

Shops at State Bridge

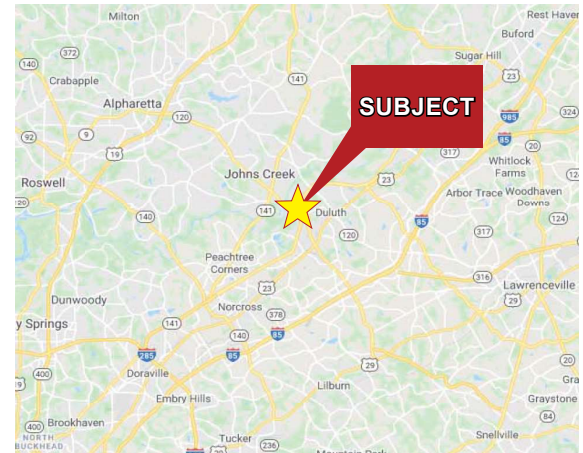
Two (2) Spaces Available

Excellent Visibility on State Bridge Road (44,980 VPD)



5950 State Bridge Road, Duluth, GA 30097

- This 16,340 SF retail center is located in Duluth, Georgia
- Two (2) spaces available - one (1) 3,440 SF space and one (1) 1,400 SF space
- Anchored by Target and Home Depot
- Situated in an affluent market with an average household income of over \$120,000 in a 2-mile radius
- Great visibility from State Bridge Road with 44,980 VPD



Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2020	27,883	210,012	871,156
Annual Pop Growth 2010-2020	0.3%	1.3%	1.7%
Projected Growth 2020-2025	0.8%	1.2%	1.3%
Total Households	10,842	74,796	309,134
Average Household Income	\$121,900	\$128,564	\$108,628
Bachelor's Degree or Above	52%	52%	42%

Traffic Count

44,980 State Bridge Road

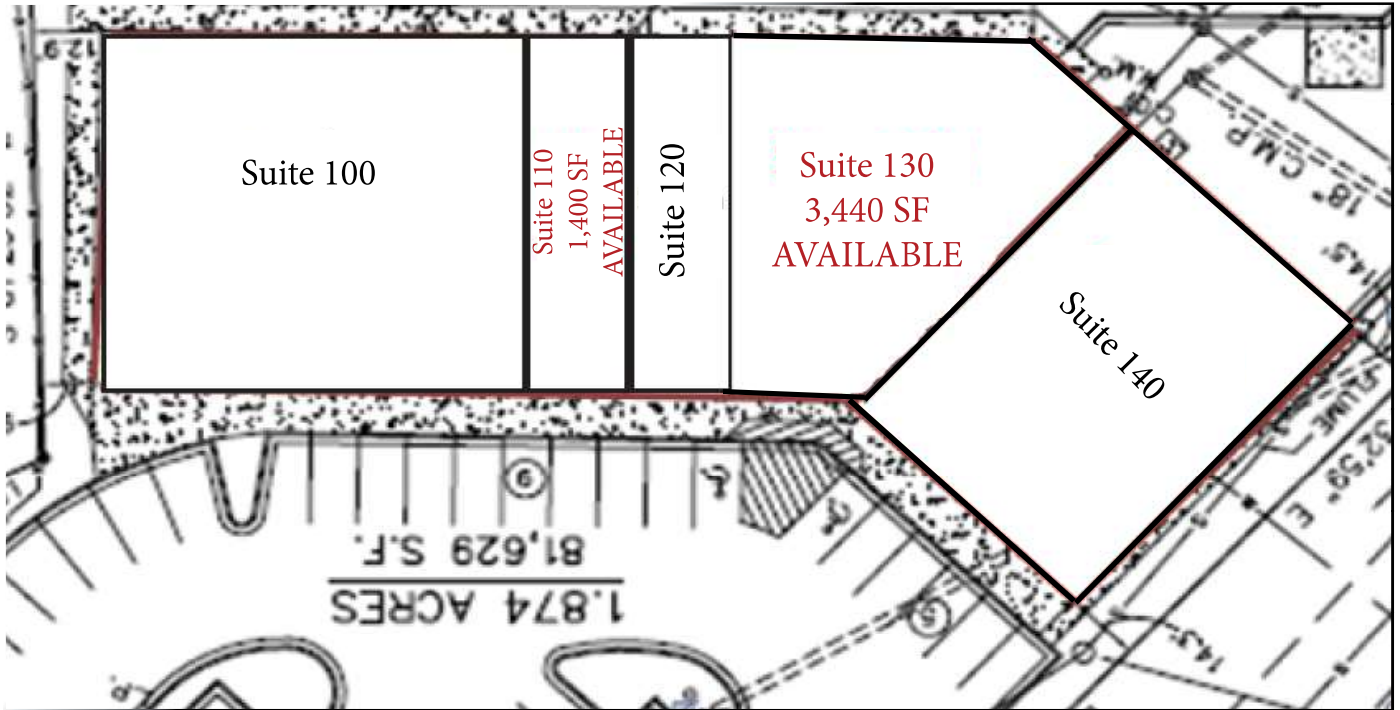
FOR MORE INFORMATION, CONTACT:

