

DISTRICT AT DULUTH

3465 Duluth Hwy, Duluth, GA 30096



SPACE AVAILABLE

2,648 SF Retail/Restaurant

PROPERTY HIGHLIGHTS

- Only remaining second-generation restaurant/retail space available
- Located in the heart of downtown Duluth's premier mixed-use development
- Street-level retail with built-in customer base from 370 luxury apartments above
- Excellent visibility and access from Buford Hwy & Duluth Hwy
- Plentiful, well-lit parking with direct access to retail
- Buford Hwy carries 22,000 vehicles per day, while Duluth Hwy carries 15,000

SUZANNE SHANK

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PATRICK GREEN

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	9,366	68,268	207,812
HOUSEHOLDS	3,418	26,238	77,218
AVG HH INCOME	\$121,440	\$138,180	\$139,026

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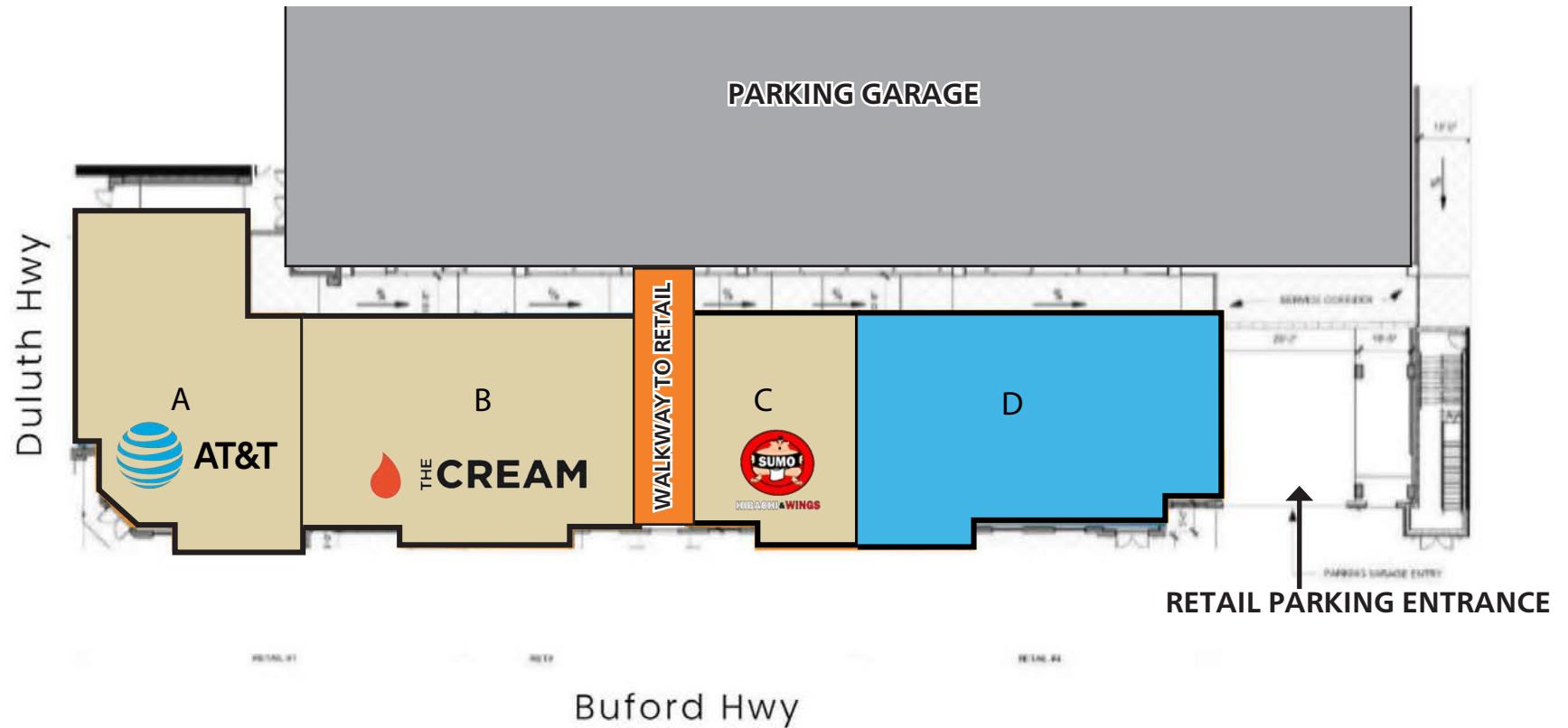
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STE	TENANT	SF
A	AT&T	2,228
B	THE CREAM BAKERY	2,687
C	SUMO HIBACHI	1,388
D	AVAILABLE	2,648

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