

# DULUTH PAVILLION



Industrial/Flex Buildings For Lease

## 2975 BRECKINRIDGE BLVD, DULUTH, GA 30096



# PROPERTY OVERVIEW & AVAILABILITY

- Single story, multi tenant flex building
- Drive in 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	3,961 SF	Suite 13	2,627 SF	Suite 21	2,681 SF
Suite 05	2,228 SF	Suite 14	3,492 SF	Suite 22	2,365 SF
Suite 06	2,932 SF	Suite 15	3,294 SF	Suite 23	2,264 SF
Suite 07	2,648 SF	Suite 16	3,510 SF	Suite 24	3,498 SF
Suite 08	2,673 SF	Suite 17	3,354 SF		
Suite 09	2,831 SF	Suite 18	3,490 SF		
Suite 10	3,077 SF	Suite 19	3,570 SF		
Suite 12	2,870 SF	Suite 20	3,155 SF		

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



■ PHASE 1     
 ■ PHASE 2     
 ■ PHASE 3

BRECKINRIDGE RD

SUITE 11 TOTAL: 2,644 RSF WAREHOUSE: 1,844 RSF OFFICE: 772 RSF     
 SUITE 10 TOTAL: 3,077 RSF WAREHOUSE: 2,393 RSF OFFICE: 652 RSF     
 SUITE 09 TOTAL: 2,831 RSF WAREHOUSE: 2,156 RSF OFFICE: 645 RSF     
 SUITE 08 TOTAL: 2,673 RSF WAREHOUSE: 2,004 RSF OFFICE: 641 RSF     
 SUITE 07 TOTAL: 2,648 RSF WAREHOUSE: 2,033 RSF OFFICE: 587 RSF     
 SUITE 06 TOTAL: 2,932 RSF WAREHOUSE: 2,282 RSF OFFICE: 619 RSF     
 SUITE 05 TOTAL: 2,228 RSF WAREHOUSE: 1,734 RSF OFFICE: 471 RSF     
 SUITE 04 TOTAL: 2,502 RSF WAREHOUSE: 2,008 RSF OFFICE: 494 RSF     
 SUITE 03 TOTAL: 2,565 RSF WAREHOUSE: 1,956 RSF OFFICE: 582 RSF     
 SUITE 02 TOTAL: 2,062 RSF WAREHOUSE: 1,627 RSF OFFICE: 414 RSF     
 SUITE 01 TOTAL: 3,961 RSF WAREHOUSE: 3,147 RSF OFFICE: 773 RSF

