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NORTH BERKELEY WAREHOUSE

WAREHOUSE/RETAIL FOR SALE IN DULUTH  
2730 N BERKELEY LAKE RD #450, DULUTH GA 30096

# North Berkeley Warehouse

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Location**
  - Location Summary
  - Drive Times (Heat Map)
- 03 **Property Description**
  - Property Features
  - Property Images
- 04 **Demographics**
  - General Demographics

*Exclusively Marketed by:*

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2645 N Berkeley Lake Rd #108, Duluth, GA 30096

# POINT BERKELEY INTERNATIONAL VILLAGE

2730

Developed by the Northpoint Group  
[www.npointgroup.com](http://www.npointgroup.com)

01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	2730 N Berkeley Lake Rd #450 Duluth GA 30096
COUNTY	Gwinnett
FLOOR AREA (SF)	4,008 SF
MEZZANINE SF	974
FRIST FLOOR SF	3,034 SF
YEAR BUILT	2006
DRIVE - IN DOOR	1

## FINANCIAL SUMMARY

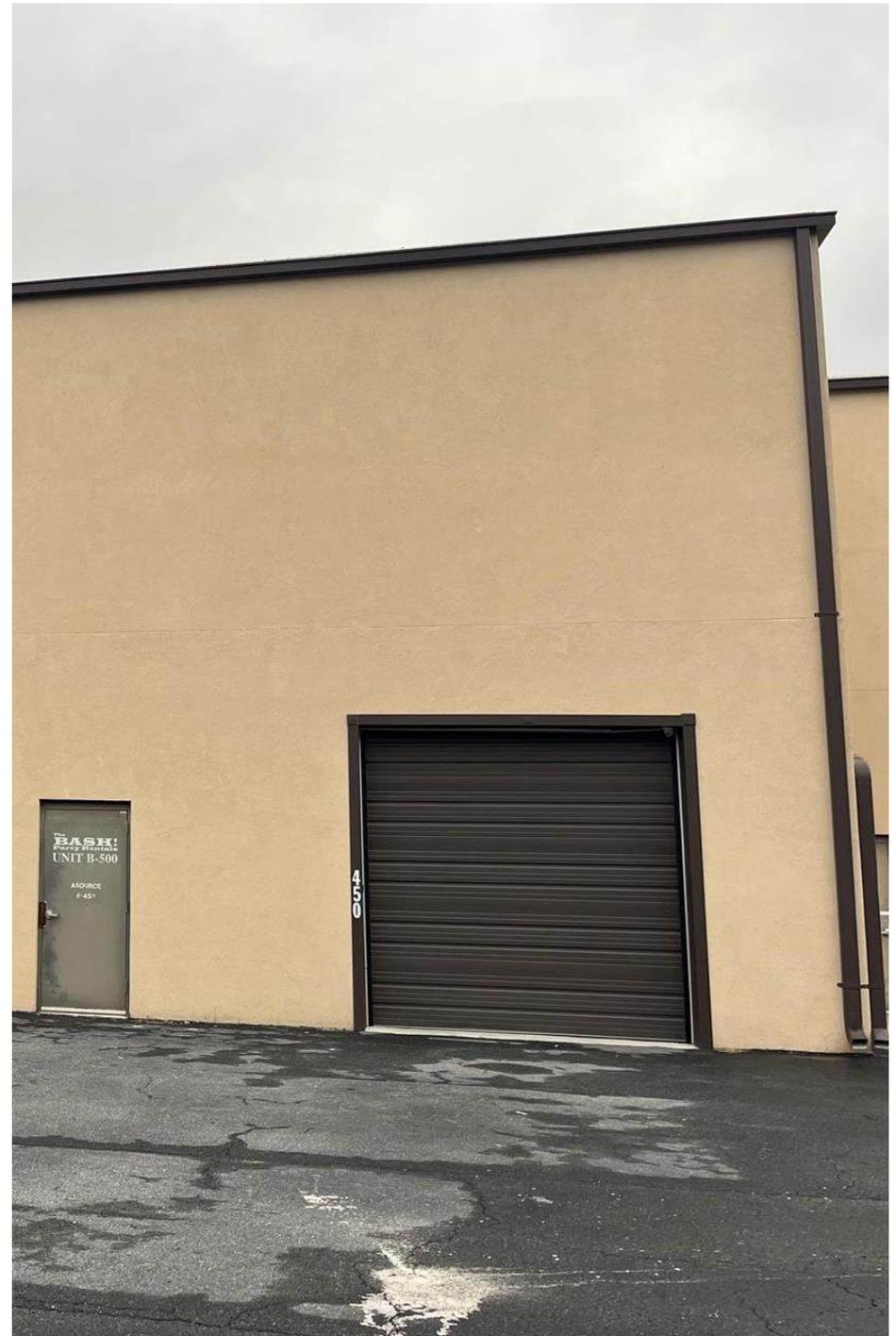
PRICE	\$875,000
PRICE PSF	\$218.31

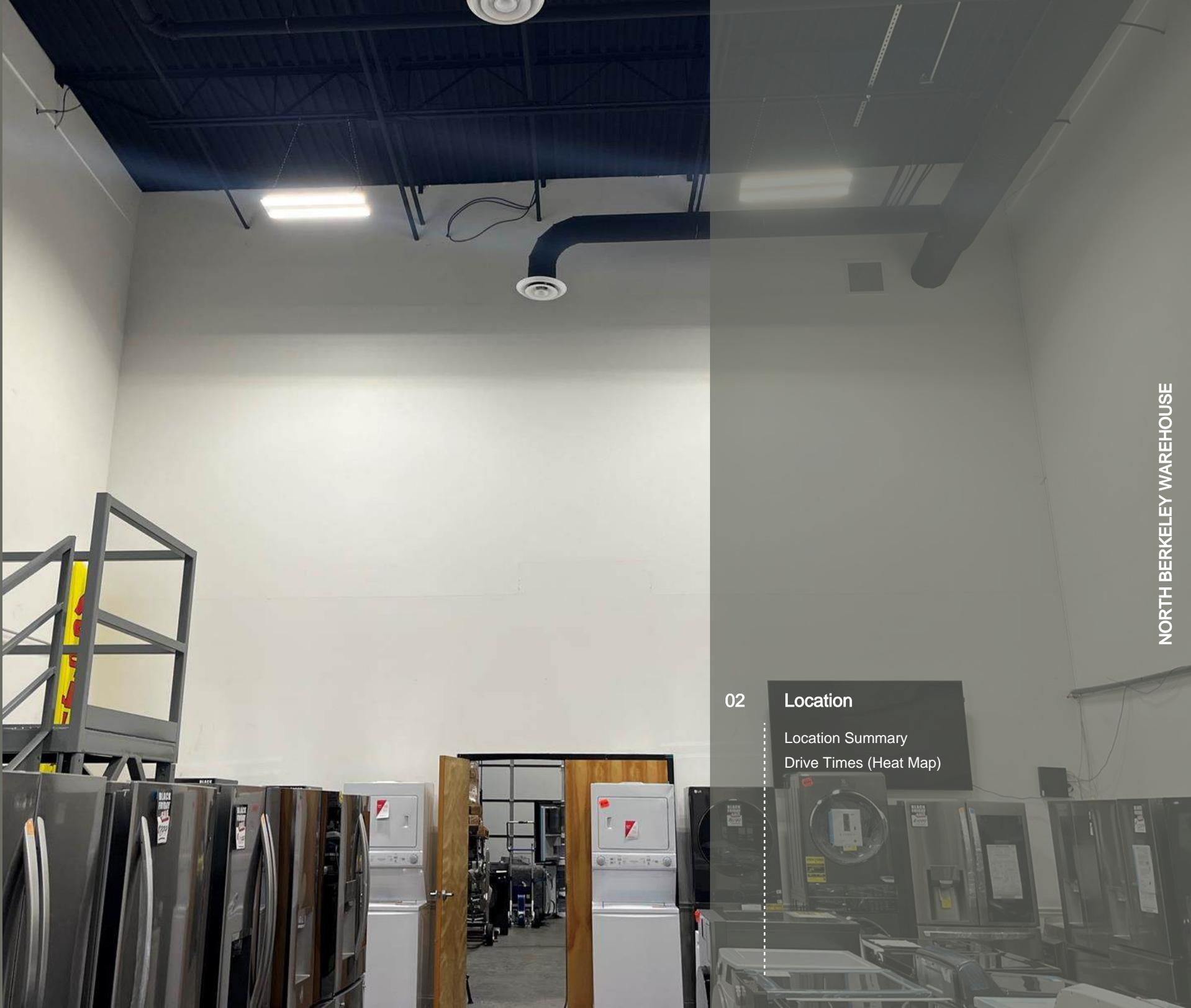
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	8,998	78,848	236,879
2024 Median HH Income	\$75,280	\$72,972	\$76,100
2024 Average HH Income	\$105,779	\$108,153	\$115,087

