

Triple Net (NNN)

\$20-\$28/SF



FOR LEASE



Table of Contents

About

Investment Highlight

Availability

By the Numbers

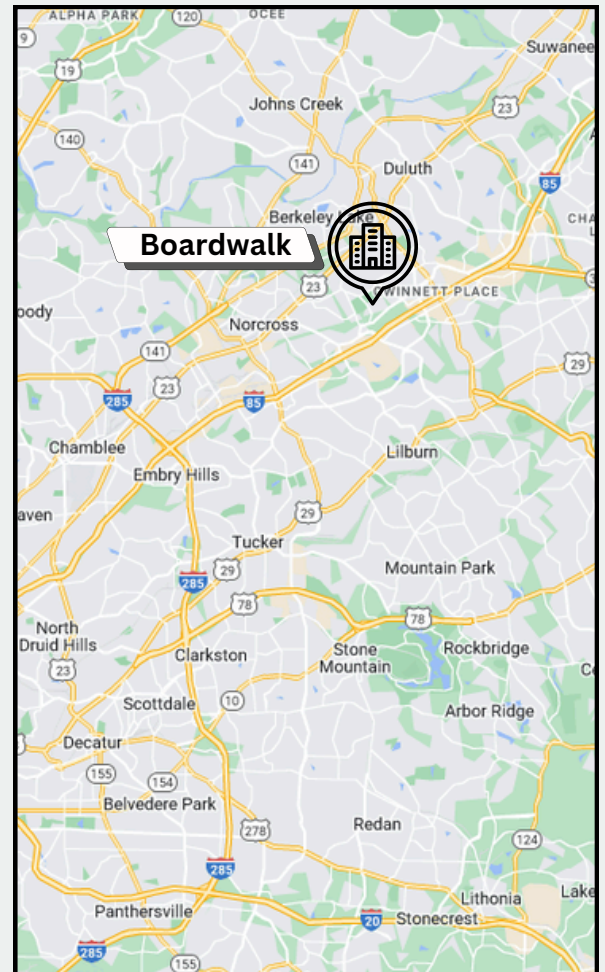
Contact Us



the development features a mixed-use design that includes a rooftop event venue, restaurant, medical facilities, and professional office space. Conveniently located, it's less than 10 miles from Downtown Lawrenceville, Norcross, Peachtree Corners, and Johns Creek, and just a 12-minute drive from Downtown Duluth

Board-Walk Building

Opening in August 2024, this four-story building offers a prime location just 1.5 miles from I-85 and Beaver Run Road. Situated between the Paragon Shopping Center and the forthcoming 68.5-acre Beaver Run Wetlands Park,



Investment Highlight

4560 Satellite Blvd,
Duluth,
GA 30096



Why Boardwalk?

Newly Built Investment

Opportunity in Greater Duluth

01 

Strong Tenancy

94.8% occupancy
next door at
Paragon Town
Center

02 

Newly Built

Excellent design
surrounded by to
shopping, dining
and residential

03 

Greater Duluth

In the heart of
the ever growing
Gwinnett County

04 

High Growth Area

Experiencing
wave of New
Investment



/NDIMaximLLC

Scan to learn more



Crexi



NDIMAXIM

Availability



M101-102

Space Available : 2500 - 5994 SF
Rental Rate : \$28.00/SF/YR
Service Type : Triple Net (NNN)
Space Type : New
Space Use : Retail
Lease Term : 5 - 10 Years



ROOFTOP

Upon Request

Space Available : 3,500 SF
Rental Rate : Upon Request
Service Type : Triple Net (NNN)
Space Type : New
Space Use : Retail
Lease Term : 5- 10 Years



B101 - 102

Space Available : 3,075 - 6,150 SF
Rental Rate : \$20.00/SF/YR
Service Type : Triple Net (NNN)
Space Type : New
Space Use : Retail
Lease Term : 5- 10 Years



M201-202

Space Available : 2600 - 6150 SF
Rental Rate : \$22.00/SF/YR
Service Type : Triple Net (NNN)
Space Type : New
Space Use : Office
Lease Term : 5- 10 Years



For Lease
\$20-\$28/SF

HOUSEHOLD INCOME

\$68.3K
 Median
 Income

\$76.1K
 2028
 Estimate

↑12%
 Growth
 Rate

AGE DEMOGRAPHICS

35
 Median
 Age

36
 (2028)
 Estimate

↑2%
 Growth
 Rate

Over \$150k
 21900

Under \$25k
 17300

\$100k - \$150k
 18700

\$25k - \$50k
 29400

\$50k - \$100k
 40700

Under 20 100

20-25 24

25-45 105

45-65 87

Over 65 33

Contact US

If you have any questions or need additional details about a property, please contact us via phone, or email. Our dedicated team will get back to you promptly.

TIM LE



(770) 912-9684



tim.le@ndimaxim.com



LUIS HERNANDEZ



(678) 553-3662



luis.hernandez@ndimaxim.com



SIMON WANG



(678) 689-5248



simon.wang@ndimaxim.com