

FOR SALE
Assets
\$65,000.00

BARBER SHOP

2320-2350 Satellite Blvd, Duluth

 **PREMIER**
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

Located in the well-known Satellite Commons Shopping Center in Duluth, Georgia, this commercial property is in excellent condition and ready for immediate operation. Its strategic position in a high-traffic area with ample parking ensures outstanding visibility and convenience for both clients and business owners.

The space is set up for barbershop and related uses, offering flexibility for various business models. Featuring a turnkey setup, the property is ready to operate from day one. The current lease runs through March 2027, with the potential for extension, providing long-term stability in one of Gwinnett County's most active commercial corridors.

OFFERING SUMMARY

| | |
|------------------|--|
| Size | 1,200 SqFt +/- |
| Monthly rent | \$2,185/month |
| CAM/NN | Estimated \$600/month (subject to annual reconciliation) |
| Condition | Mint Condition |
| Use | Barbershop and ancillary use only |
| Property type | Assets |
| Lease Expiration | March 2027 |



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INVESTMENT SUMMARY

This property offers a compelling opportunity for business owners and investors seeking a presence in one of Duluth's busiest commercial areas. With a lease secured through March 2027 and the possibility of extension, it provides long-term operational stability.

The professional setup and flexible layout support a variety of business concepts, making it suitable for those looking to establish or expand their footprint in Gwinnett County. Its location within a thriving shopping center and the inclusion of essential operational features position this asset for consistent growth and reliable returns.

The property's mint condition and recent upgrades ensure minimal initial investment in renovations or repairs, allowing new owners to focus on business development from day one.

Ample parking and high visibility within the Satellite Commons Shopping Center further enhance its appeal, attracting steady customer traffic and supporting ongoing business success.

Additionally, the sale includes all necessary equipment for barbershop operations, streamlining the transition for new ownership. The flexible rental structure and professional environment make this an attractive choice for both owner-users and investors seeking reliable income and long-term value in a dynamic commercial corridor.