- Suite #450 is one of the Condo unit. 27" of Ceiling height from the floor. Busy and convenient location. 1- Drive in door, Buyer can be qualified for SBA loan or commercial loan with low down payment. Currently it is occupied by a discounted appliances store and any buyer who is interested in do the same business at buyer's preference. Building maintenance, Landscaping , and parking lot are managed by the HOA. Tenant shall move out upon closing.
- The best use of this property is owner use.



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02

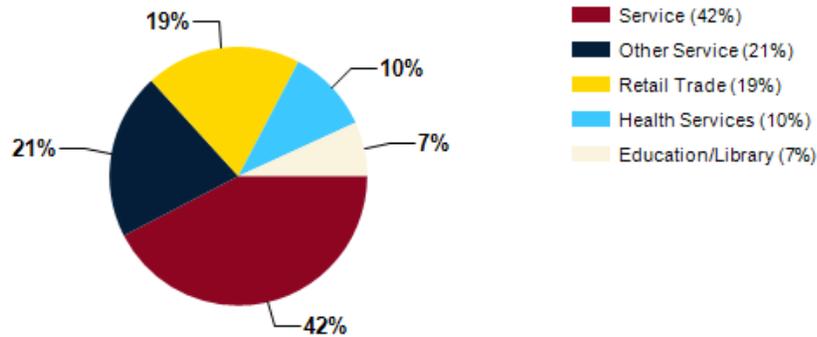
Location

Location Summary

Drive Times (Heat Map)

- One of the fastest-growing areas with rapidly appreciating property values. This property is near Pleasant Hill Road and Buford Highway in Duluth. Within half a mile, you'll find Korean, Chinese, and Indian farmers' markets, while hundreds of restaurants and entertainment centers are just a mile away. Costco, Sam's Club, Publix, and Kroger are all within a five-minute drive. Office rooms on mezzanine floor with windows.

