



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR LEASE

4020 SATELLITE BLVD.

Duluth, GA 30096

AVAILABLE SPACE

8,060 SF

LEASE RATE

\$30.00 SF/yr (NNN)

AREA

This is a new construction gas station with a c-store. We have 8 units and there is a grease trap available. The gas station and c-store are not for lease.

- 100: 1,630.00 ft.
- 200: 810.00 ft.
- 400: 970.00 ft.
- 500: 810.00 ft.
- 600: 810.00 ft.
- 700: 1,130.00 ft.
- 800: 1,100.00 ft.
- 900: 800.00 ft.



OFFICE

Michael Bailey
678 320 4800
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**COLDWELL BANKER COMMERCIAL
METRO BROKERS**
5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328
678.320.4800



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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

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OFFERING SUMMARY

Available SF: 8,060 SF

Lease Rate: \$30.00 SF/yr (NNN)

Building Size: 8,060 SF

PROPERTY OVERVIEW

This is a new construction gas station with a c-store. We have 7 units and there is a grease trap available. The gas station and c-store are not for lease.

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PROPERTY HIGHLIGHTS

OTHER RESOURCES

[Broker Website](#)

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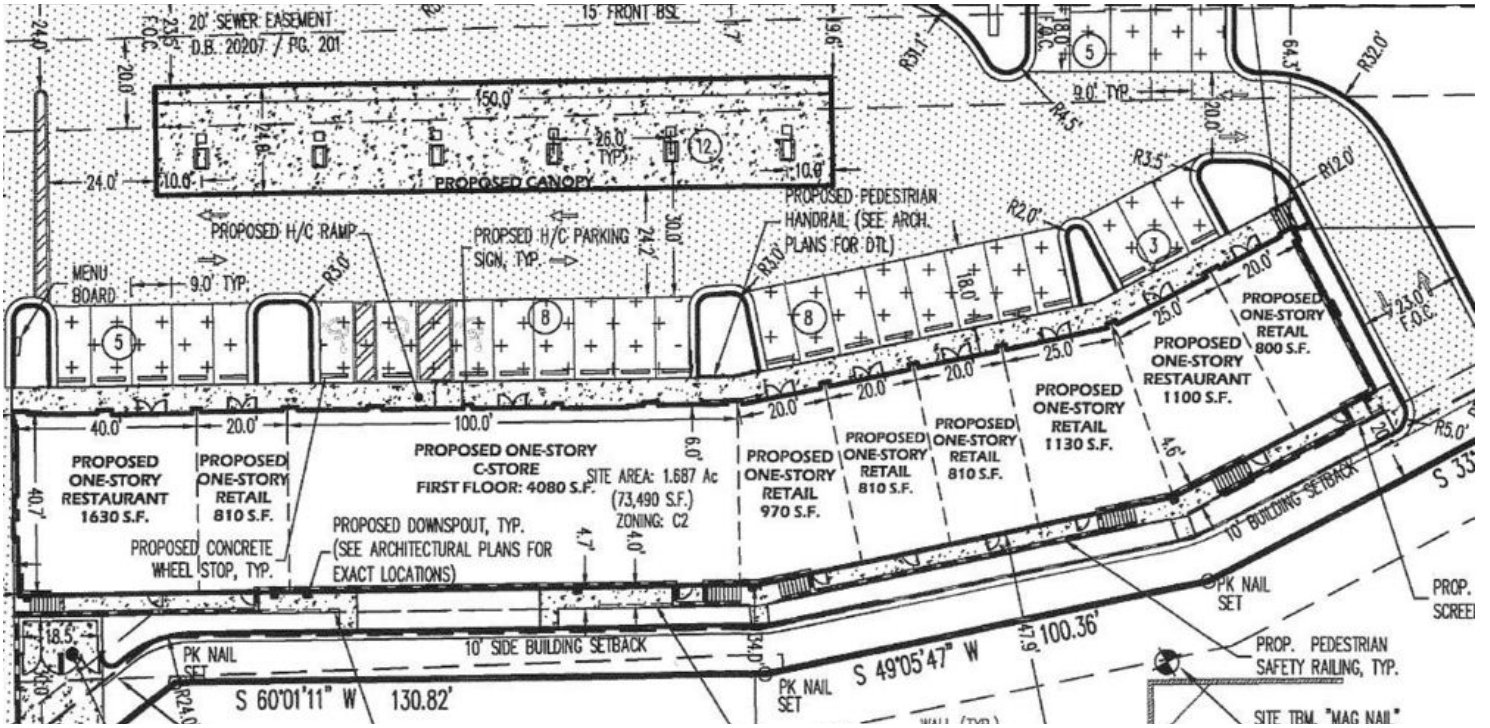