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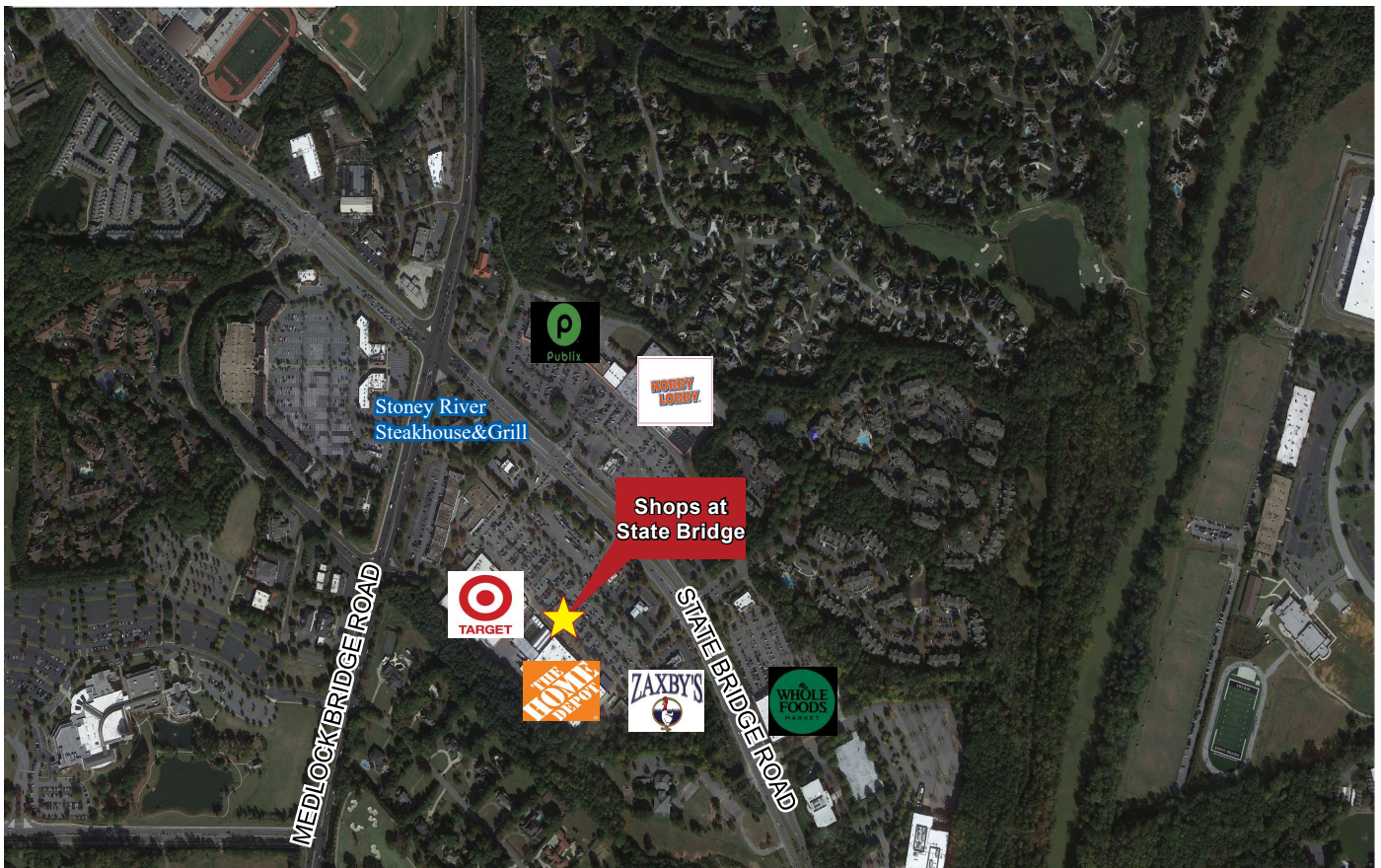
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FOR LEASE

LEASE AT
5950 State Bridge Road
Duluth, GA 30097



16,340 SF Total GLA



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