



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**



## **Duluth | Former Burger King | 4,066 ± SF | 0.98 ± AC**

### **PREPARED BY:**

**Coldwell Banker Commercial  
METRO BROKERS**

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### **FOR SALE**

**2770 Buford Hwy,  
Duluth, GA 30096**



## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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## EXECUTIVE SUMMARY

### THE PROPERTY

2770 Buford Hwy.  
Duluth, GA 30096

### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Former Burger King restaurant
<b>Building Size:</b>	4,066 ± SF
<b>Land:</b>	0.98 ± AC
<b>Number of Stories:</b>	1
<b>Year Built:</b>	1997

### PRICE

**Sale Price** \$1,700,000 USD

### INVESTMENT HIGHLIGHTS

- Former Burger King restaurant with a drive-thru
- Outparcel to a Publix-anchored retail center
- Direct road frontage on Buford Hwy (U.S. 23)
- See the interior photos (Pg. 8, 9)
- Ample parking with approximately 54 +/- spaces (see Pg. 10)
- Near rectangular shape parcel (see Pg. 10)
- Opportunity for owner-user to acquire a free-standing retail property facing Buford Hwy (U.S. 23) in Duluth, approximately 0.9 ± miles west of

**Downtown Duluth**



### PROPERTY TAXES

- Estimated Property Taxes (Year 2024)
  - Gwinnett County: \$11,119.37
  - City of Duluth: \$3,253.24

### LOCATION HIGHLIGHTS

- 0.9 ± miles west of **Downtown Duluth**
- 0.2 ± miles east of the intersection of Buford Hwy NE (U.S. 23) / Rogers Bridge Road NW / Old Peachtree Road NW
- 1.2 ± miles east of the intersection of Buford Hwy and Sugarloaf Parkway
- 1.2 ± miles to Peachtree Industrial Blvd
- 2.4 ± miles east of the intersection of Pleasant Hill Road and Buford Hwy
- 3.9 ± miles west of I-85
- Easy access to major key corridors
- Nearby retailers include
  - Publix (0.2 ± miles)
  - Walgreen (0.2 ± miles)
  - Chase Bank (0.2 ± miles)
  - McDonald's (0.2 ± miles)
  - Chipotle (1.4 ± miles)
  - Banfield (1.4 ± miles)
  - Lidl (1.4 ± miles)



