



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Duluth Office | 5,964 ± SF | 0.5 ± miles from Johns Creek

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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FOR SALE

**4197 Pleasant Hill Rd.
Duluth, GA 30096**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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DULUTH OFFICE | 5,964 ± SF | NEAR (0.5 ± miles from) JOHNS CREEK

EXECUTIVE SUMMARY

THE PROPERTY

4197 PLEASANT HILL RD
DULUTH, GA 30096

PROPERTY SPECIFICATIONS

Property Type:	Office
Building Size:	5,964 ± SF
Land:	0.31 ± Acres
Number of Stories:	2
Year Built:	1998

PRICE

Sale Price \$997,000 USD

INVESTMENT HIGHLIGHTS

- Sold as a vacant building
- Two-story, four-sided brick office building
- Roof replaced in 2023
- Out of four HVAC units, two units (both the compressor and air handlers) were replaced in 2024. Two remaining units were replaced between 2014 - 2016.
- Ideal for professional service firms servicing clients coming from Johns Creek, Duluth, Peachtree Corners, etc... due to its proximity to these locations
- Also ideal for medical professionals wanting to be near Northside Hospital Duluth (only 0.7 ± miles driving distance) – owner-occupy the first floor and lease the second floor
- Efficient office layout
- See pg. 9 and 10 for the floorplans



TAXES / OFFICE PARK ASSOCIATION FEES

- Property Tax: (Year 2024)
 - Gwinnett County: \$11,910.40
 - City of Duluth: \$2,727.24
- Office Park Association Fees
 - \$317.33 per month (paid \$952.00 on quarterly basis)

LOCATION HIGHLIGHTS

- 0.5 ± miles from Johns Creek, North Fulton
- The subject property is located in Duluth, Gwinnett County (near the border of the City of Duluth and the City of Johns Creek)
- 0.7 ± miles west of Northside Hospital Duluth
- Signalized entrance to the complex – easy ingress and egress
- Multiple access points to in and out of the complex
- Key retailers within 0.2 ± miles ~ 1.4 ± miles include the following:
 - Whole Foods
 - Chick-Fil-A
 - Starbucks
 - Panera Bread
 - Publix
 - Target
 - Home Depot
 - Tesla Super Charging Station nearby



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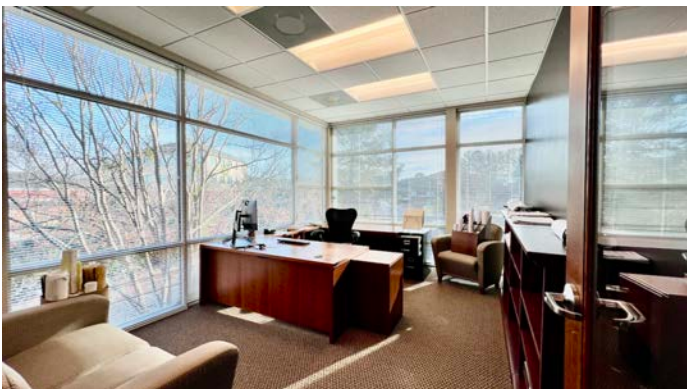
PROPERTY PHOTOS





