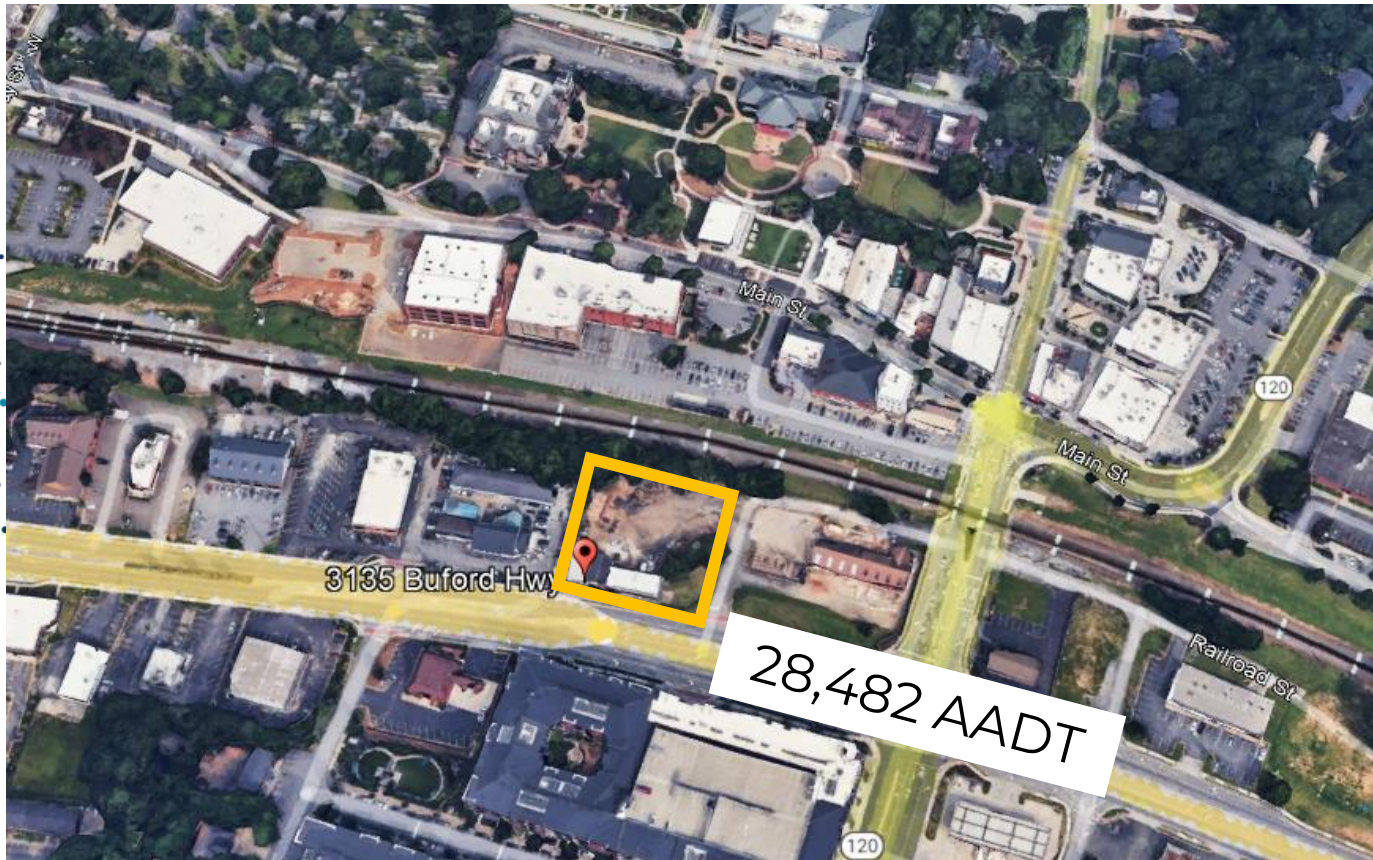


RETAIL FOR SALE

PRIME LOCATION

Incredible Opportunity to Occupy or Redevelop

3135 BUFORD HWY
DULUTH, GA 30096



MELISSA BRYSON
ADVISOR

MOBILE 678.576.5360
MBRYSON@EQUITY.NET

equity | brokerage

PROPERTY DESCRIPTION

- Location:
 - Entry to Downtown Duluth
- Size:
 - Street Level ~2880sf
 - Grade Level ~3740sf
 - Lot - ~.70acres (plus potential for use of railroad property)
- Features:
 - Terrazzo flooring
 - Large glass storefronts
 - Overhead / Large doors at grade level
 - Room for parking and expansion of premises
- Traffic Count – 28,482 AADT at intersection
- Zoning: HC-R
 - City is eager to see property repurposed and willing to support

