

1590 Pleasant Hill Road | Duluth, GA

2.03 Acres

\$3.5m or Lease for \$210,000 per year

**CONFIDENTIAL (Open Business Do not Disturb Tenant)**



CAPITAL GROWTH  
BUCHALTER

CONTACT

Greg Craft

(678) 361-4854 / [gcraft@cgpre.com](mailto:gcraft@cgpre.com)

# PROPERTY OVERVIEW

1590 Pleasant Hill Road / Duluth, GA



This property offers a prime commercial location along the high-visibility corridor of Pleasant Hill Road, Approximately 1/2 mile south of I-85. It benefits from excellent access and exposure, supported by a strong daytime population and traffic counts

## LOCATED NEAR

-  **Population +268,000 within 5-miles**
-  **53,100 VPD (Pleasant Hill Road)**
-  **Major Retail Corridor off I-85 in Duluth**
-  **Traffic Signal**
-  **Restaurant is current operational, please do not disturb Tenant**

## MAJOR BRANDS



## MAJOR INTERSECTIONS

**Pleasant Hill Road / 53,100 VPD**  
**I-85 / 278,000 VPD**

# DEMOGRAPHICS

1590 Pleasant Hill Road / Duluth, GA

2025 Estimated Population	17,514	1111,225	268,792
2030 Projected Population	17,478	108,631	264,209

2025 Estimated Households	7,473	39,879	93,455
2030 Projected Households	7,700	40,009	94,365

2025 Estimated Median Income	\$52,722	\$68,131	\$79,147
------------------------------	----------	----------	----------

2025 Estimated Total Businesses	1,300	7,793	20,329
2025 Estimated Total Employees	10,520	64,815	152,159



**\$79,147**

Median Income



**268,792**

Population



**93,455**

Households

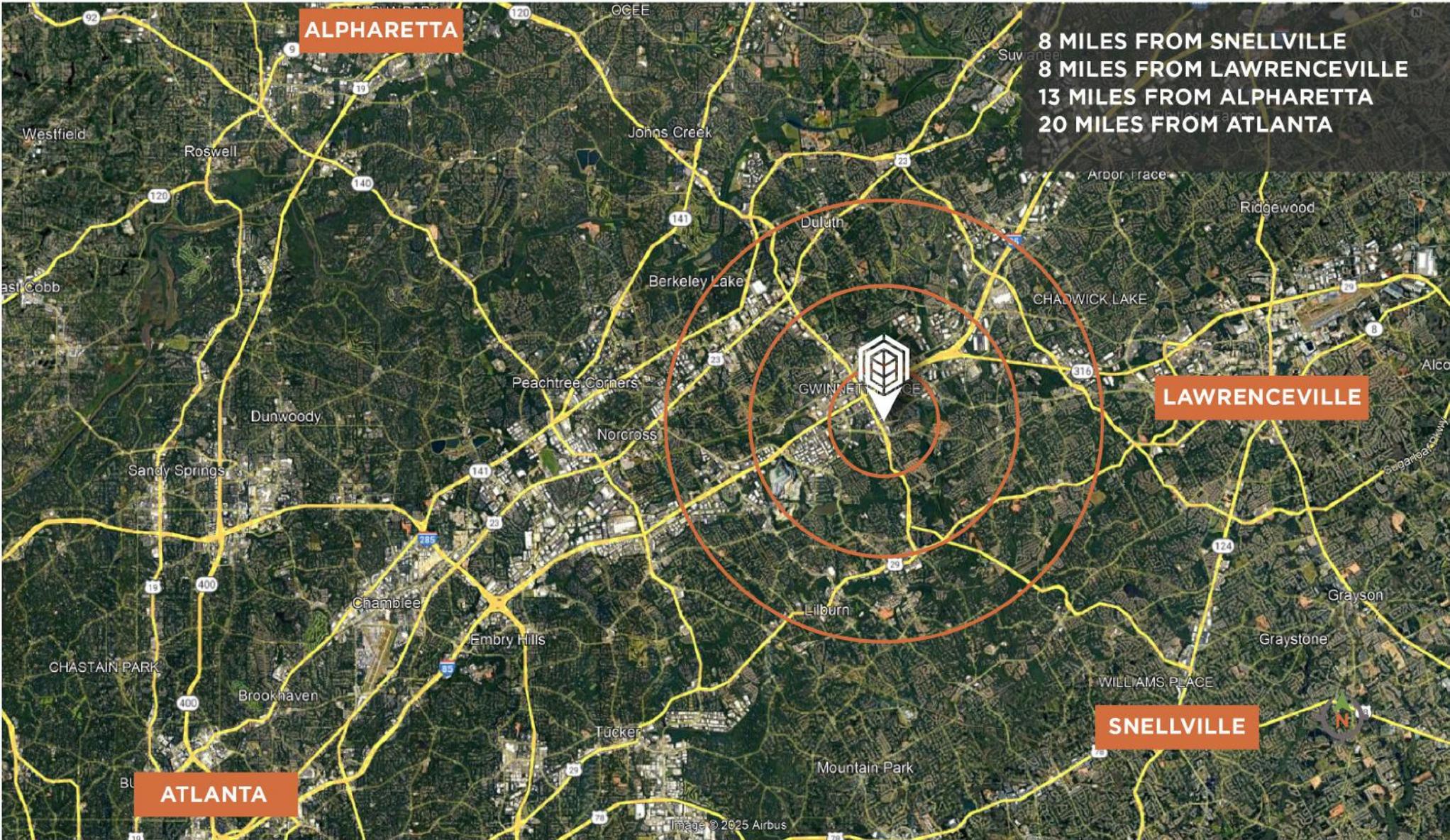


**152,159**

Labor Force

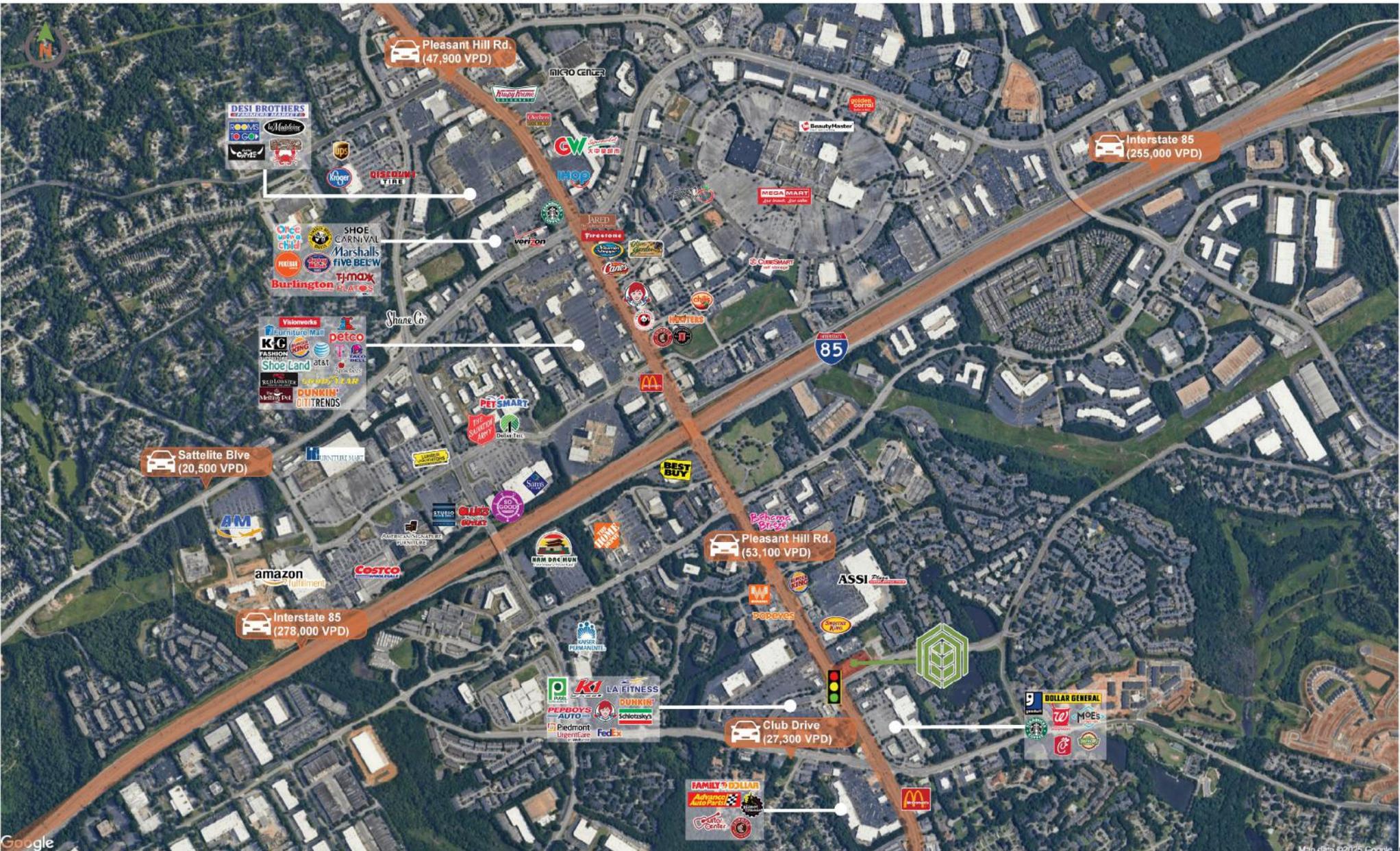
# LOCATION OVERVIEW

1590 Pleasant Hill Road / Duluth, GA



# SURROUNDING MARKET

1590 Pleasant Hill Road / Duluth, GA



# PROPERTY SITE VIEW

1590 Pleasant Hill Road / Duluth, GA







## Available for Sale

1590 Pleasant Hill Road  
Duluth, GA

### TO INQUIRE ABOUT THIS PROPERTY

**Greg Craft**

(678) 361-4854 / [gcraft@cgpre.com](mailto:gcraft@cgpre.com)

[cgbuchalter.com](http://cgbuchalter.com)