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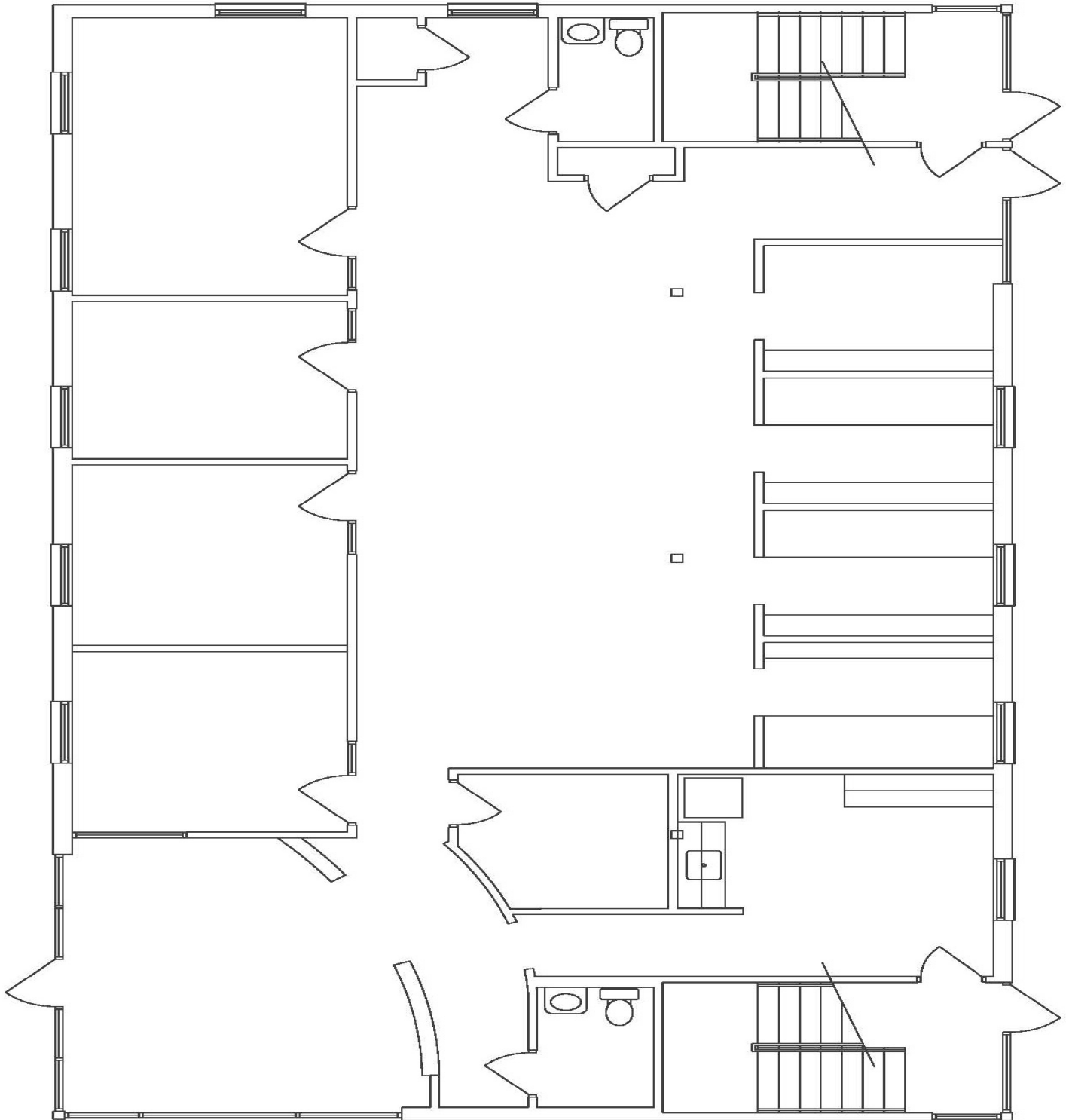
PROPERTY PHOTOS