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**PROPERTY PHOTOS**





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**TAX PARCEL MAP**

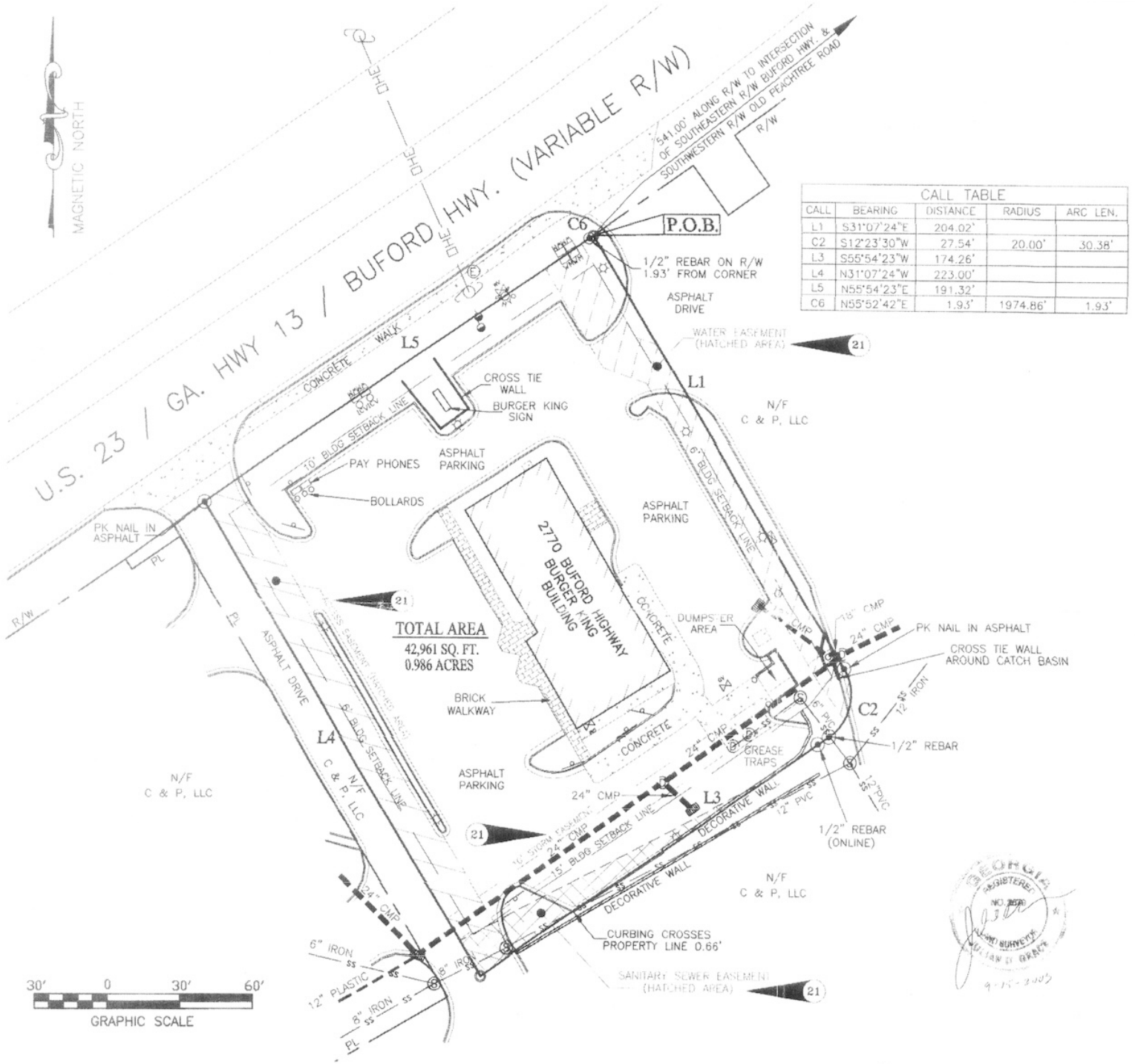


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



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SURVEY



**No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.**

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



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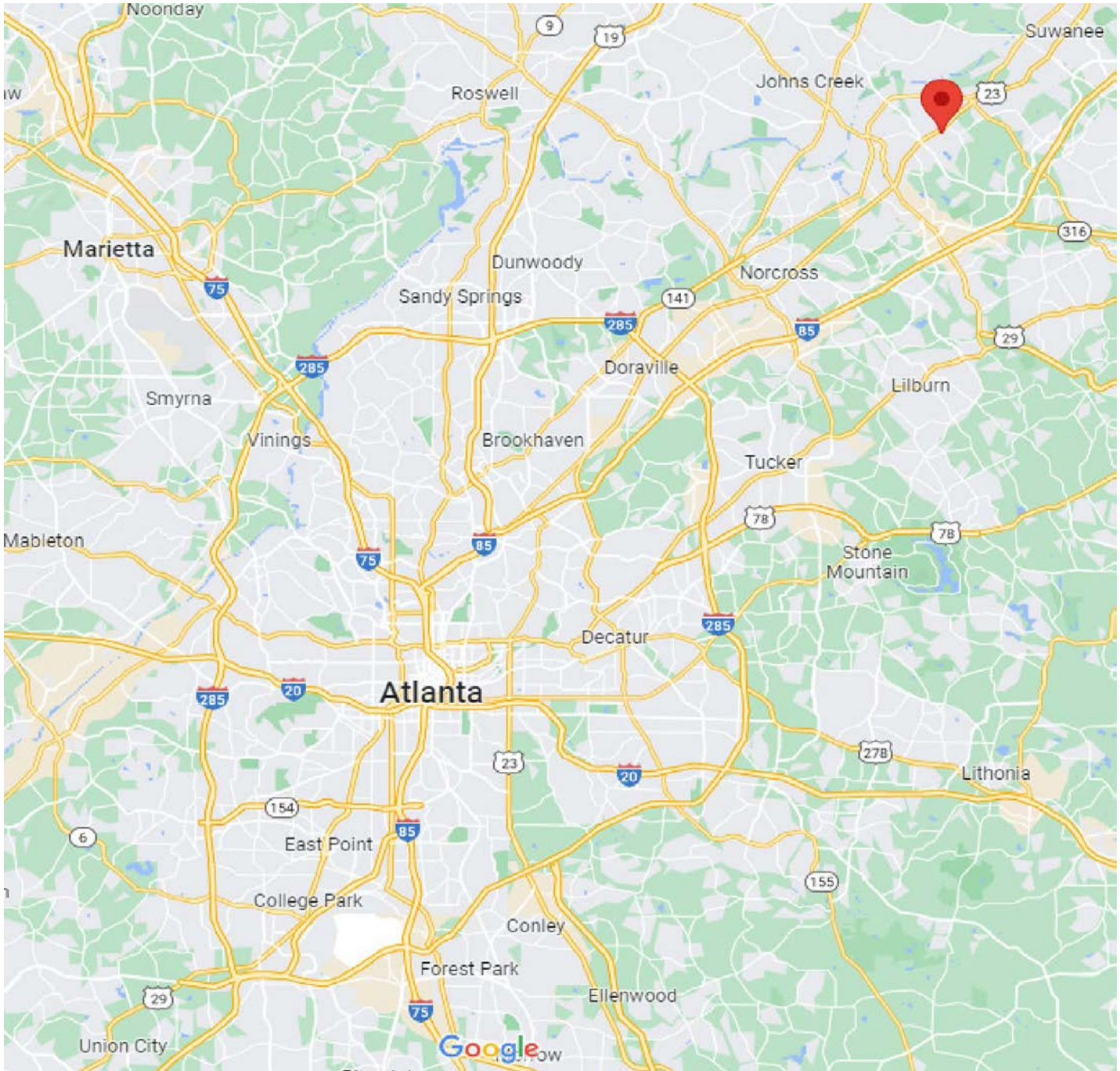
**MAPS & AERIALS**





