



**2472 PLEASANT HILL RD
DULUTH, GA 30096**

Now Available Space for Lease

Position Your Business in Duluth's Premier Pleasant Hill Road Corridor

Rare opportunity to lease up to 6,545 SF in the heart of Duluth's thriving Korean business district. This flexible space is ideally suited for entertainment, educational, professional office, medical, wellness, fitness, or specialty service users seeking a central location within one of Metro Atlanta's most established commercial corridors.

Conveniently located just off Pleasant Hill Road and minutes from I-85, the property benefits from strong destination-driven traffic, ample parking, and excellent accessibility for customers throughout Duluth, Suwanee, Johns Creek, and surrounding communities.

Available Spaces The Shops I at Pleasant Hill

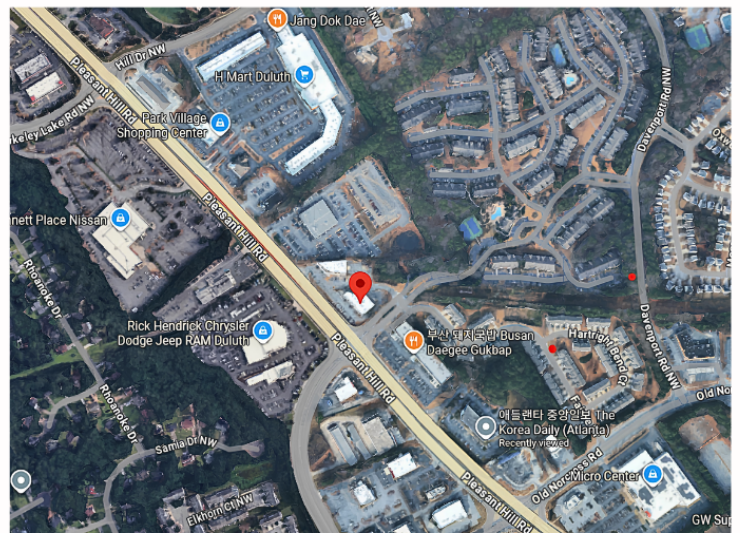
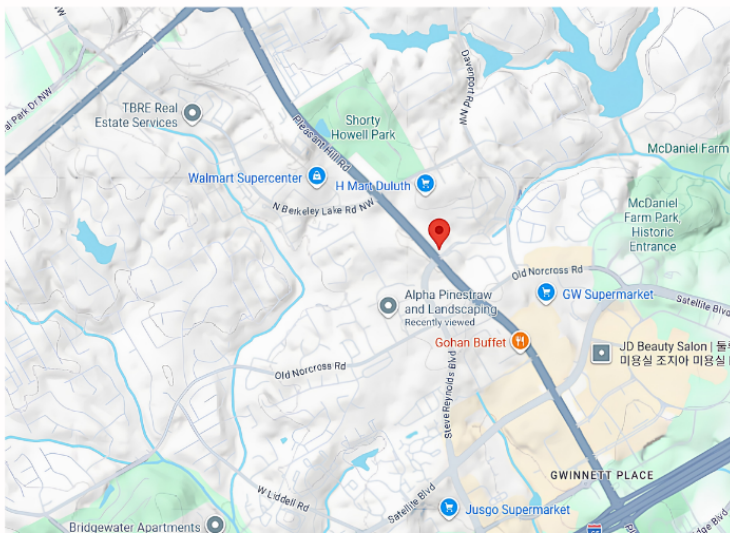
Suite	Tenant Name	SF	BASE RENT (\$/SF)	NNN (2026, \$/SF)	NOTES
101	Vacant	6,545	Inquire for Pricing	Inquire for Pricing	Call Us
201	Galleria Boutique	2,135	Undisclosed	Undisclosed	
202	HNH Square Holdings, LLC	2,454	Undisclosed	Undisclosed	
203	Dana Health and Wellness Center	2,336	Undisclosed	Undisclosed	
204	Bodyfreind,INC	1,615	Undisclosed	Undisclosed	

Suite 101 Photo Gallery



Property Highlights

- Spacious Layout: Approximately 6,545 SF, providing ample room for various commercial or office uses.
- Availability: Available in 3 months, giving prospective tenants time to plan and prepare for occupancy.
- Flexible Lease Terms: Base rent and NNN details are available upon inquiry, allowing for tailored lease arrangements.
- High Visibility & Accessibility: Ideal for businesses seeking exposure in a prime location.
- Direct Contact for Details: Interested parties can call directly for pricing, NNN, and additional information, ensuring personalized guidance.



2700 N. Berkeley Lake Rd., NW, Suite 230
Duluth, GA 30096



YOONA PARK 678.417.1434
ypark@tbrealtor.com
www.tbrealtor.com