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FLOOR PLAN - FIRST FLOOR





DULUTH OFFICE | 5,964 ± SF | NEAR (0.5 ± miles from) JOHNS CREEK

FLOOR PLAN - SECOND FLOOR





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MAPS & AERIALS





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AERIALS & TAX MAPS

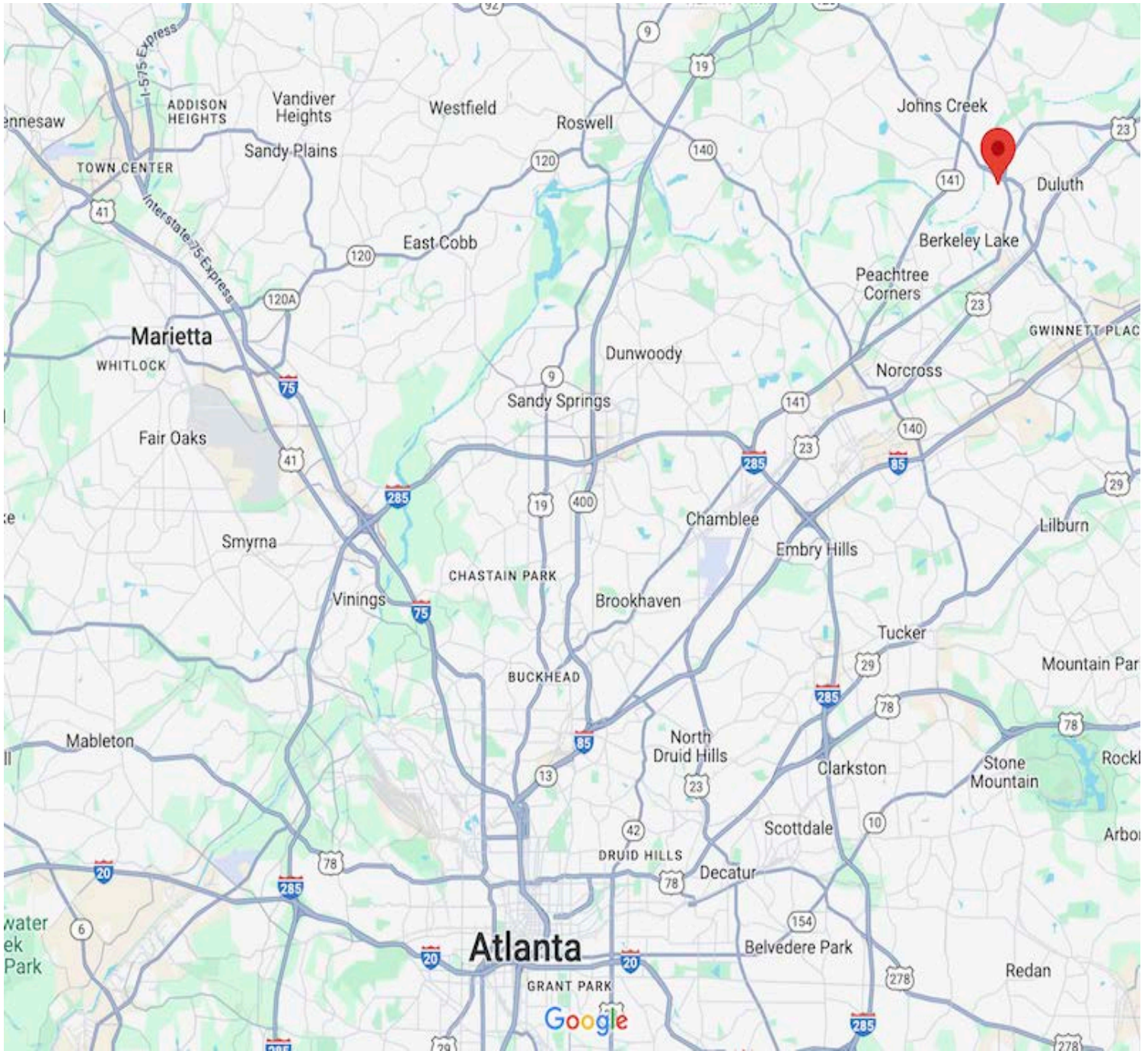


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



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AERIALS & TAX MAPS





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DEMOGRAPHICS

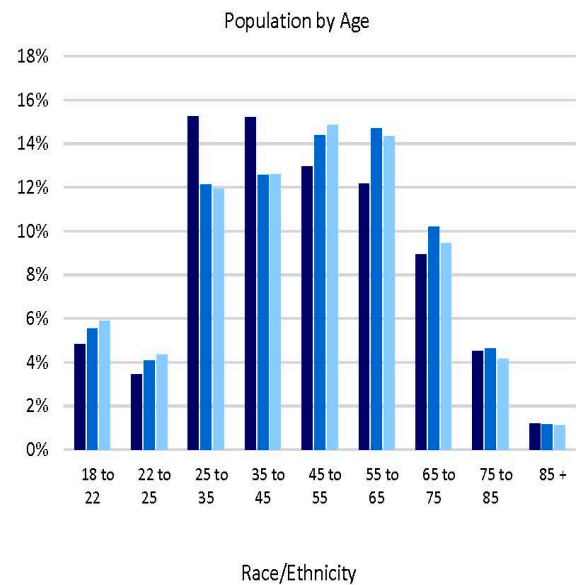
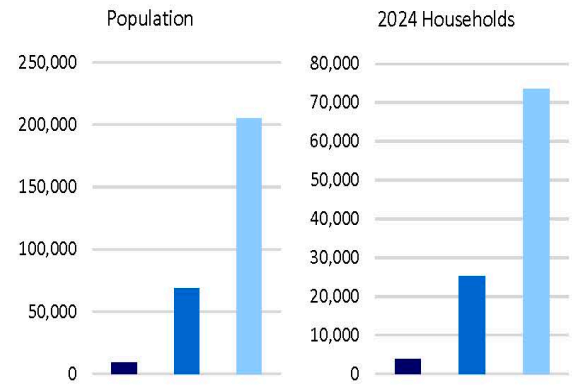
Demographics around 4197 Pleasant Hill Rd, Duluth, Georgia 30096, United States



Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	9,036	---	68,836	---	205,117	---
2029 Projected Population	9,262	---	71,488	---	214,789	---
Pop Growth (%)	2.5%	---	3.9%	---	4.7%	---
2024 Households	3,780	---	25,192	---	73,488	---
2029 Projected Households	3,872	---	26,130	---	76,909	---
HH Growth (%)	2.4%	---	3.7%	---	4.7%	---
Census Year						
2000 Population	8,395	---	54,504	---	145,486	---
2010 Population	9,012	---	67,896	---	201,484	---
Pop Growth (%)	7.4%	---	24.6%	---	38.5%	---
2000 Households	3,689	---	19,975	---	51,423	---
2010 Households	3,771	---	24,878	---	72,201	---
HH Growth (%)	2.2%	---	24.5%	---	40.4%	---
Total Population by Age						
Average Age (2024)	39.0		40.5		39.7	
Children (2024)						
0 - 4 Years	545		3,535		10,675	
5 - 9 Years	503		3,629		11,065	
10-13 Years	440		3,267		10,131	
14-17 Years	453		3,774		11,853	
Adults (2024)						
18 to 22	437	4.8%	3,809	5.5%	12,075	5.9%
22 to 25	313	3.5%	2,800	4.1%	8,922	4.3%
25 to 35	1,377	15.2%	8,344	12.1%	24,463	11.9%
35 to 45	1,376	15.2%	8,648	12.6%	25,853	12.6%
45 to 55	1,173	13.0%	9,900	14.4%	30,481	14.9%
55 to 65	1,099	12.2%	10,109	14.7%	29,426	14.3%
65 to 75	806	8.9%	7,016	10.2%	19,376	9.4%
75 to 85	408	4.5%	3,200	4.6%	8,539	4.2%
85 +	107	1.2%	805	1.2%	2,257	1.1%
Population by Race/Ethnicity (2024)						



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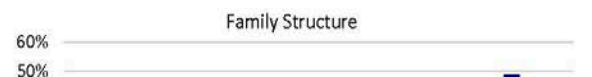
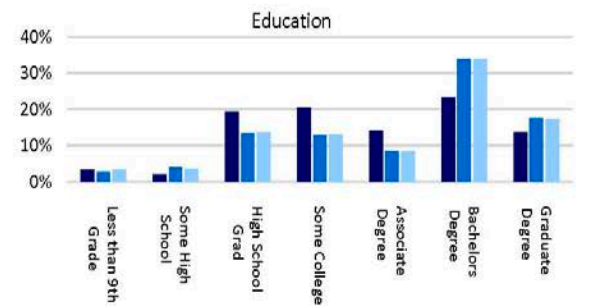
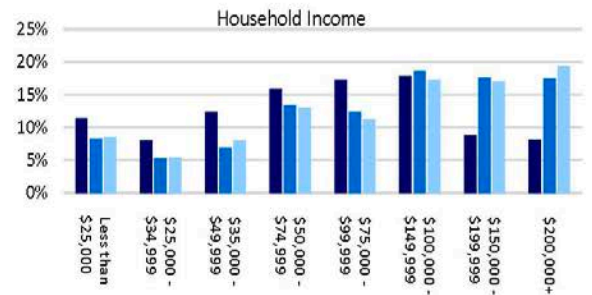
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	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	3,086	34.1%	28,506	41.4%	78,962	38.5%
Hispanic	1,351	15.0%	9,616	14.0%	29,244	14.3%
Black	2,783	30.8%	10,451	15.2%	33,885	16.5%
Asian	1,260	13.9%	16,862	24.5%	53,431	26.0%
Language at Home (2024)	8,491		65,301		194,442	
Spanish	988	11.6%	6,486	9.9%	20,931	10.8%
Asian Language	997	11.7%	12,000	18.4%	32,893	16.9%
Ancestry (2024)						
American Indian (ancestry)	14	0.2%	108	0.2%	268	0.1%
Hawaii (ancestry)	9	0.1%	26	0.0%	97	0.0%
Household Income (2024)						
Per Capita Income	\$44,516	---	\$53,287	---	\$52,274	---
Average HH Income	\$106,415	---	\$145,605	---	\$145,903	---
Median HH Income	\$78,018	---	\$108,897	---	\$110,094	---
Less than \$25,000	433	11.5%	2,079	8.3%	6,254	8.5%
\$25,000 - \$34,999	305	8.1%	1,334	5.3%	4,026	5.5%
\$35,000 - \$49,999	469	12.4%	1,741	6.9%	5,880	8.0%
\$50,000 - \$74,999	599	15.9%	3,369	13.4%	9,598	13.1%
\$75,000 - \$99,999	653	17.3%	3,128	12.4%	8,298	11.3%
\$100,000 - \$149,999	677	17.9%	4,689	18.6%	12,711	17.3%
\$150,000 - \$199,999	334	8.8%	4,438	17.6%	12,485	17.0%
\$200,000+	310	8.2%	4,414	17.5%	14,236	19.4%
Education (2024)	6,346		48,021		140,395	
Less than 9th Grade	222	3.5%	1,314	2.7%	4,911	3.5%
Some High School	132	2.1%	2,005	4.2%	5,007	3.6%
High School Grad	1,228	19.4%	6,536	13.6%	19,449	13.9%
Some College	1,304	20.6%	6,168	12.8%	18,206	13.0%
Associate Degree	899	14.2%	4,142	8.6%	12,149	8.7%
Bachelors Degree	1,481	23.3%	16,262	33.9%	47,662	33.9%
Graduate Degree	876	13.8%	8,457	17.6%	24,402	17.4%
Family Structure (2024)	2,378		19,129		55,382	
Single - Male	138	5.8%	767	4.0%	2,102	3.8%
Single - Female	166	7.0%	1,169	6.1%	3,035	5.5%