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS

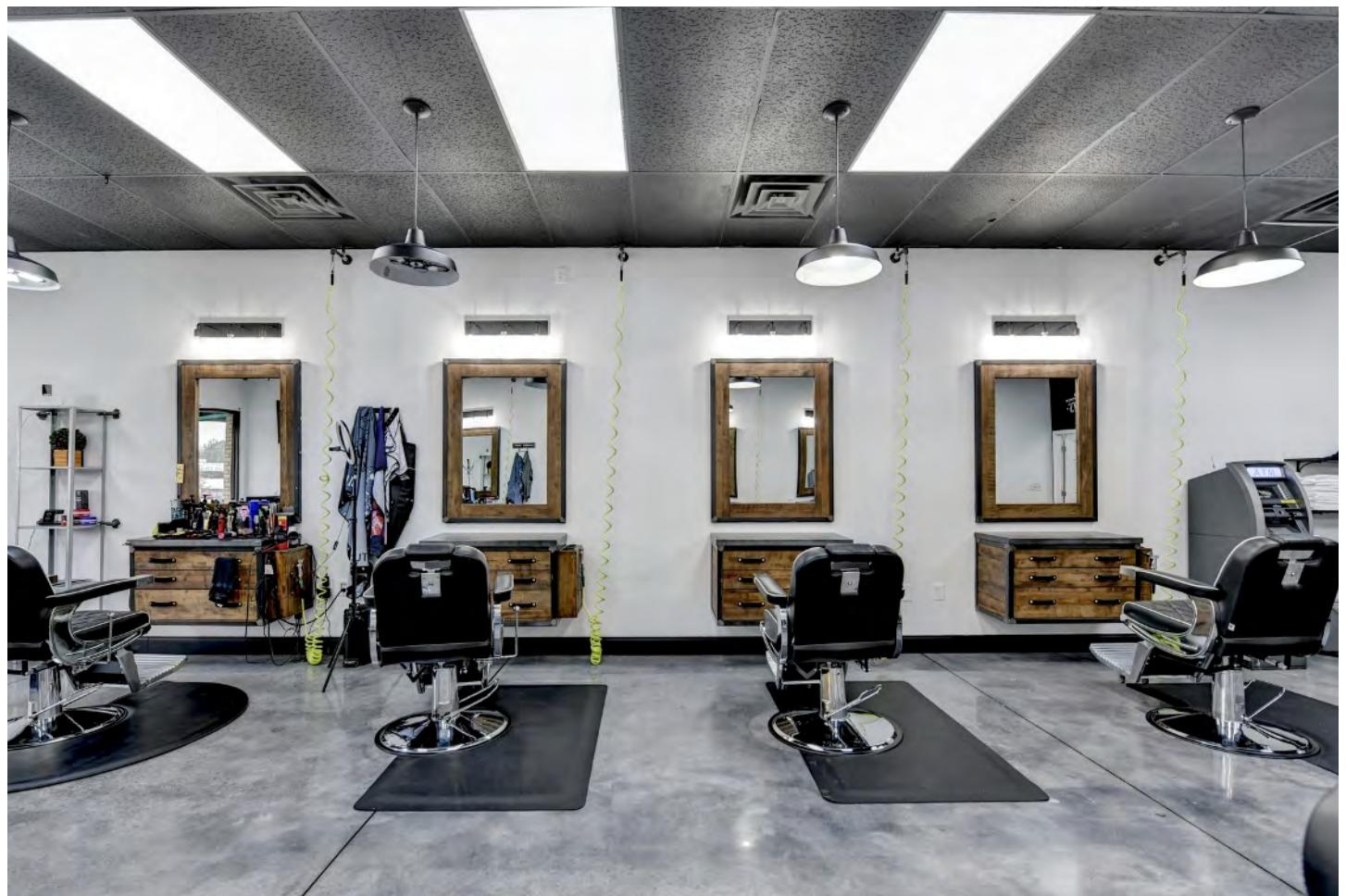


ASSETS & FEATURES

- Barbershop assets for sale listed
- Approximately 1,200 SF of space in mint condition
- 8 barber stations currently rented at \$250 per week
- Room with kitchen and dining area
- Private room suitable for stylist or esthetician
- Parking available

All essential equipment included in the sale, such as:

- Barber chairs
- Hair stations
- Avant shampoo system
- Air compressor equipment
- Front desk
- Mirrors, furniture, TV, fridge, microwave, dining table and chairs
- New water heater
- Plumbing installation
- Flooring renovation
- Electric lighting systems
- Wall restoration
- Restrooms restoration (toilet and vanity installation)
- Inventory list available upon request
- Name, business, books, and records are not included in the sale



ABOUT THE COUNTY

Located in the heart of Gwinnett County, Duluth is recognized for its vibrant business climate and exceptional quality of life. The area has experienced significant growth, transforming into a dynamic commercial hub that attracts both established companies and new ventures. Gwinnett County is one of the fastest-growing counties in the United States, home to more than 900,000 residents and a diverse array of industries including healthcare, technology, manufacturing, and retail.

Its strategic location near major highways and Atlanta's Hartsfield-Jackson International Airport provides easy access to regional and national markets, supporting a thriving environment for business development and investment.

With strong community leadership, outstanding schools, and a skilled workforce, Duluth and Gwinnett County offer a supportive ecosystem for sustained business success and growth.

Points of Interest

- Gwinnett Market Fair: Shopping, dining, and beauty services nearby
- Atlanta IceForum: Ice skating and sports events
- Gas South Arena & Hudgens Center: Concerts, exhibitions, and festivals
- Southeastern Railway Museum: Tourist attraction with historic exhibits
- Downtown Duluth: Shops, restaurants, and community events
- McDaniel Farm Park & Chattahoochee River: Outdoor recreation
- Sugarloaf Mills: Major shopping mall with entertainment options



