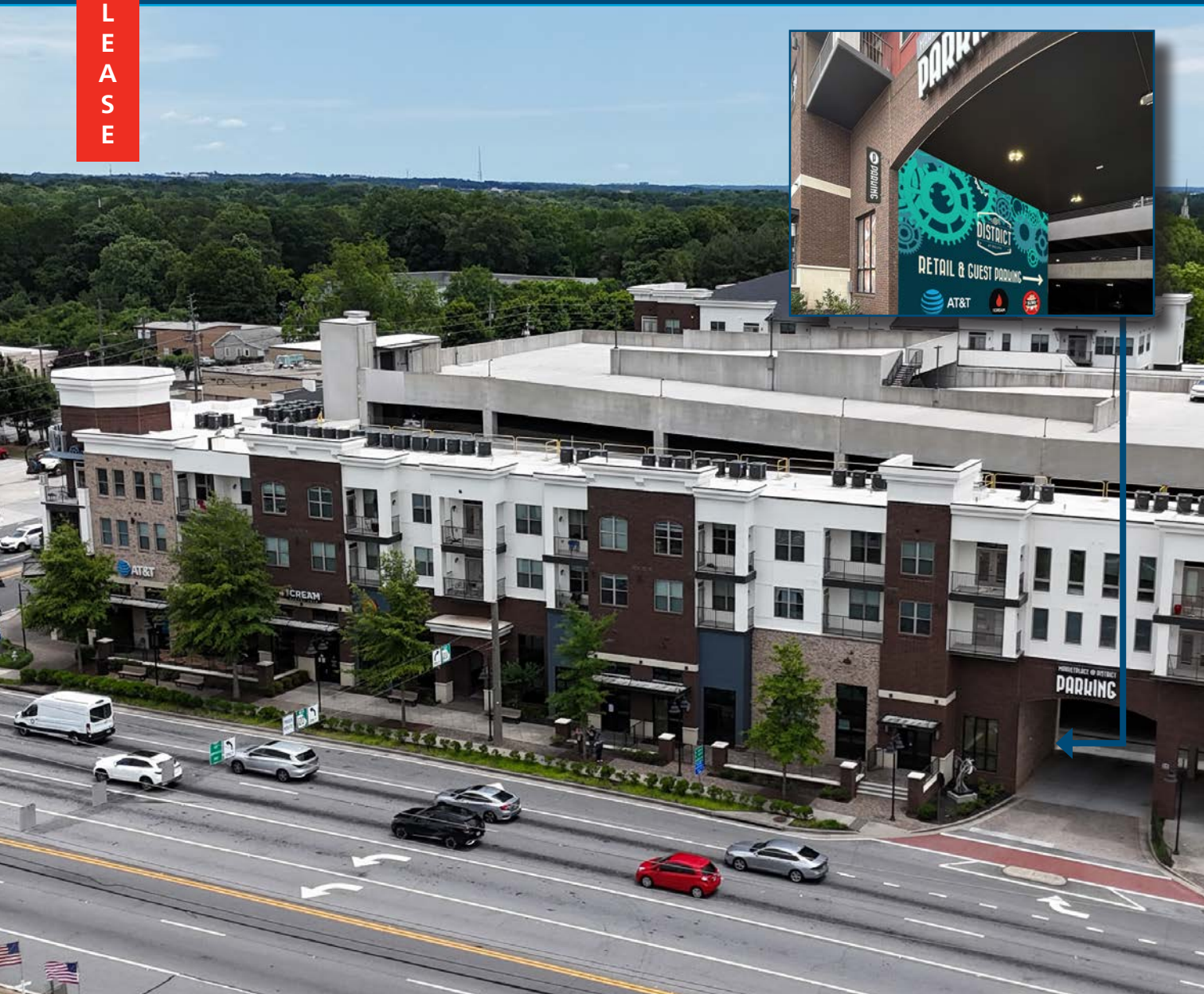


DISTRICT AT DULUTH

3465 Duluth Hwy, Duluth, GA 30096



SPACE AVAILABLE

2,228 & 2,648 SF

PROPERTY HIGHLIGHTS

- 2,648 SF is second-generation restaurant/retail space available
- 2,228 SF corner retail space
- Located in the heart of downtown Duluth's premier mixed-use development
- Street-level retail with built-in customer base from 370 luxury apartments above
- Excellent visibility and access from Buford Hwy & Duluth Hwy
- Plentiful, well-lit parking with direct access to retail
- Buford Hwy carries 22,000 vehicles per day, while Duluth Hwy carries 15,000