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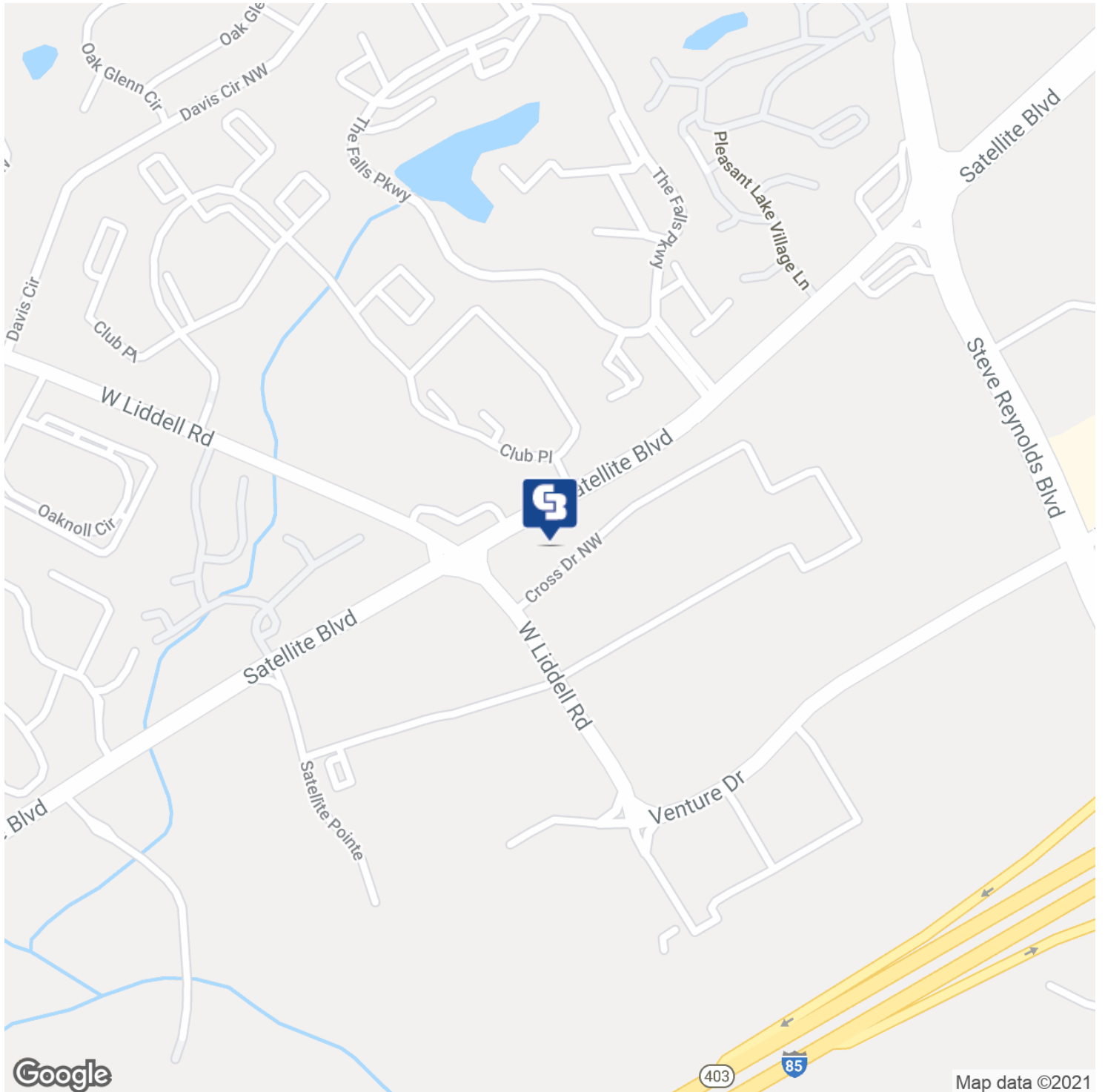
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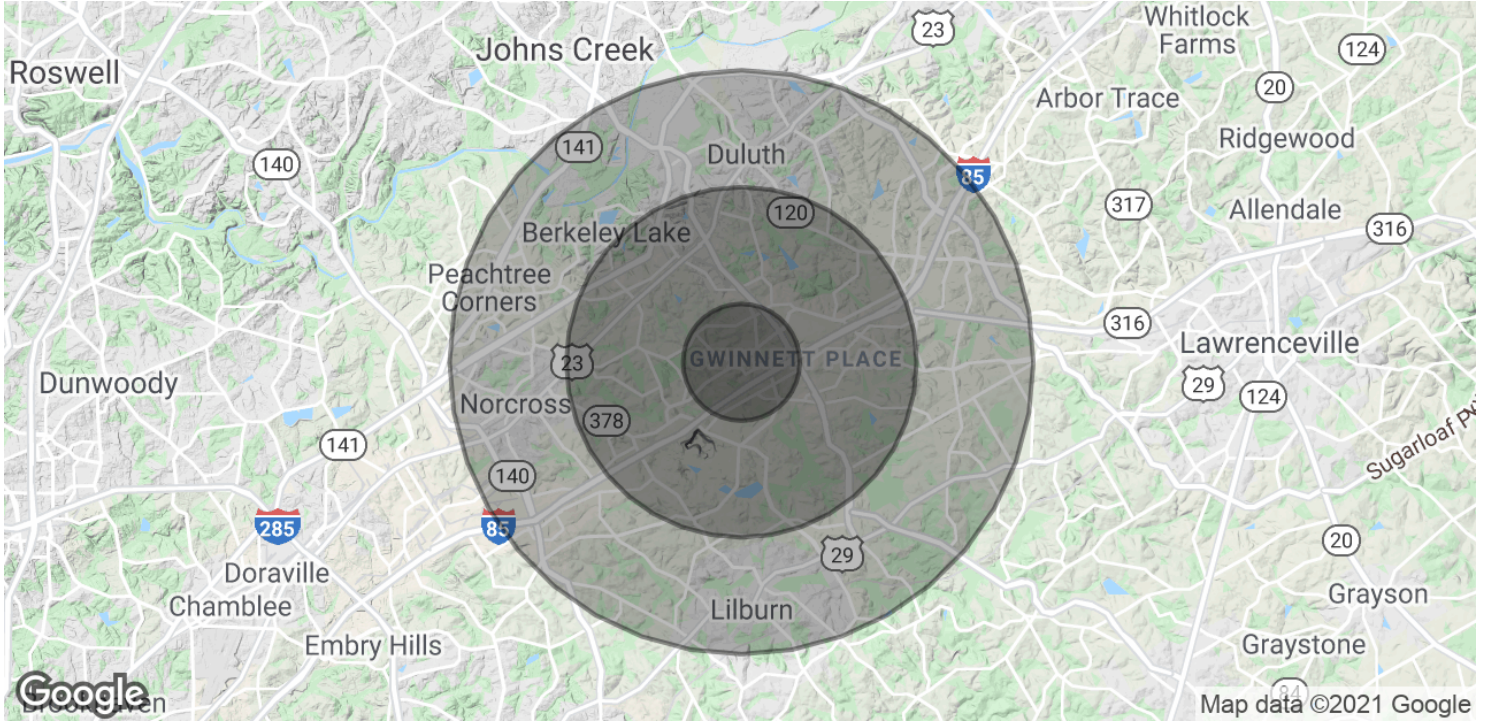
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,481	84,472	217,656
Average age	29.6	31.1	32.0
Average age (Male)	29.6	30.0	31.0
Average age (Female)	29.7	32.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,804	31,057	76,895
# of persons per HH	2.6	2.7	2.8
Average HH income	\$45,781	\$57,189	\$65,705
Average house value	\$186,864	\$193,775	\$239,705

* Demographic data derived from 2010 US Census

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