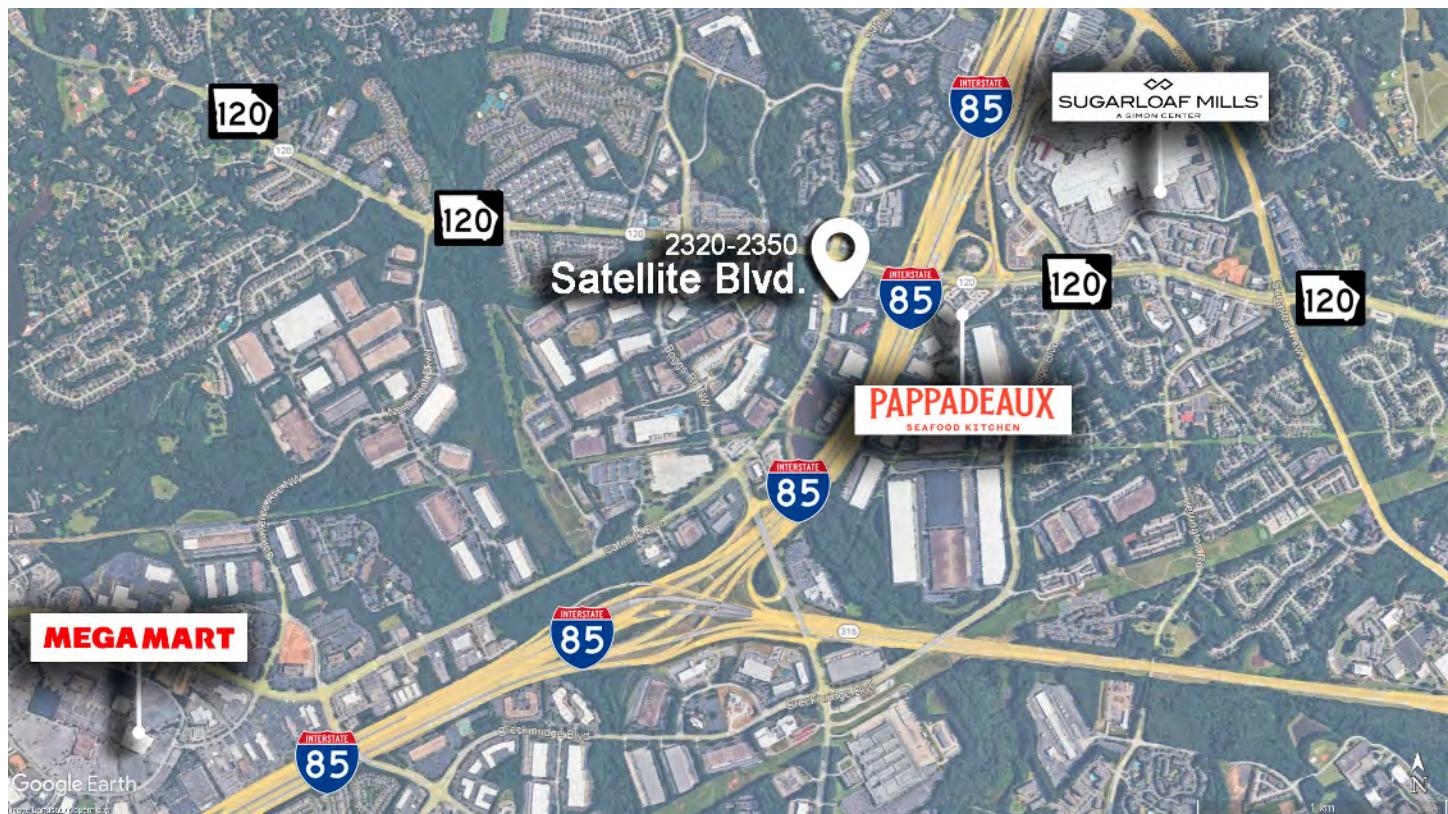
DEMOGRAPHICS

| | 1 mile | 3 miles | 10 Min. Drive |
|-----------------------------|----------|----------|---------------|
| Population | 8,893 | 89,024 | 184,459 |
| Households | 3,190 | 32,292 | 65,881 |
| Median Age | 36.30 | 36 | 36.40 |
| Median HH Income | \$46,742 | \$63,449 | \$62,675 |
| Daytime Employees | 14,816 | 60,557 | 98,576 |
| Population Growth '24 - '29 | 8.64% | 4.61% | 8.67% |
| Household Growth '24 - '29 | 8.21% | 4.69% | 8.85% |

