

DULUTH OFFICE / FLEX BUILDING | FOR SALE



35,166 SF AVAILABLE

LOCATED JUST MINUTES FROM THE VIBRANT DOWNTOWN DULUTH COMMUNITY

3259 DULUTH HIGHWAY, DULUTH, GA

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FOR SALE



PROPERTY DESCRIPTION

This standalone office building is located just minutes from Downtown Duluth. Enjoy the restaurants, retail, and residences in this dynamic contemporary environment with a rich history. With 35,166 SF available, the building provides a unique opportunity in a vibrant location, enjoying easy access with a dedicated turn lane off Duluth Highway (GA 120).

PROPERTY HIGHLIGHTS

- 2-story office building
- Vacant by April 2027 (Tenant in place through 3/30/2027).
- 2,740 SF warehouse space on the terrace level, with dock-high and drive-in loading.
- Zoned O-I (Office/Institutional)
- 3.13 Acres

OFFERING SUMMARY

Sale Price	\$5,900,000
Available SF	35,166 SF

DEMOGRAPHICS	1-MILE	2-MILES	3-MILES
Total Households	3,170	13,881	26,940
Total Population	8,796	36,743	71,725
Average HH Income	\$101,862	\$102,743	\$99,132

ROB COATSWORTH
404-520-1992
rcoatsworth@ctrpartners.com

JEFF RICHARDSON
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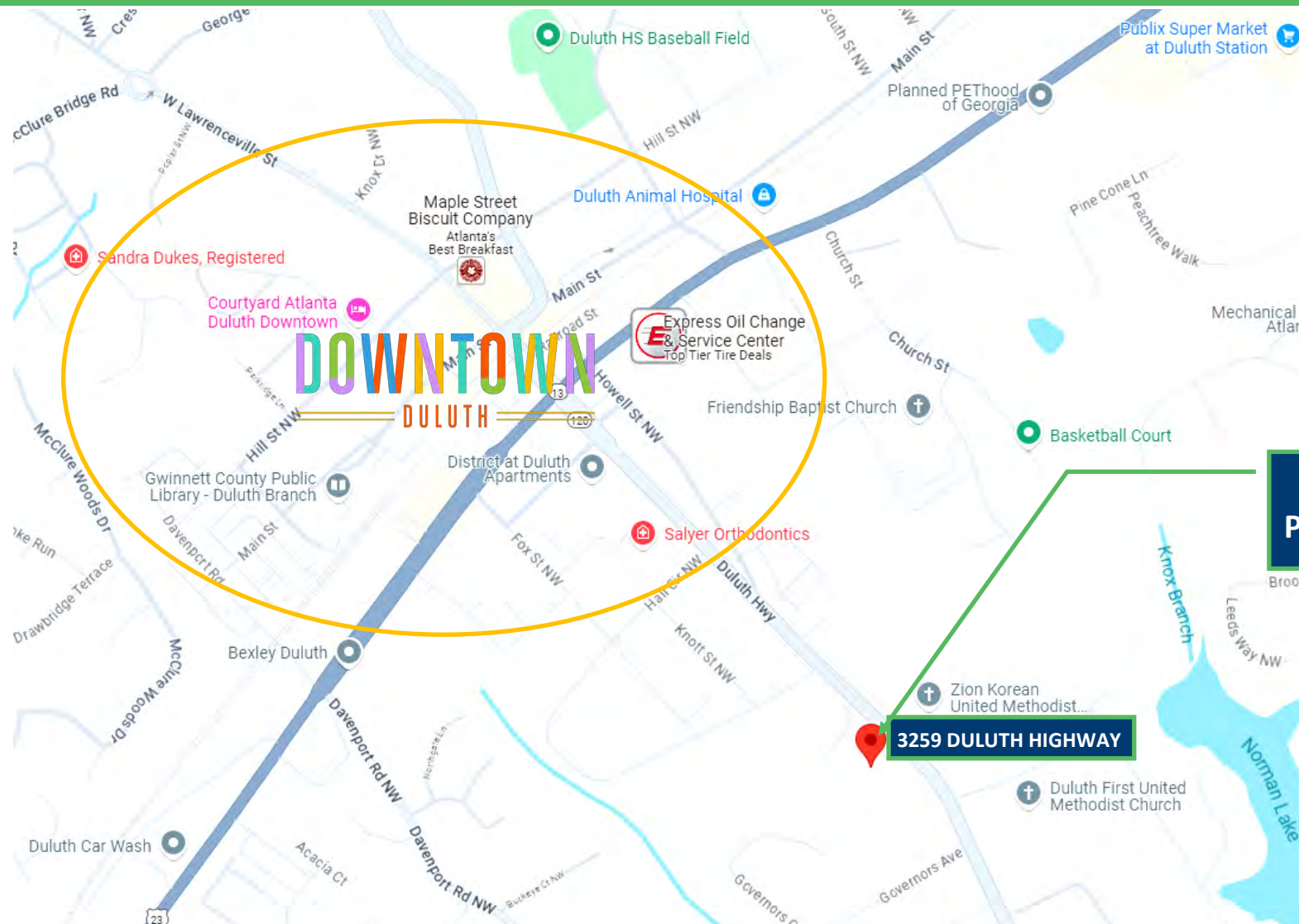
770-723-1900