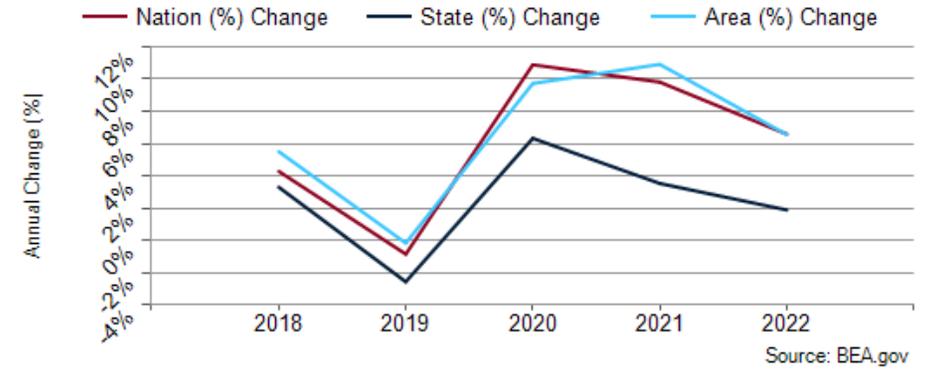
### Major Industries by Employee Count



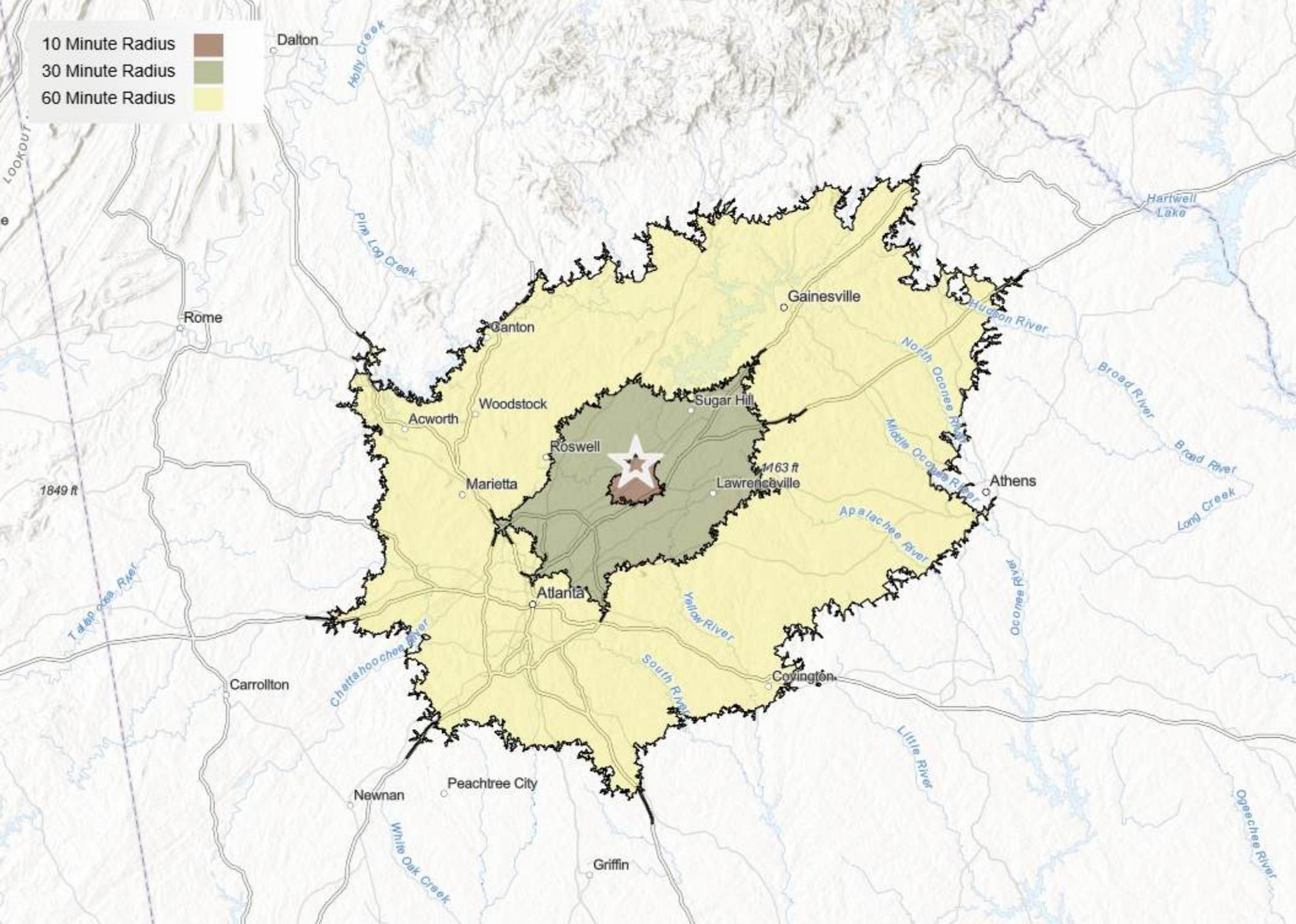
### Largest Employers

Gwinnett County Public Schools	22,000
Northside Hospital Gwinnett	3,000
Gwinnett County Government	2,500
Georgia Gwinnett College	1,500
Gwinnett Medical Center	1,200
Gwinnett County Sheriff's Office	1,000
Gwinnett County Fire and Emergency Services	800
Gwinnett County Police Department	700