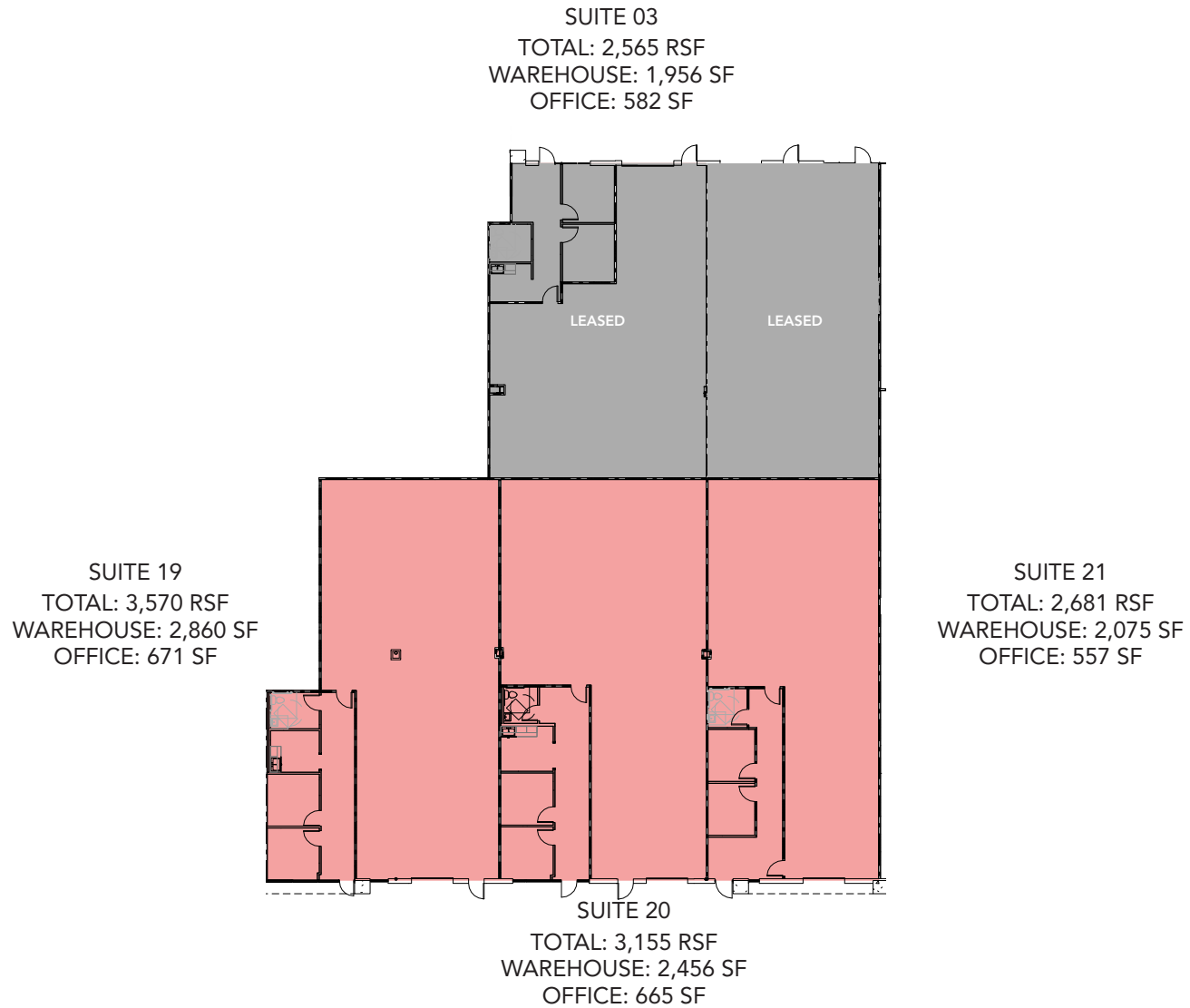


SUITE 12 TOTAL: 2,870 RSF WAREHOUSE: 2,133 RSF OFFICE: 707 RSF     
 SUITE 13 TOTAL: 2,627 RSF WAREHOUSE: 1,868 RSF OFFICE: 732 RSF     
 SUITE 14 TOTAL: 3,492 RSF WAREHOUSE: 2,684 RSF OFFICE: 771 RSF     
 SUITE 15 TOTAL: 3,294 RSF WAREHOUSE: 2,835 RSF OFFICE: 424 RSF     
 SUITE 16 TOTAL: 3,510 RSF WAREHOUSE: 2,584 RSF OFFICE: 889 RSF     
 SUITE 17 TOTAL: 3,354 RSF WAREHOUSE: 2,550 RSF OFFICE: 767 RSF     
 SUITE 18 TOTAL: 3,499 RSF WAREHOUSE: 2,839 RSF OFFICE: 613 RSF     
 SUITE 19 TOTAL: 3,570 RSF WAREHOUSE: 2,860 RSF OFFICE: 671 RSF     
 SUITE 20 TOTAL: 3,155 RSF WAREHOUSE: 2,456 RSF OFFICE: 665 RSF     
 SUITE 21 TOTAL: 2,861 RSF WAREHOUSE: 2,075 RSF OFFICE: 557 RSF     
 SUITE 22 TOTAL: 2,965 RSF WAREHOUSE: 1,971 RSF OFFICE: 370 RSF     
 SUITE 23 TOTAL: 2,264 RSF WAREHOUSE: 1,891 RSF OFFICE: 349 RSF