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DEMOGRAPHICS

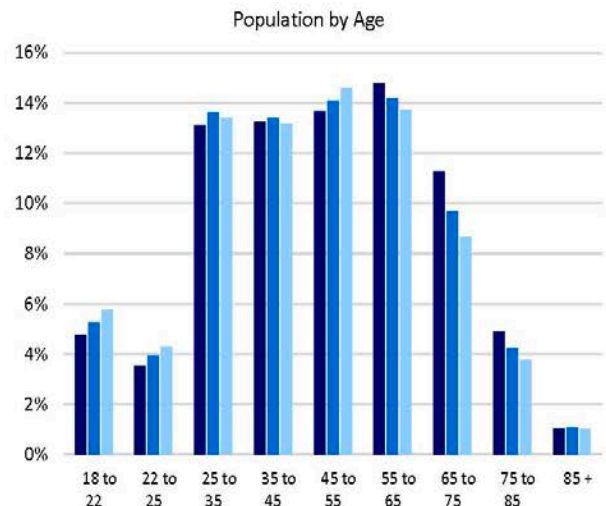
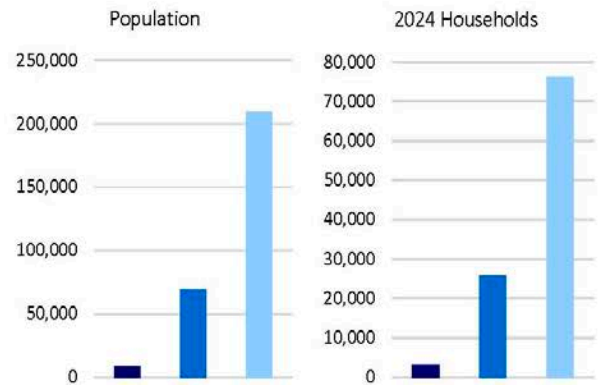
Demographics around 2770 Buford Hwy, Duluth, Georgia 30096, United States



Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	8,380	---	69,015	---	209,109	---
2029 Projected Population	8,928	---	73,525	---	222,734	---
Pop Growth (%)	6.5%	---	6.5%	---	6.5%	---
2024 Households	3,046	---	25,841	---	76,156	---
2029 Projected Households	3,248	---	27,488	---	81,018	---
HH Growth (%)	6.6%	---	6.4%	---	6.4%	---
<b>Census Year</b>						
2000 Population	6,244	---	42,681	---	127,234	---
2010 Population	8,124	---	67,130	---	203,336	---
Pop Growth (%)	30.1%	---	57.3%	---	59.8%	---
2000 Households	2,084	---	16,000	---	46,305	---
2010 Households	2,948	---	25,149	---	74,100	---
HH Growth (%)	41.5%	---	57.2%	---	60.0%	---
<b>Total Population by Age</b>						
Average Age (2024)	41.2		40.0		38.9	
<b>Children (2024)</b>						
0 - 4 Years	436		3,796		11,716	
5 - 9 Years	449		3,579		11,432	
10-13 Years	366		3,166		10,230	
14-17 Years	400		3,568		11,738	
<b>Adults (2024)</b>						
18 to 22	399	4.8%	3,636	5.3%	12,045	5.8%
22 to 25	296	3.5%	2,713	3.9%	9,012	4.3%
25 to 35	1,098	13.1%	9,417	13.6%	28,024	13.4%
35 to 45	1,110	13.3%	9,260	13.4%	27,549	13.2%
45 to 55	1,146	13.7%	9,698	14.1%	30,531	14.6%
55 to 65	1,236	14.8%	9,804	14.2%	28,704	13.7%
65 to 75	944	11.3%	6,691	9.7%	18,083	8.6%
75 to 85	411	4.9%	2,931	4.2%	7,893	3.8%
85 +	89	1.1%	756	1.1%	2,151	1.0%



