



3455 PEACHTREE INDUSTRIAL BLVD | DULUTH, GA

PEACHTREE HILL

1,075 - 2,400 SF AVAILABLE



PROJECT DETAILS

PEACHTREE HILL • 1,075 - 2,400 SF AVAILABLE • RETAIL

AVAILABLE SPACE

154,700 SF

AVAILABLE SF

1,075 - 2,400 SF

PROPERTY HIGHLIGHTS

- Anchored by Kroger and LA Fitness
- High traffic location with 47,900 VPD on Pleasant Hill Rd. and 43,600 VPD on Peachtree Industrial Blvd.
- Second generation restaurant end-cap available Feb. 2026

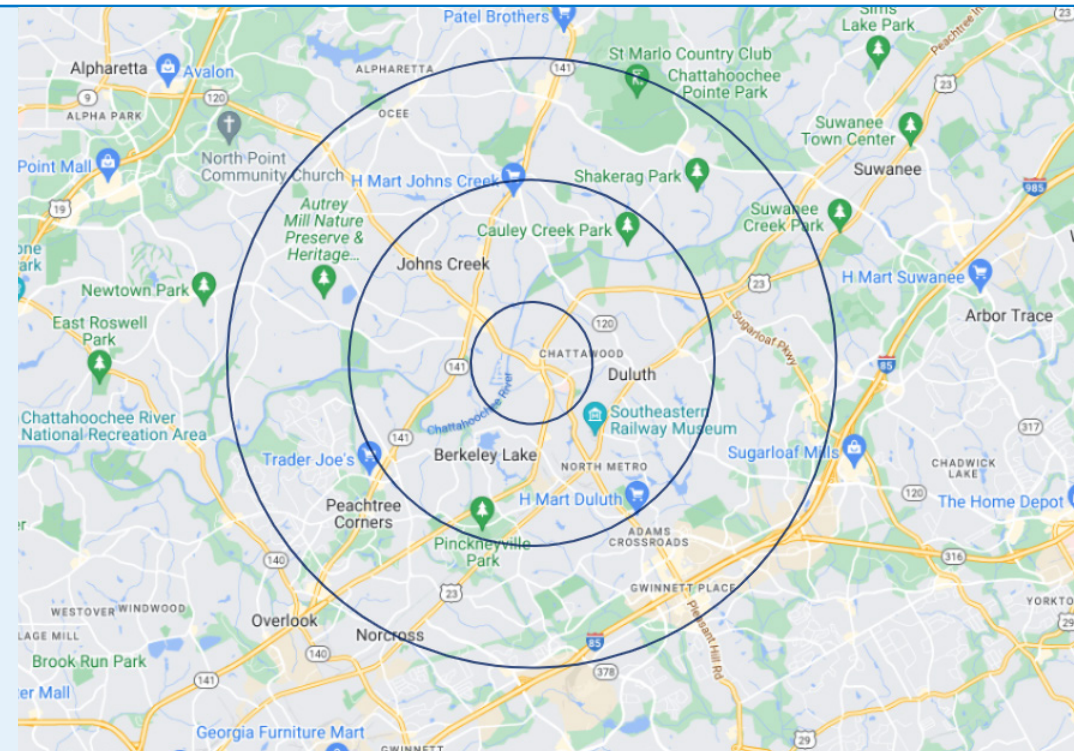
COUNTY

Gwinnett

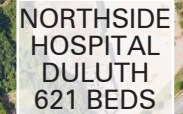
MARKET

Duluth

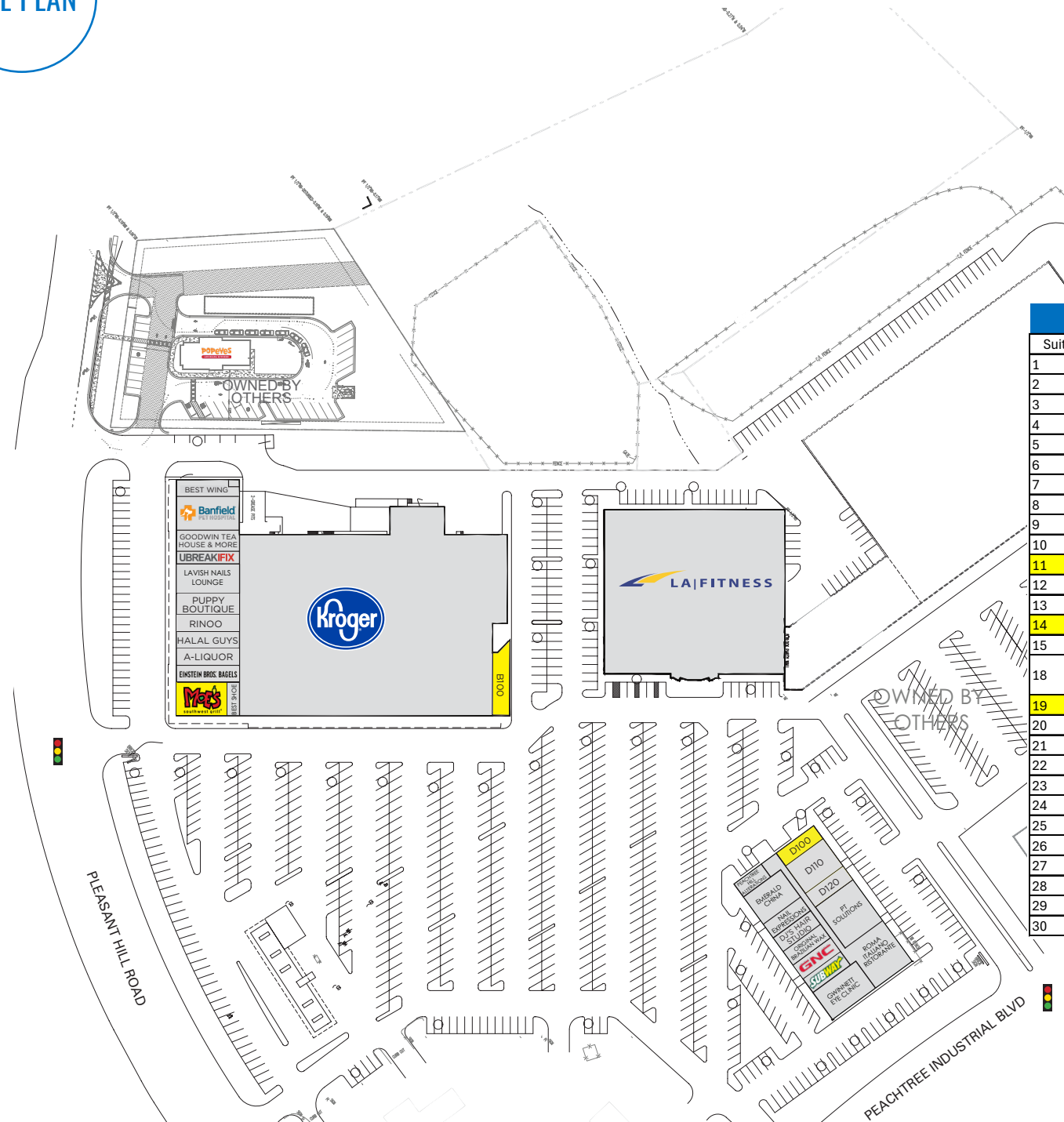
	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	11,604	66,090	201,192
 DAYTIME POPULATION	9,942	32,180	156,647
 MEDIAN HH INCOME	\$90,503	\$124,111	\$126,149



AERIAL



SITE PLAN



TENANT INDEX

Suite #	SP #	TENANT	SF
1	A100	BEST WING & GRILL	1,470
