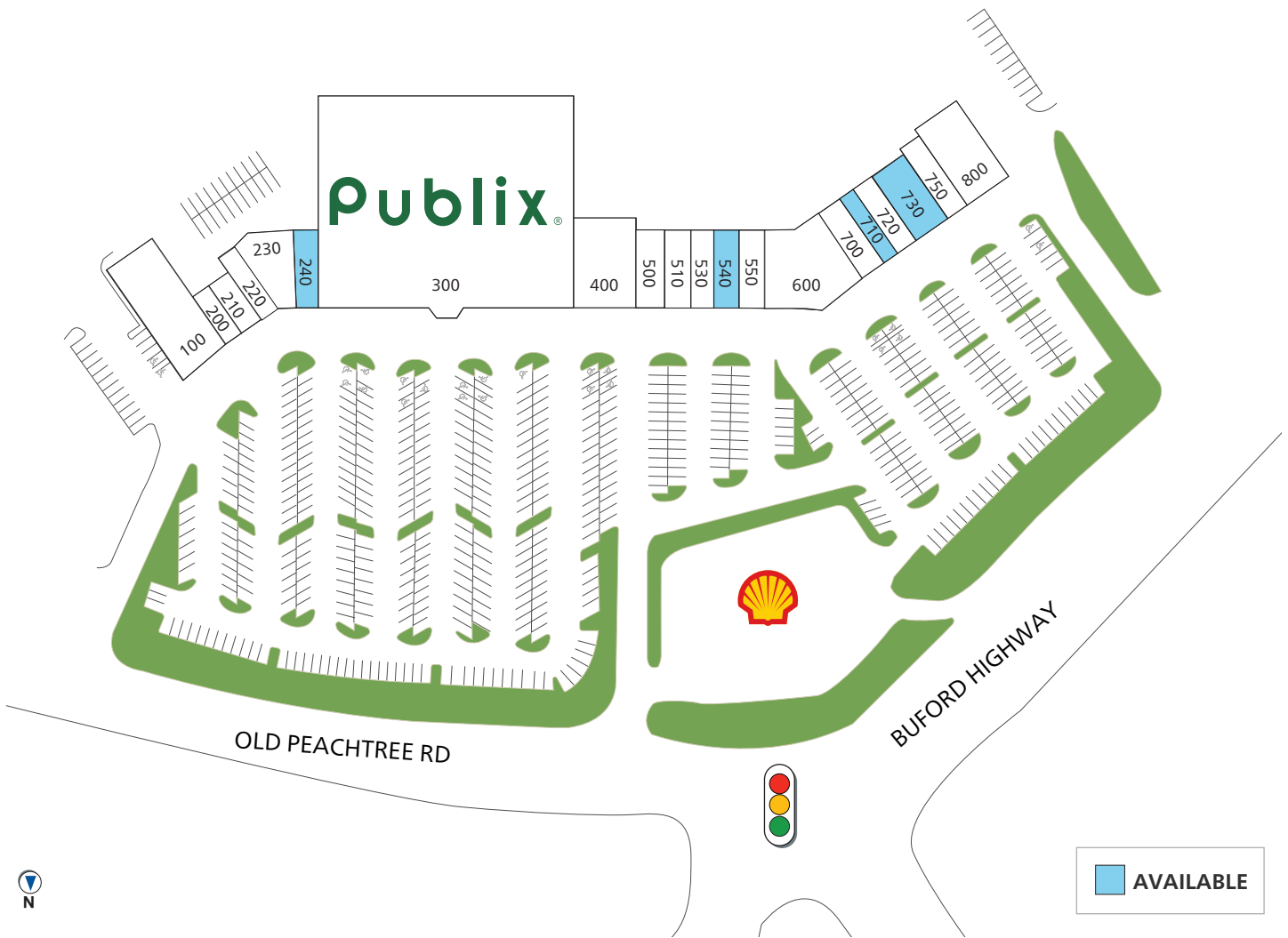
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**Ackerman Retail**  
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
100	GRAND TIRES	6,587
200	GREAT CLIPS	1,100
210	K THREADING	1,100
220	WING FI	1,380
230	NAIL SALON SPA	2,944
240	AVAILABLE	1,400
300	PUBLIX	47,955
400	PEACHTREE LIQUOR	4,800
500	BENJAMIN MOORE PAINTS	2,100
510	WOK PROVISIONS	2,800

STE	TENANT	SF
530	KUMON MATH & READING	1,400
540	AVAILABLE	1,400
550	GOODWILL	1,400
600	COMMUNITY CAT CLINIC	5,300
700	LEGACY MMA	1,750
710	AVAILABLE	1,050
720	SALON BELLA DAMA	1,400
730	AVAILABLE	2,800
750	THE UPS STORE	1,500
800	SPICE HOUSE	4,800

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