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## DEMOGRAPHICS

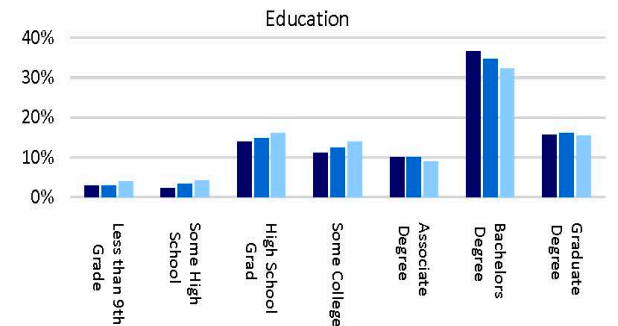
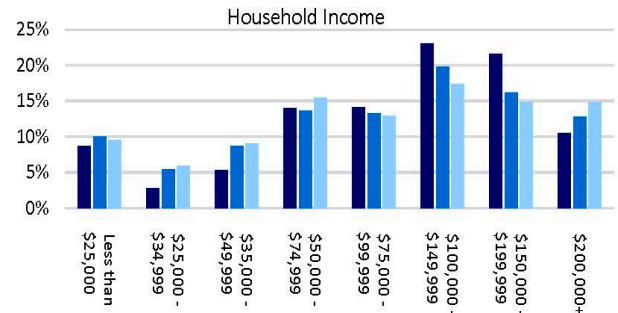
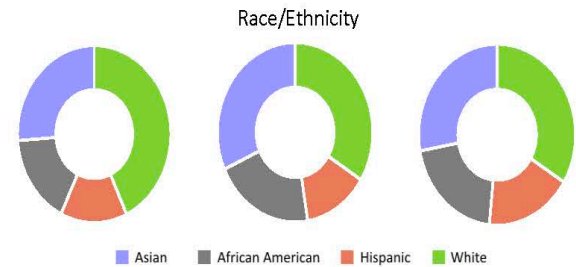
### Demographics around 2770 Buford Hwy, Duluth, Georgia 30096, United States



#### Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2024)</b>						
White, Non-Hispanic	3,423	40.9%	22,300	32.3%	67,497	32.3%
Hispanic	1,118	13.3%	8,894	12.9%	35,640	17.0%
Black	1,326	15.8%	13,707	19.9%	41,026	19.6%
Asian	2,081	24.8%	20,900	30.3%	55,731	26.7%
<b>Language at Home (2024)</b>						
Spanish	838	10.5%	6,360	9.8%	27,605	14.0%
Asian Language	1,744	22.0%	13,685	21.0%	34,807	17.6%
<b>Ancestry (2024)</b>						
American Indian (ancestry)	12	0.1%	101	0.1%	309	0.1%
Hawaiian (ancestry)	3	0.0%	35	0.1%	96	0.0%
<b>Household Income (2024)</b>						
Per Capita Income	\$47,477	---	\$49,016	---	\$47,322	---
Average HH Income	\$130,608	---	\$130,909	---	\$129,938	---
Median HH Income	\$109,560	---	\$97,416	---	\$93,597	---
Less than \$25,000	264	8.7%	2,600	10.1%	7,300	9.6%
\$25,000 - \$34,999	86	2.8%	1,400	5.4%	4,489	5.9%
\$35,000 - \$49,999	162	5.3%	2,260	8.7%	6,932	9.1%
\$50,000 - \$74,999	427	14.0%	3,536	13.7%	11,729	15.4%
\$75,000 - \$99,999	431	14.2%	3,420	13.2%	9,879	13.0%
\$100,000 - \$149,999	701	23.0%	5,125	19.8%	13,224	17.4%
\$150,000 - \$199,999	656	21.5%	4,190	16.2%	11,306	14.8%
\$200,000+	319	10.5%	3,310	12.8%	11,296	14.8%
<b>Education (2024)</b>						
Less than 9th Grade	170	2.8%	1,392	2.9%	5,597	3.9%
Some High School	133	2.2%	1,565	3.2%	5,841	4.1%
High School Grad	837	13.9%	7,210	14.8%	22,946	16.1%
Some College	669	11.1%	6,021	12.4%	19,982	14.0%
Associate Degree	606	10.0%	4,891	10.1%	12,848	9.0%
Bachelors Degree	2,216	36.7%	16,820	34.6%	46,050	32.2%
Graduate Degree	949	15.7%	7,842	16.2%	21,966	15.4%