PRIME LOCATION

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IMAGES

PRIME LOCATION

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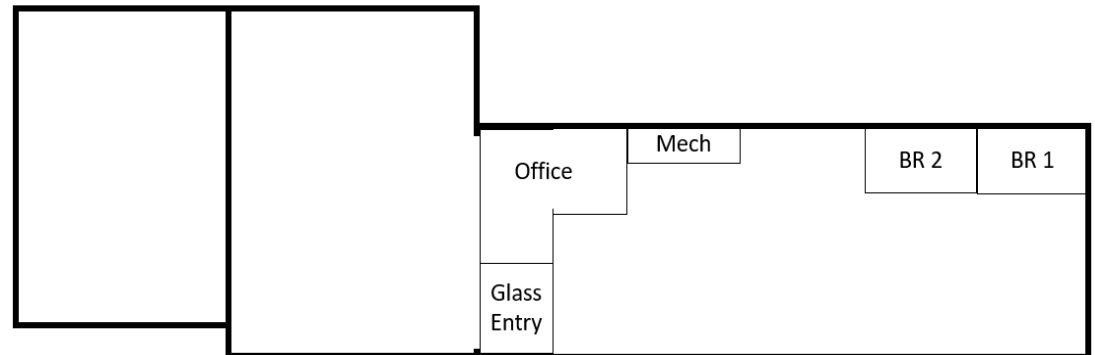
RETAIL STOREFRONT



POSSIBLE EXPANSION



Approximate dimensions, not exact



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Workshop

- Open Space
- At grade level only
- ~860sf

Wood Building

- Open Space
- Wood Flooring
- ~1080 sf at street level and at grade level below (~2160sf) total

Main Brick Building

- Glass Storefronts
- Multiple Entries
- Terrazzo Flooring
- ~1800sf at street level and at grade level below (~3600sf) total



ADJACENT COhatch

An amazing shared work and social space company with elegantly designed workplaces.

PRIME LOCATION

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DEMOGRAPHICS

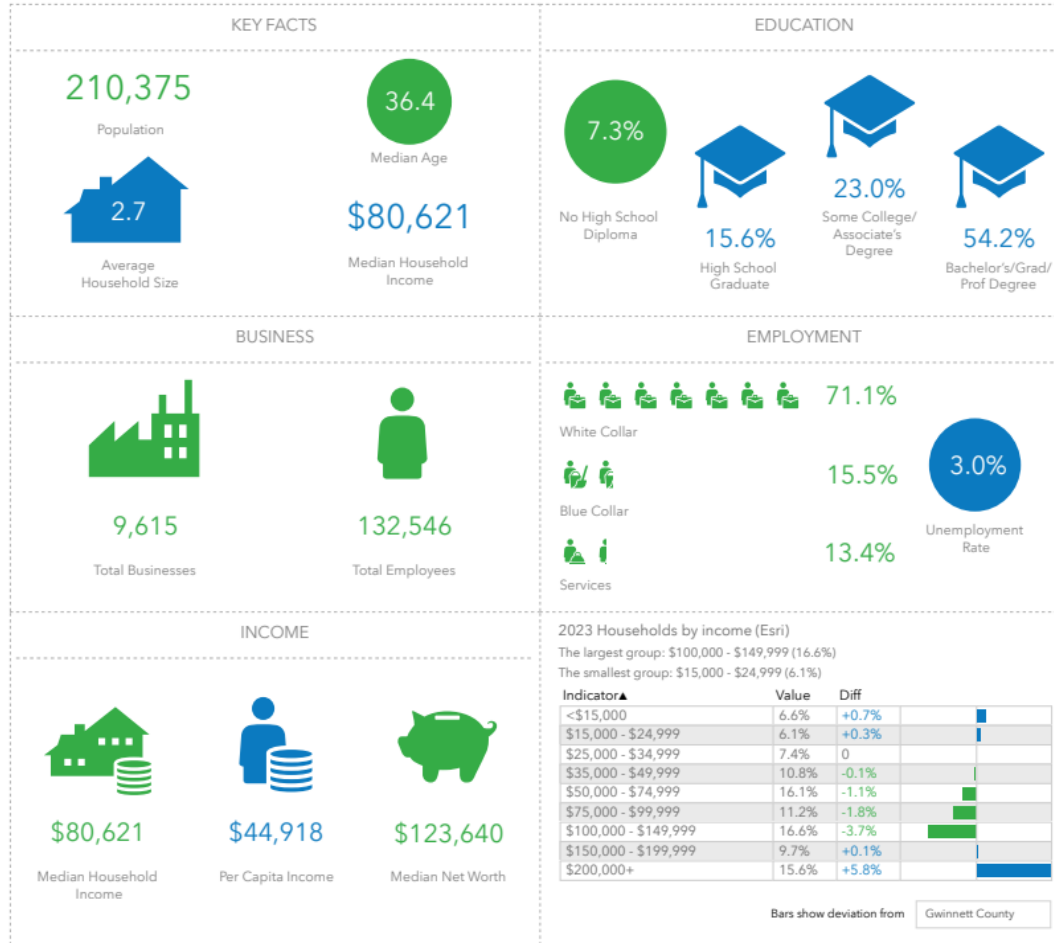
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3135 Buford Hwy, Duluth, Georgia, 30096
Ring: 5 mile radius

Key Facts



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

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