### Gwinnett County GDP Trend



10 Minute Radius  
30 Minute Radius  
60 Minute Radius





03

Property Description

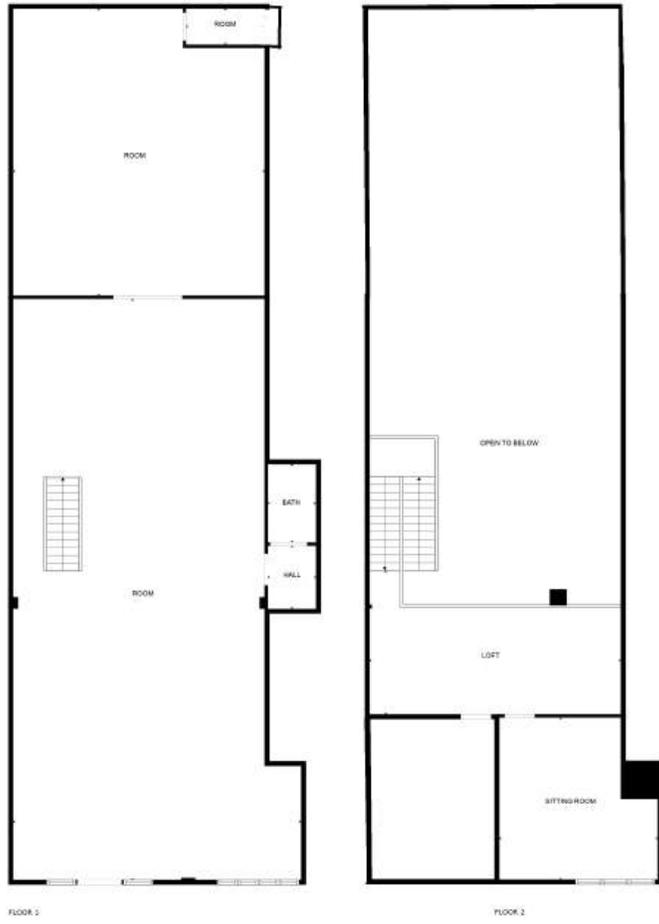
Property Features

Property Images

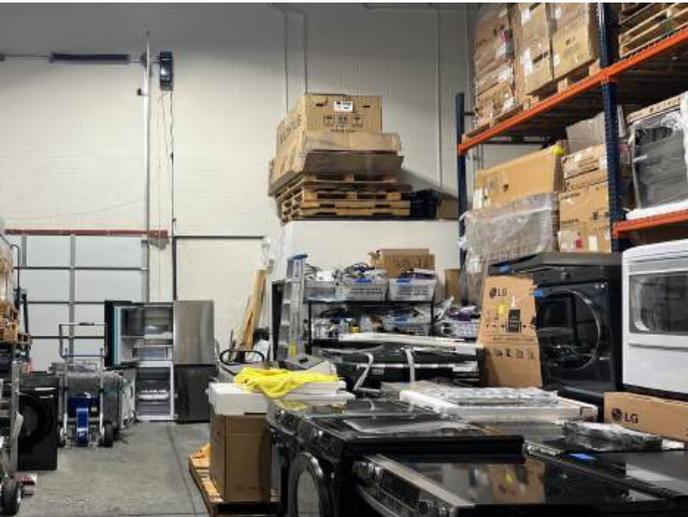
## PROPERTY FEATURES

NUMBER OF UNITS	1
FLOOR AREA (SF)	4,008
FRIST FLOOR SF	3,034
MEZZANINE SF	974
YEAR BUILT	2006
DRIVE - IN DOOR	1
ZONING TYPE	PUD
BUSINESS LICENSE	City of Duluth
HOA MONTHLY	\$1,125.80
HOA	1,125.80
FLOOR CEILING HEIGHT	27'





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





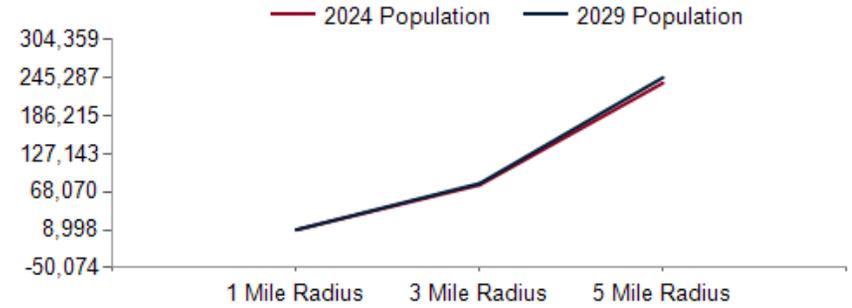
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## Demographics

