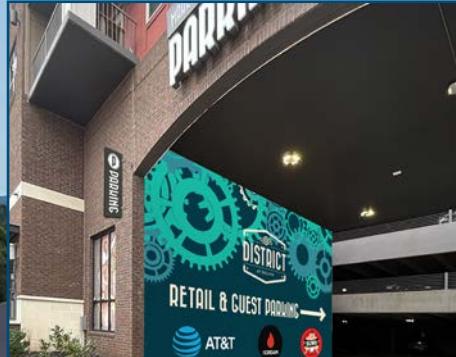
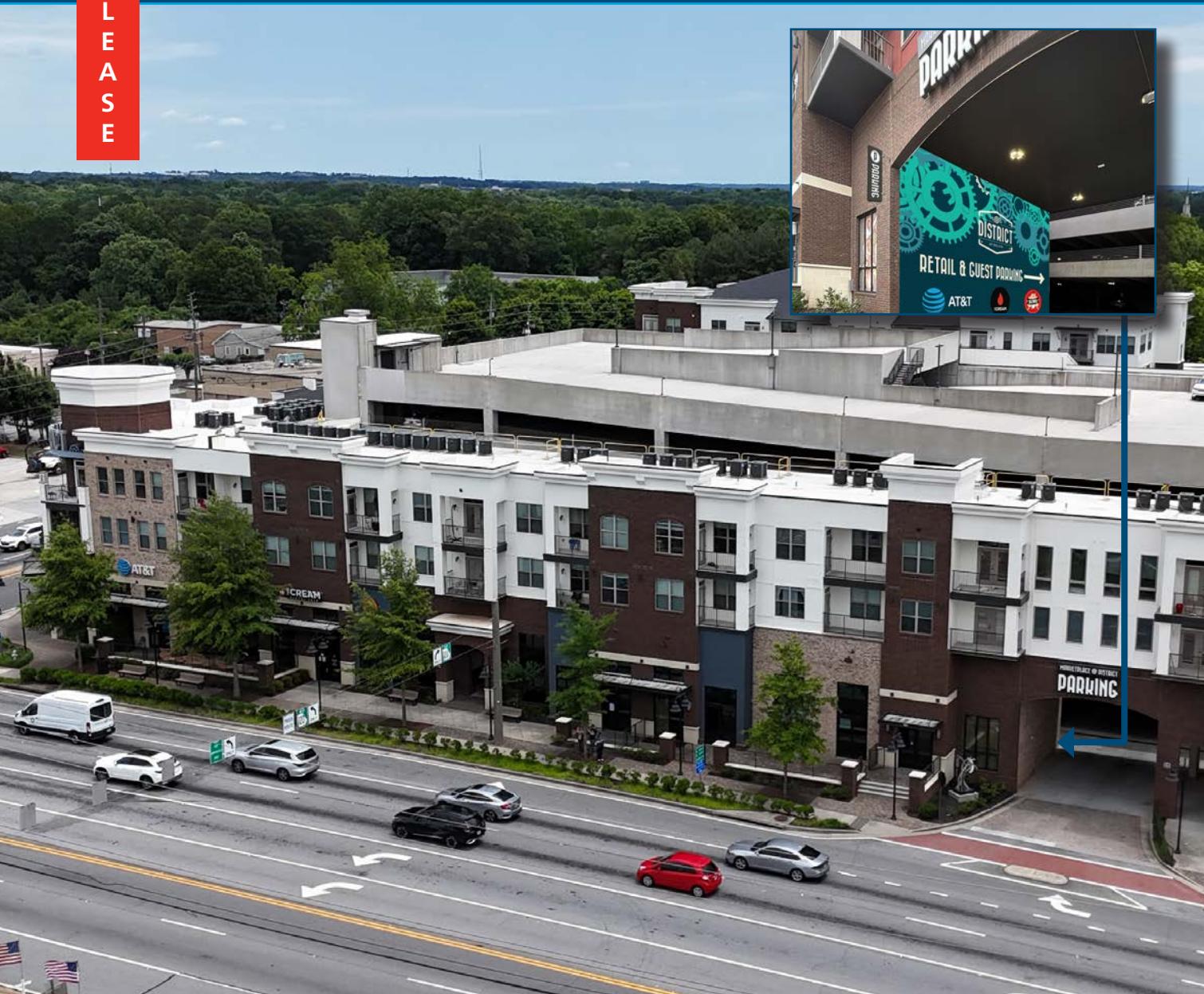


FOR
LEASE

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

E: pgreen@ackermanco.net

Ackerman Retail
A DIVISION OF ACKERMAN & CO

DISTRICT AT DULUTH

3465 Duluth Hwy, Duluth, GA 30096



Ackerman Retail

MARISA ROY

P: 770.913.3905

E: mroy@ackermanco.net

PATRICK GREEN

P: 770.913.3932

E: pgreen@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, but neither ownership nor we guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.

