



3550 W Lawrenceville St

3550 W Lawrenceville St, Duluth, GA 30096



CMC REAL ESTATE GROUP
COMMERCIAL MANAGEMENT



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3550 W Lawrenceville St

\$32.00 /SF/YR

Step into the center of the action with this beautifully positioned 1,220 SF boutique storefront. Located in a modern, brick-and-concrete building constructed in 2017, this suite offers the perfect blend of contemporary design and "Main Street" charm. Formerly home to a popular local boutique, the space is fully built-out and in excellent condition, ready for immediate occupancy.

Please contact Michael at info@cmcreg.com or 470-712-2504 Ext#1015 for more information...

- Non-stop traffic, especially weekends
- Near by kids area/park
- Brick Walls



Rental Rate:	\$32.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	19,995 SF
Year Built:	2017
Walk Score ©:	63 (Somewhat Walkable)
Rental Rate Mo:	\$2.67 /SF/MO

1st Floor Ste 330

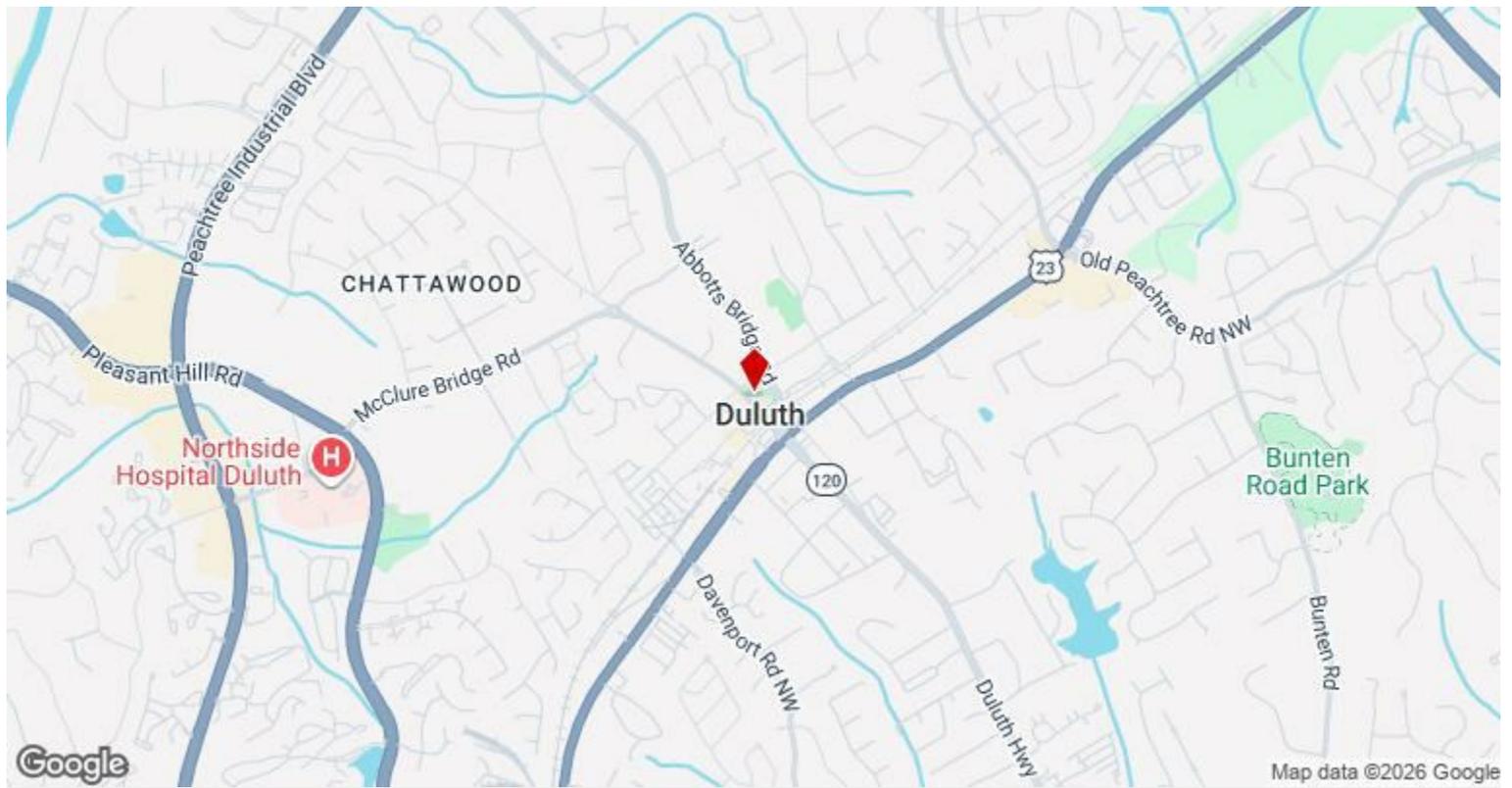
Space Available	1,220 SF
Rental Rate	\$32.00 /SF/YR
Date Available	March 06, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Looking for well accommodating Particular Use for overall plaza ideally we would like a family event use Heart of Downtown Duluth, please check with Duluth.gov business site for required permits or use restrictions

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chocolaterie	-	
Good Word Brewery	-	
Local On North	-	
Maple Street Biscuit Company	-	
Personify Shop	-	
Rreal Tacos	-	



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Property Photos