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**SUBJECT
PROPERTY**

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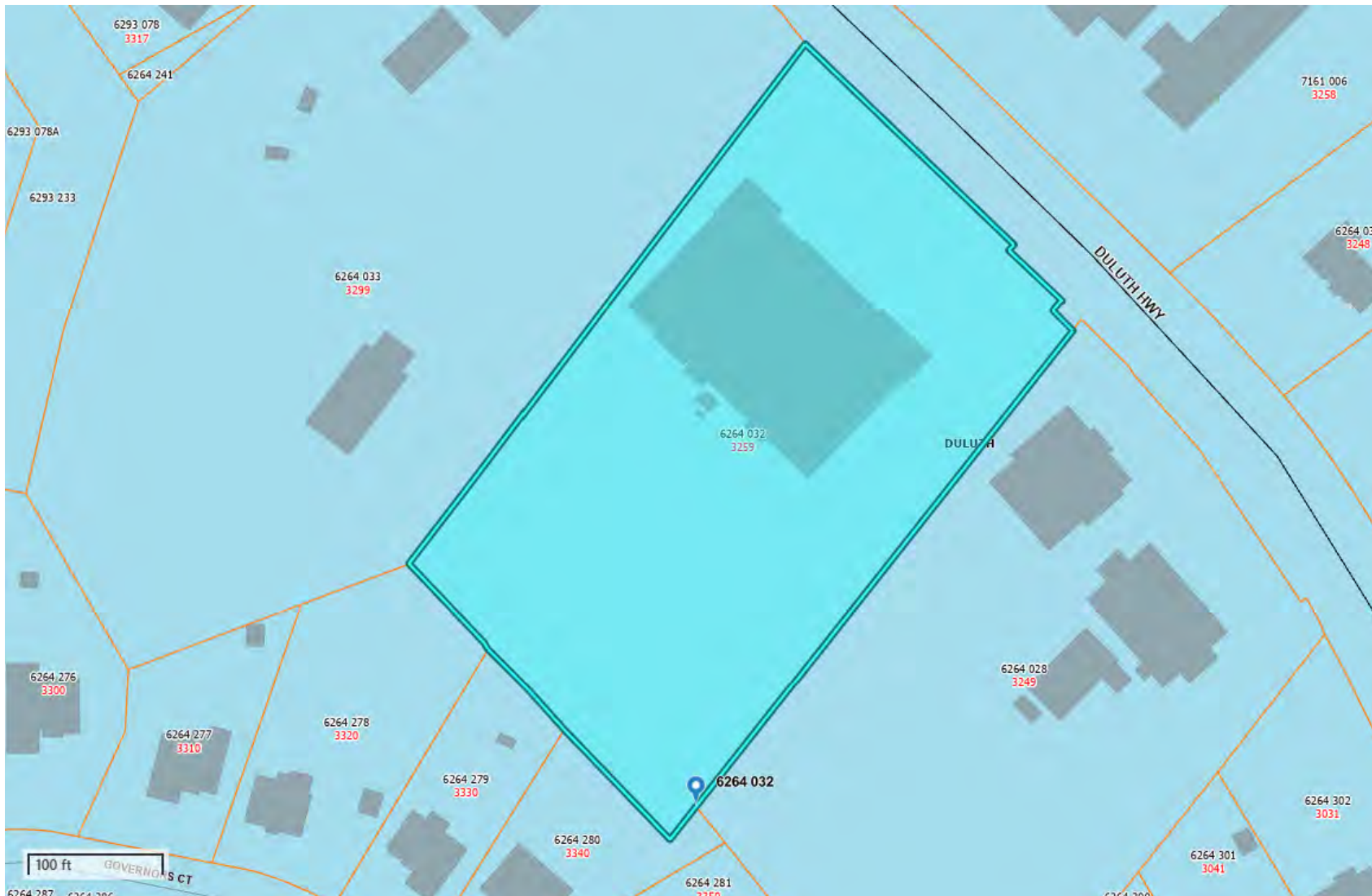