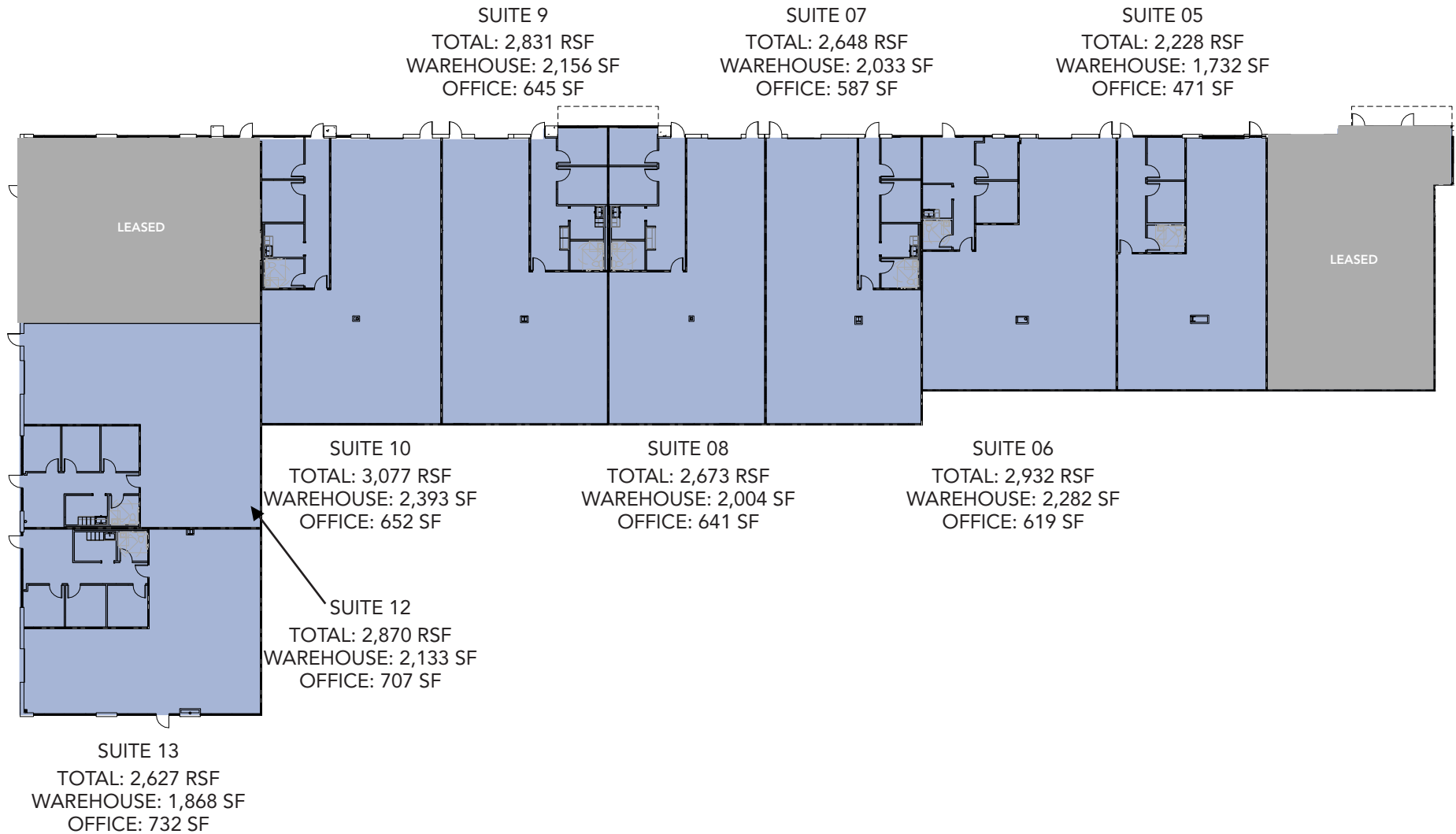
SUITE 24  
TOTAL: 3,498 RSF  
WAREHOUSE: 3,021 RSF  
OFFICE: 440 RSF