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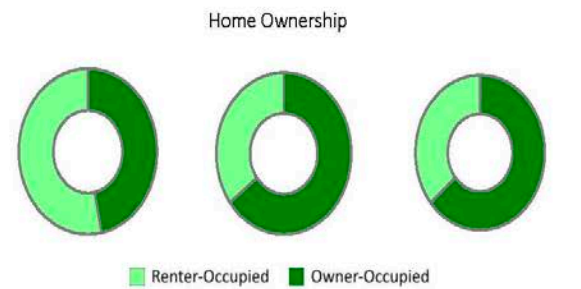
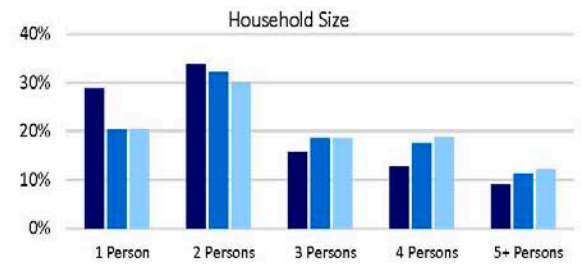
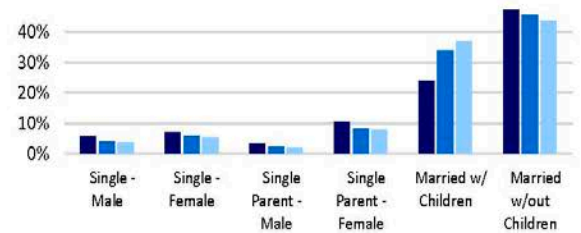
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Single Parent - Male	82	3.5%	445	2.3%	1,156	2.1%
Single Parent - Female	257	10.8%	1,547	8.1%	4,366	7.9%
Married w/ Children	569	23.9%	6,486	33.9%	20,512	37.0%
Married w/out Children	1,165	49.0%	8,714	45.6%	24,212	43.7%
Household Size (2024)						
1 Person	1,088	28.8%	5,136	20.4%	14,996	20.4%
2 Persons	1,274	33.7%	8,096	32.1%	22,123	30.1%
3 Persons	595	15.7%	4,690	18.6%	13,674	18.6%
4 Persons	481	12.7%	4,415	17.5%	13,815	18.8%
5+ Persons	343	9.1%	2,855	11.3%	8,880	12.1%
Home Ownership (2024)						
Owners	1,769	46.8%	16,287	64.7%	46,913	63.8%
Renters	2,011	53.2%	8,905	35.3%	26,576	36.2%
Components of Change (2024)						
Births	106	1.2%	743	1.1%	2,279	1.1%
Deaths	64	0.7%	527	0.8%	1,476	0.7%
Migration	-57	-0.6%	-409	-0.6%	-527	-0.3%
Unemployment Rate (2024)		2.2%		2.2%		2.4%
Employment, Pop 16+ (2024)						
Armed Services	19	0.3%	40	0.1%	42	0.0%
Civilian	5,380	73.5%	38,480	68.1%	114,684	68.5%
Employed	5,258	71.8%	37,627	66.6%	111,891	66.9%
Unemployed	122	1.7%	854	1.5%	2,793	1.7%
Not in Labor Force	1,940	26.5%	18,058	31.9%	52,664	31.5%
Businesses						
Establishments	373	---	2,374	---	7,777	---
Employees (FTEs)	4,041	---	26,901	---	91,652	---



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CONTACT INFORMATION

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