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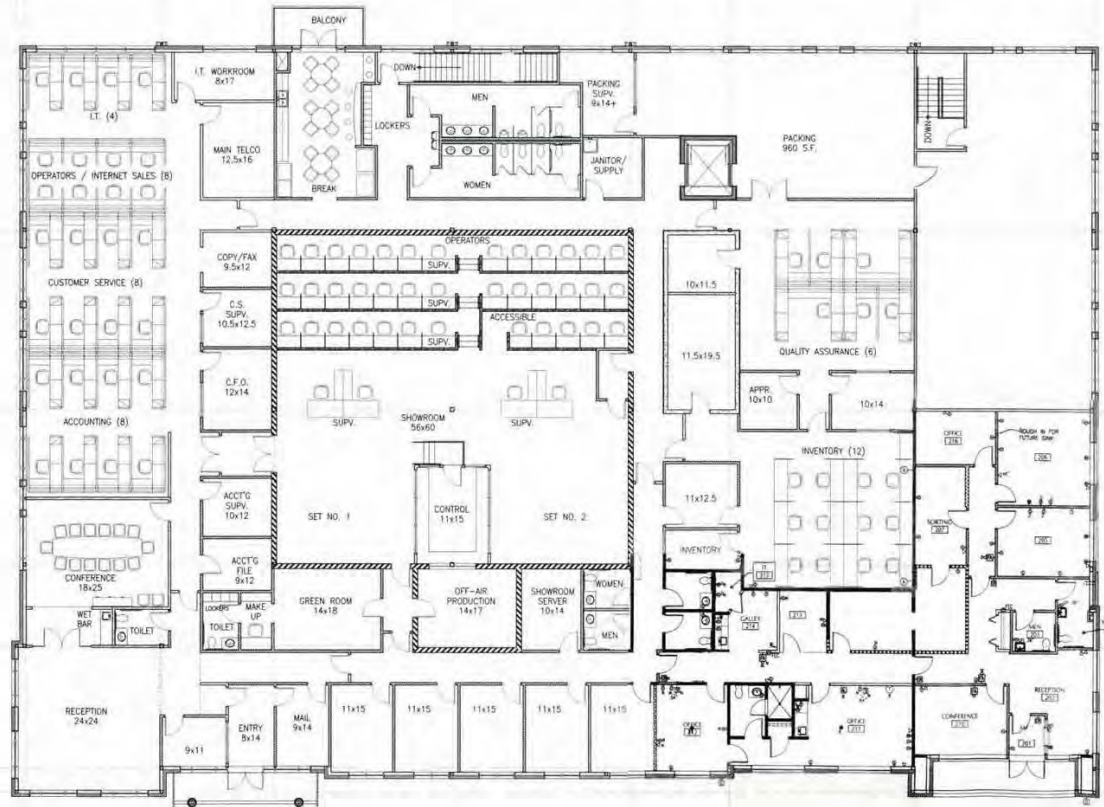
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1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