OLD NORCROSS

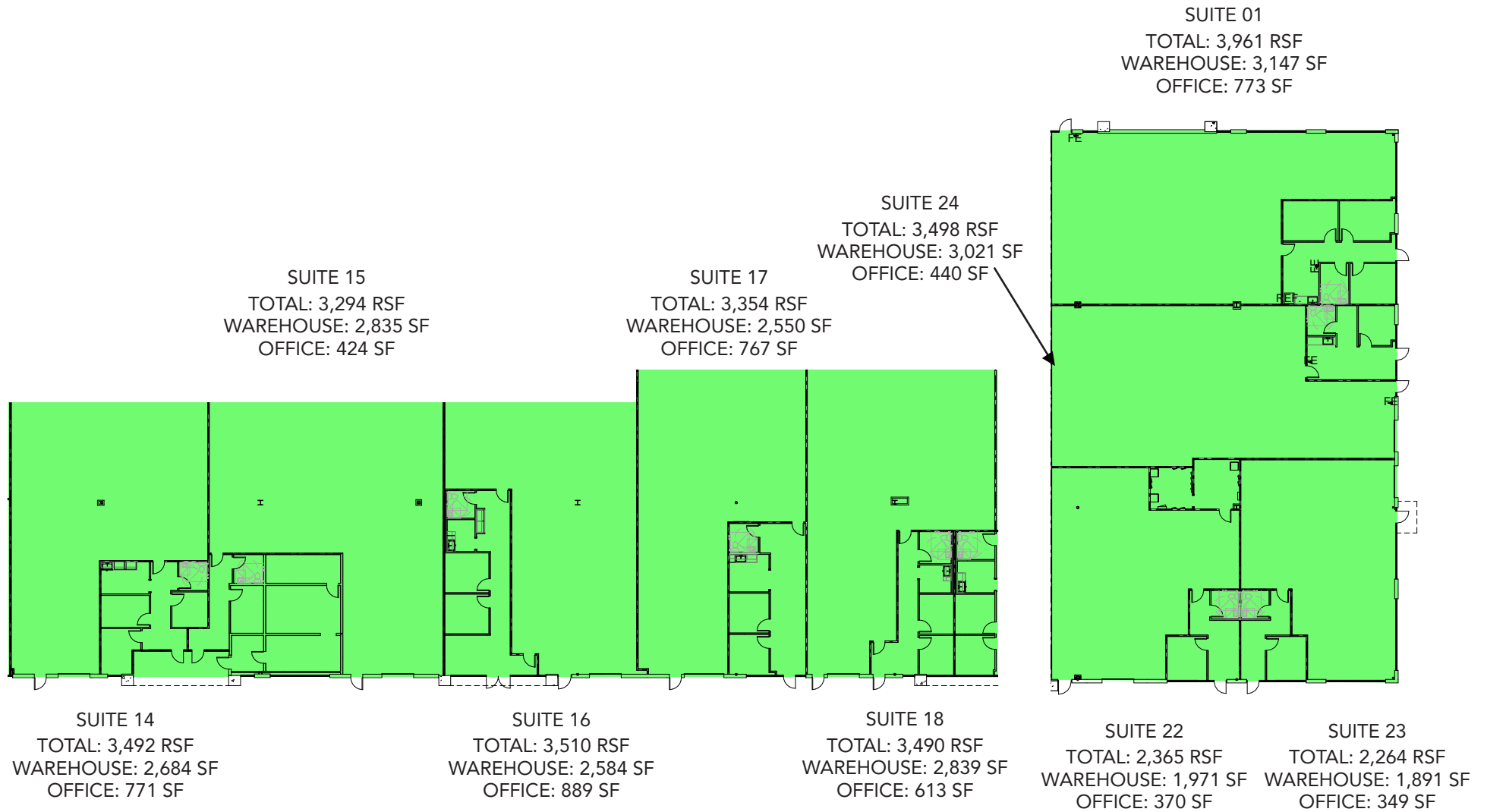




# CONSTRUCTION PHASE II

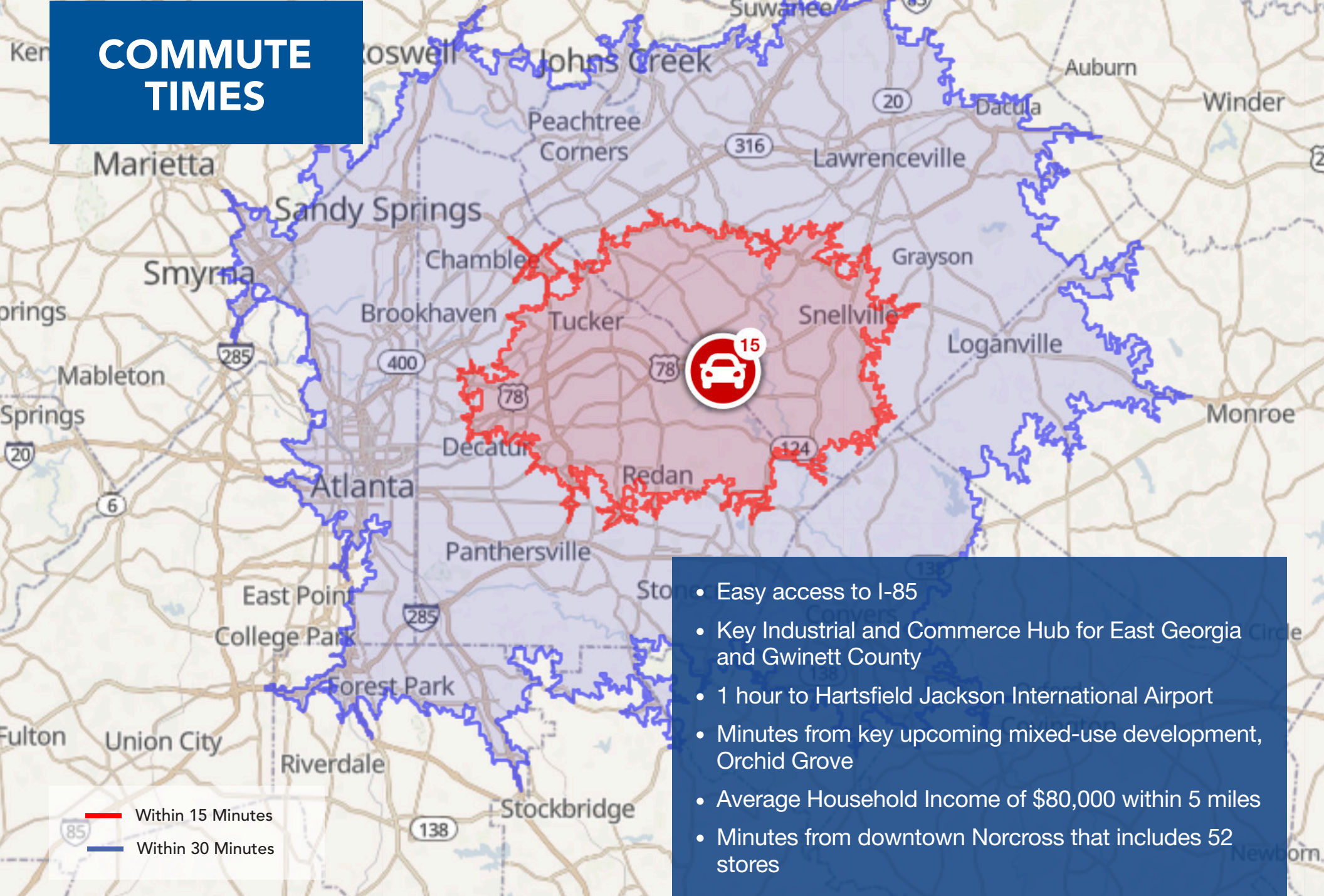


# CONSTRUCTION PHASE III





# 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	5,986	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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