MARISA ROY

P: 770.913.3905

E: mroy@ackermanco.net

PATRICK GREEN

P: 770.913.3932

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

DISTRICT AT DULUTH

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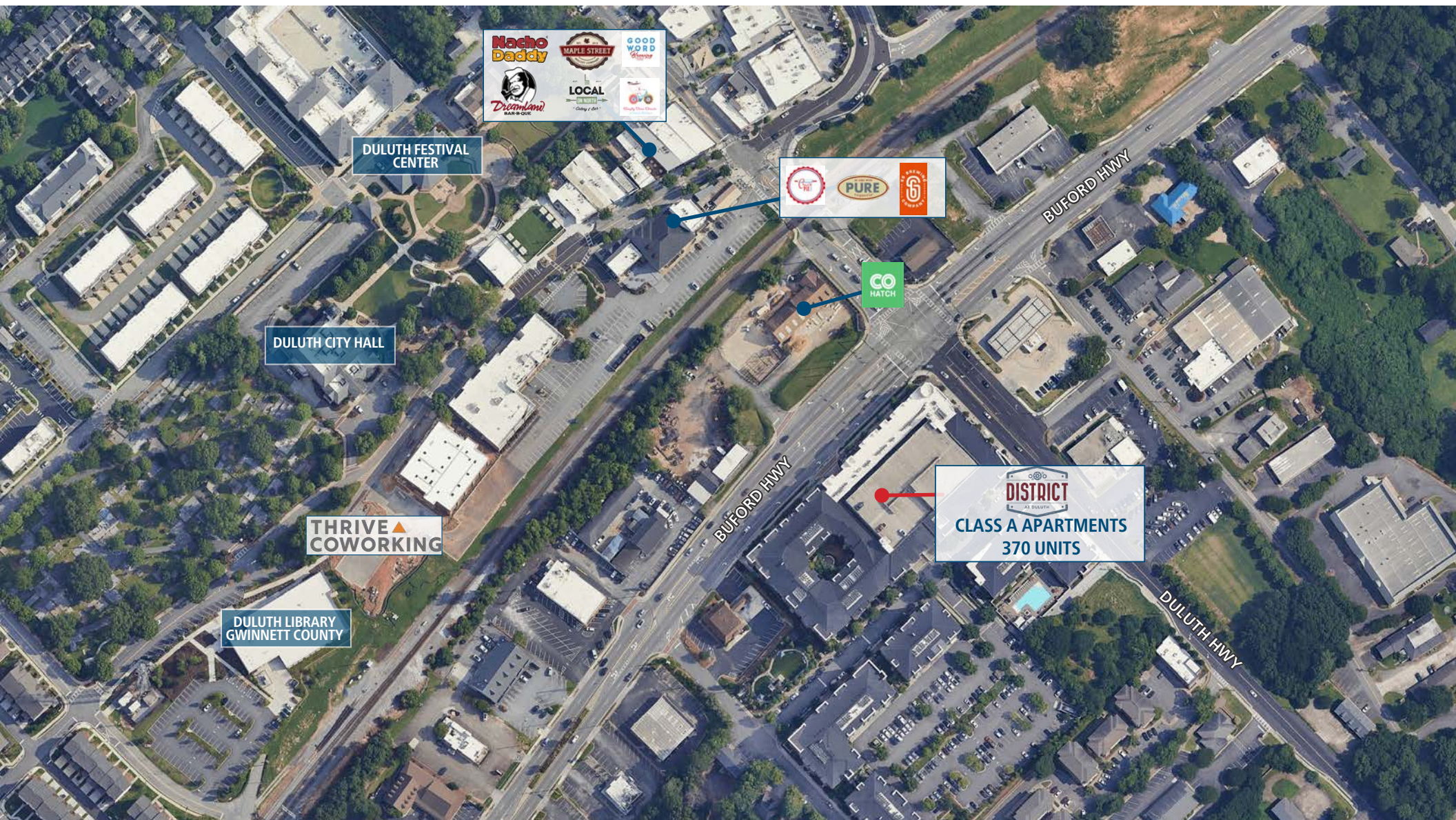