DISTRICT AT DULUTH

3465 Duluth Hwy, Duluth, GA 30096



Ackerman Retail

MARISA ROY

P: 770.913.3905

E: mroy@ackermanco.net

PATRICK GREEN

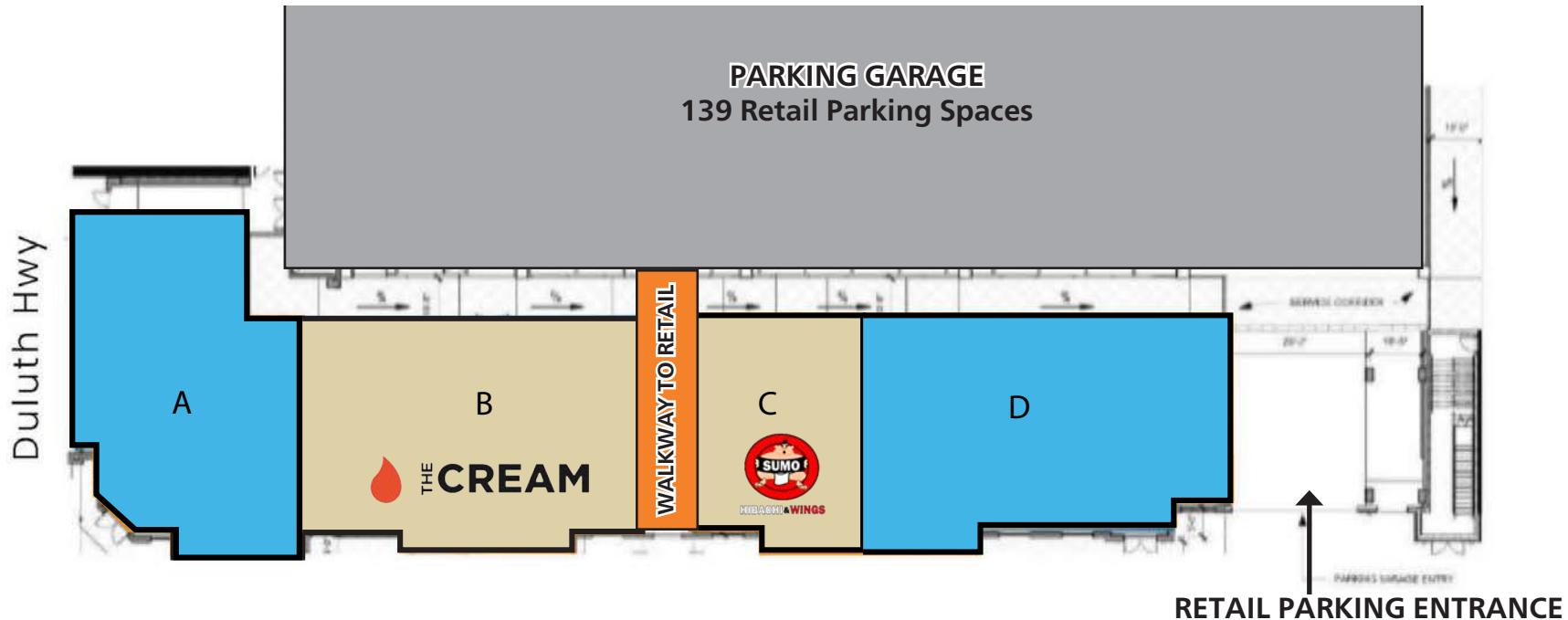
P: 770.913.3932

E: pgreen@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, but neither ownership nor we guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.

DISTRICT AT DULUTH

3465 Duluth Hwy, Duluth, GA 30096



Buford Hwy

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



Ackerman Retail

MARISA ROY

P: 770.913.3905

E: mroy@ackermanco.net

PATRICK GREEN

P: 770.913.3932

E: pgreen@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, but neither ownership nor we guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.