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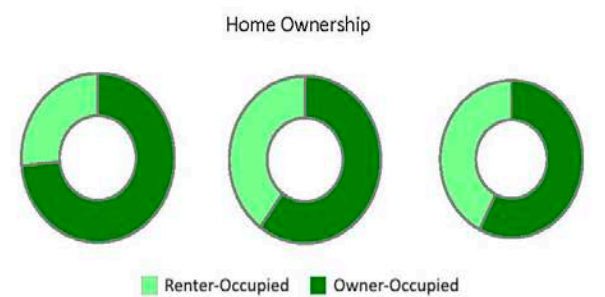
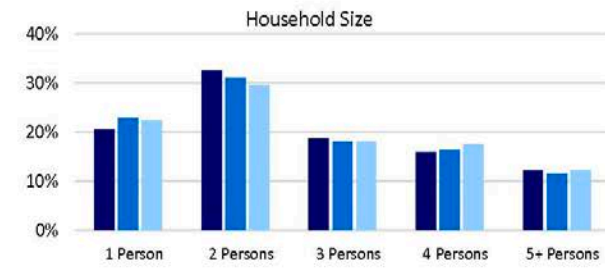
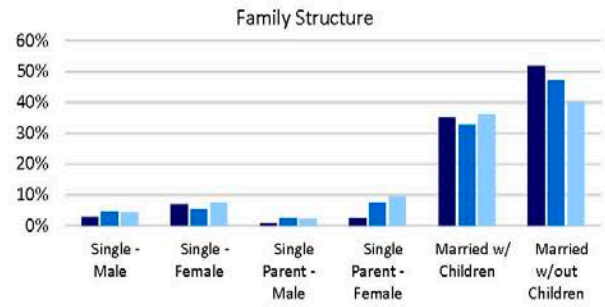
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<b>Family Structure (2024)</b>	2,334		18,823		55,529	
Single - Male	63	2.7%	861	4.6%	2,487	4.5%
Single - Female	163	7.0%	1,042	5.5%	4,174	7.5%
Single Parent - Male	20	0.9%	470	2.5%	1,209	2.2%
Single Parent - Female	56	2.4%	1,418	7.5%	5,249	9.5%
Married w/ Children	819	35.1%	6,164	32.7%	20,155	36.3%
Married w/out Children	1,212	51.9%	8,867	47.1%	22,255	40.1%
<b>Household Size (2024)</b>						
1 Person	626	20.6%	5,933	23.0%	17,106	22.5%
2 Persons	990	32.5%	8,037	31.1%	22,538	29.6%
3 Persons	572	18.8%	4,648	18.0%	13,802	18.1%
4 Persons	482	15.8%	4,225	16.3%	13,398	17.6%
5+ Persons	375	12.3%	2,999	11.6%	9,312	12.2%
<b>Home Ownership (2024)</b>	3,046		25,841		76,156	
Owners	2,239	73.5%	15,513	60.0%	43,667	57.3%
Renters	807	26.5%	10,328	40.0%	32,489	42.7%
<b>Components of Change (2024)</b>						
Births	89	1.1%	784	1.1%	2,454	1.2%
Deaths	66	0.8%	500	0.7%	1,397	0.7%
Migration	-14	-0.2%	134	0.2%	-839	-0.4%
<b>Unemployment Rate (2024)</b>	3.0%		2.7%		2.6%	
<b>Employment, Pop 16+ (2024)</b>	6,951		56,754		169,897	
Armed Services	1	0.0%	31	0.1%	41	0.0%
Civilian	4,724	68.0%	39,814	70.2%	119,231	70.2%
Employed	4,572	65.8%	38,727	68.2%	116,053	68.3%
Unemployed	152	2.2%	1,087	1.9%	3,178	1.9%
Not in Labor Force	2,228	32.0%	16,940	29.8%	50,666	29.8%
<b>Businesses</b>						
Establishments	256	---	2,751	---	7,747	---
Employees (FTEs)	3,015	---	30,889	---	83,424	---



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**CONTACT INFORMATION**

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