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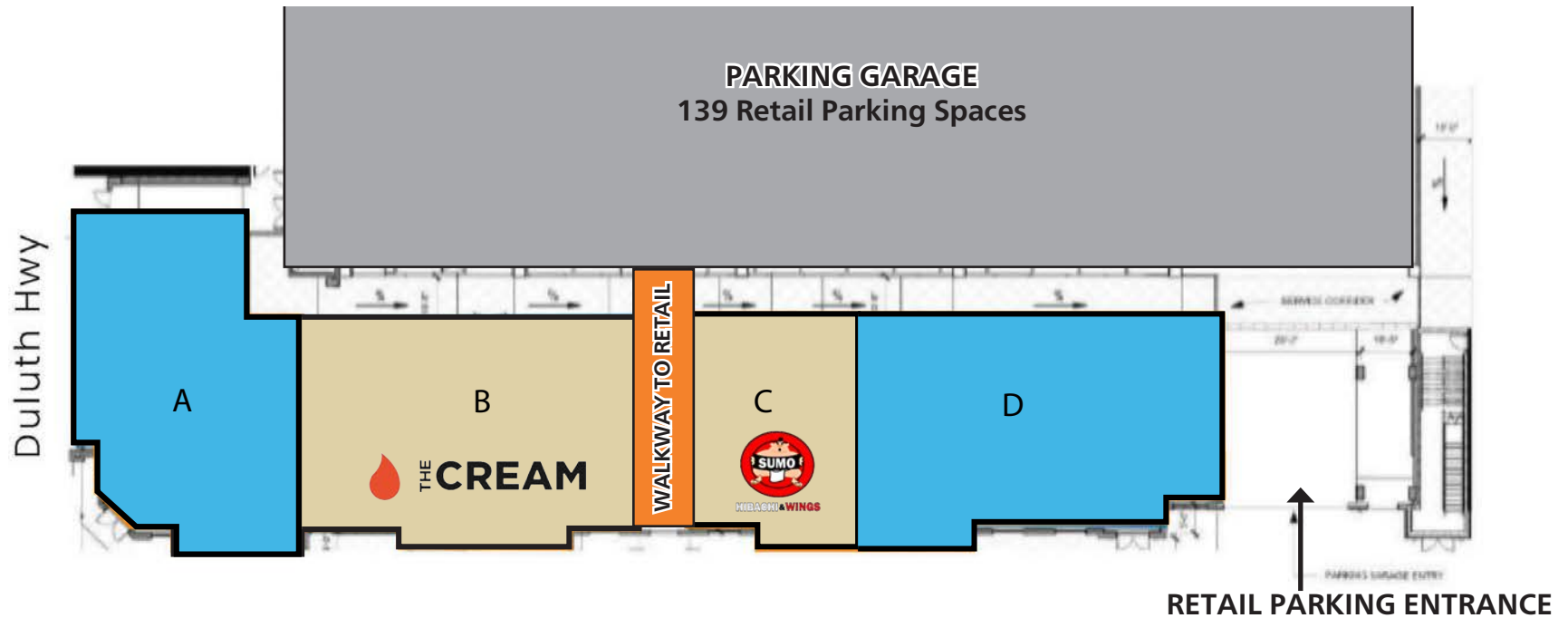
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Buford Hwy

STE	TENANT	SF
A	AVAILABLE	2,228
B	THE CREAM BAKERY	2,687
C	SUMO HIBACHI	1,388
D	AVAILABLE	2,648



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