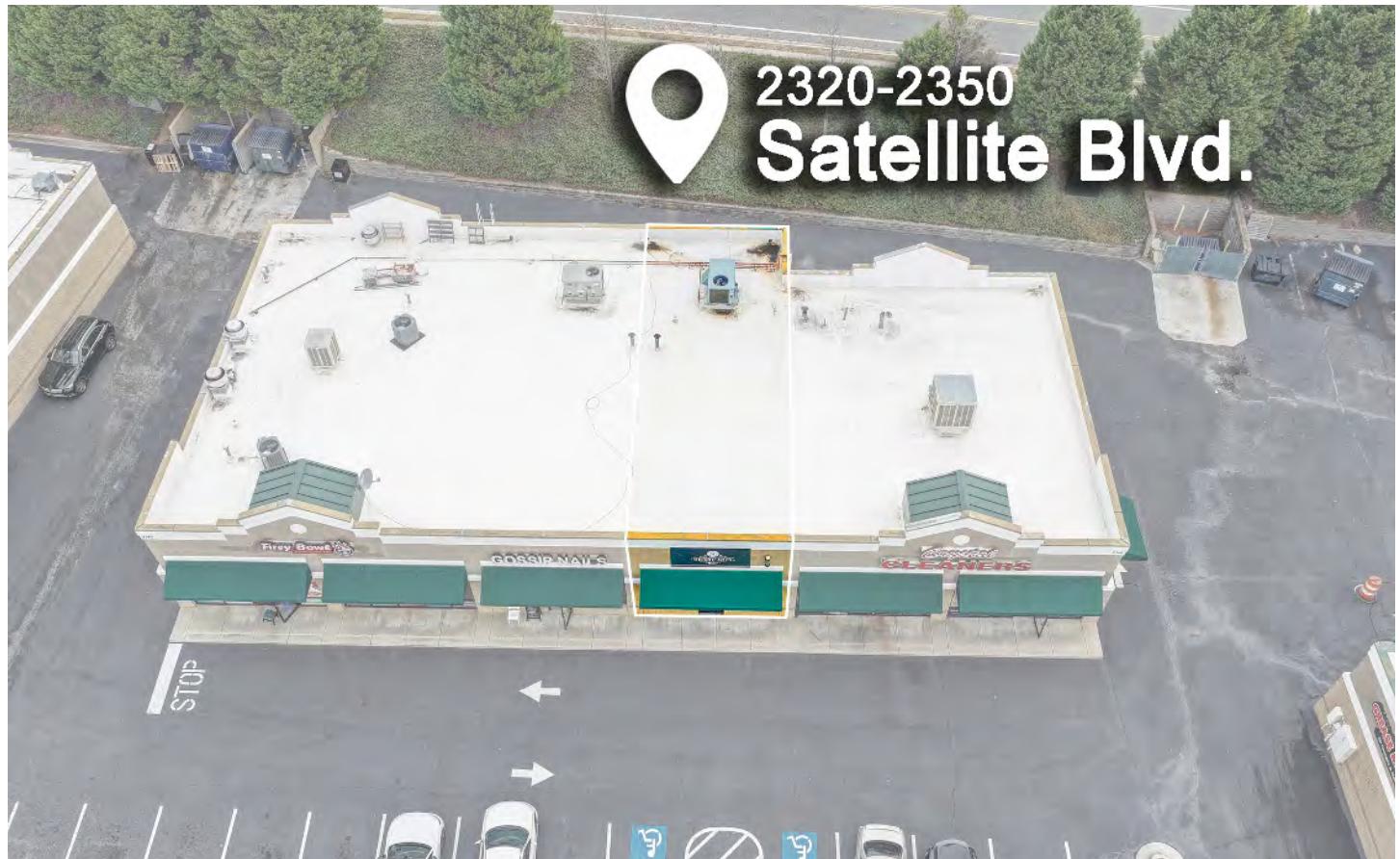
TRAFFIC

| Collection Street | Cross Street | Traffic Vol | Last Measur... | Distance |
|-------------------|--------------------|-------------|----------------|----------|
| Duluth Hwy | Stephens Center W | 31,774 | 2025 | 0.11 mi |
| Duluth Hwy | I- 85 NE | 1,780 | 2021 | 0.14 mi |
| Satellite Blvd NW | Stephens Center N | 22,607 | 2025 | 0.14 mi |
| Not Available | Not Available No | 9,065 | 2020 | 0.15 mi |
| I- 85 | Duluth Hwy NE | 6,391 | 2025 | 0.17 mi |
| I- 85 | Duluth Hwy S | 5,237 | 2025 | 0.19 mi |
| Duluth Hwy | Meadowbrook Pkwy E | 22,241 | 2025 | 0.23 mi |
| I- 85 | Duluth Hwy SW | 6,694 | 2025 | 0.26 mi |
| I- 85 | Duluth Hwy N | 170,994 | 2024 | 0.30 mi |
| Duluth Hwy | Newpoint Pkwy SE | 3,060 | 2021 | 0.36 mi |

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LOCATION



LOCATION