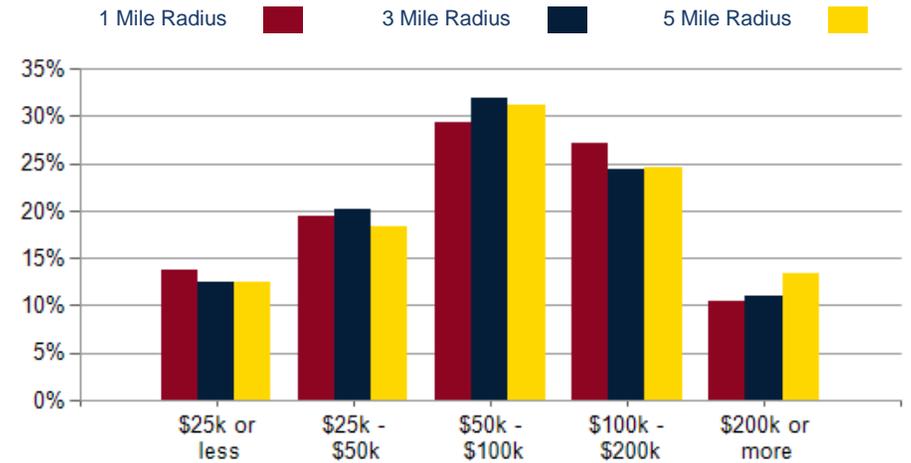
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,385	60,616	168,998
2010 Population	7,023	67,932	200,770
2024 Population	8,998	78,848	236,879
2029 Population	9,204	81,038	245,287
2024 African American	1,537	18,024	51,341
2024 American Indian	95	651	2,280
2024 Asian	1,981	16,243	48,671
2024 Hispanic	3,456	22,111	74,017
2024 Other Race	2,031	12,731	43,463
2024 White	2,123	22,200	64,043
2024 Multiracial	1,228	8,941	26,937
2024-2029: Population: Growth Rate	2.25%	2.75%	3.50%

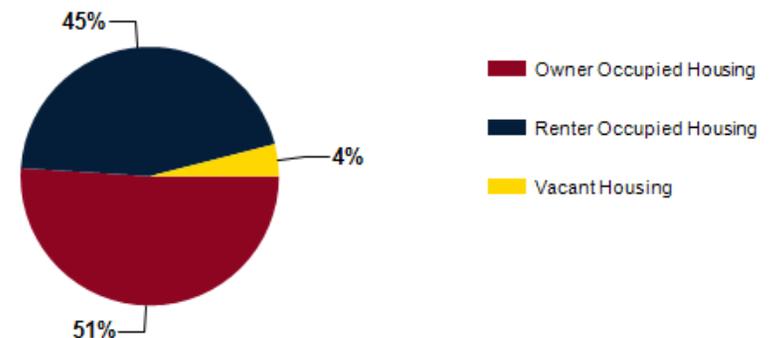
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	294	2,118	5,622
\$15,000-\$24,999	143	1,618	5,142
\$25,000-\$34,999	257	2,363	5,871
\$35,000-\$49,999	362	3,736	9,845
\$50,000-\$74,999	527	5,589	15,888
\$75,000-\$99,999	403	4,061	11,005
\$100,000-\$149,999	465	4,099	12,745
\$150,000-\$199,999	395	3,284	8,463
\$200,000 or greater	332	3,332	11,429
Median HH Income	\$75,280	\$72,972	\$76,100
Average HH Income	\$105,779	\$108,153	\$115,087



### 2024 Household Income



### 2024 Own vs. Rent - 1 Mile Radius



Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	726	6,661	18,761
2024 Population Age 35-39	647	5,836	17,153
2024 Population Age 40-44	675	5,623	17,156
2024 Population Age 45-49	648	5,165	16,034
2024 Population Age 50-54	605	5,263	16,388
2024 Population Age 55-59	547	4,787	14,340
2024 Population Age 60-64	537	4,725	13,372
2024 Population Age 65-69	448	3,930	10,560
2024 Population Age 70-74	259	2,851	7,396
2024 Population Age 75-79	138	1,852	4,965
2024 Population Age 80-84	72	1,053	2,781
2024 Population Age 85+	63	759	2,216
2024 Population Age 18+	7,000	62,509	183,305
2024 Median Age	36	37	36
2029 Median Age	38	38	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,467	\$63,599	\$66,897
Average Household Income 25-34	\$106,058	\$92,157	\$93,135
Median Household Income 35-44	\$92,215	\$85,998	\$84,218
Average Household Income 35-44	\$124,703	\$119,912	\$121,460
Median Household Income 45-54	\$89,023	\$86,277	\$90,258
Average Household Income 45-54	\$120,088	\$123,265	\$133,446
Median Household Income 55-64	\$78,944	\$84,675	\$89,172
Average Household Income 55-64	\$106,241	\$124,035	\$136,902
Median Household Income 65-74	\$46,313	\$64,175	\$68,287
Average Household Income 65-74	\$75,241	\$101,257	\$109,213
Average Household Income 75+	\$67,239	\$78,304	\$82,823

Population By Age