2	A110	BANFIELD PET HOSPITAL	3,000
3	A120	GOODWIN TEA HOUSE & MORE	1,875
4	A130	UBREAKIFIX	1,125
5	A140	LAVISH NAIL LOUNGE	2,655
6	A150	WAGGLES PUPPY BOUTIQUE	1,845
7	A160	RINOO NOODLE	1,500
8	A170	THE HALAL GUYS	1,500
9	A180	A - DISCOUNT LIQUOR	1,500
10	A190	EINSTEIN BROS. BAGELS	1,500
11	A200	AVAILABLE FEB 2026	2,400
12	A210	BEST SHOE REPAIR	600
13		KROGER	66,625
14	B100	AVAILABLE	1,557
15		LA FITNESS	45,000
18	D230	PEACHTREE HILL TAILORING AND ALTERATIONS	793
19	D100	AVAILABLE	1,075
20	D220	EMERALD CHINA	2,200
21	D110	BACH TO ROCK (COMING 2026)	2,200
22	D210	NAIL EXPRESSIONS	1,100
23	D120	MONACO STYLE BARBER	1,100
24	D200	DJ'S HAIR STUDIO	1,100
25	D130	PT SOLUTIONS	2,842
26	D190	RIO BODY WAX	1,100
27	D180	GNC	1,100
28	D170	SUBWAY	793
29	D160	GWINNETT CENTER EYE CLINIC	2,533
30	D150	ROMA ITALIANO RISTORANTE	3,305



DULUTH, GEORGIA

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