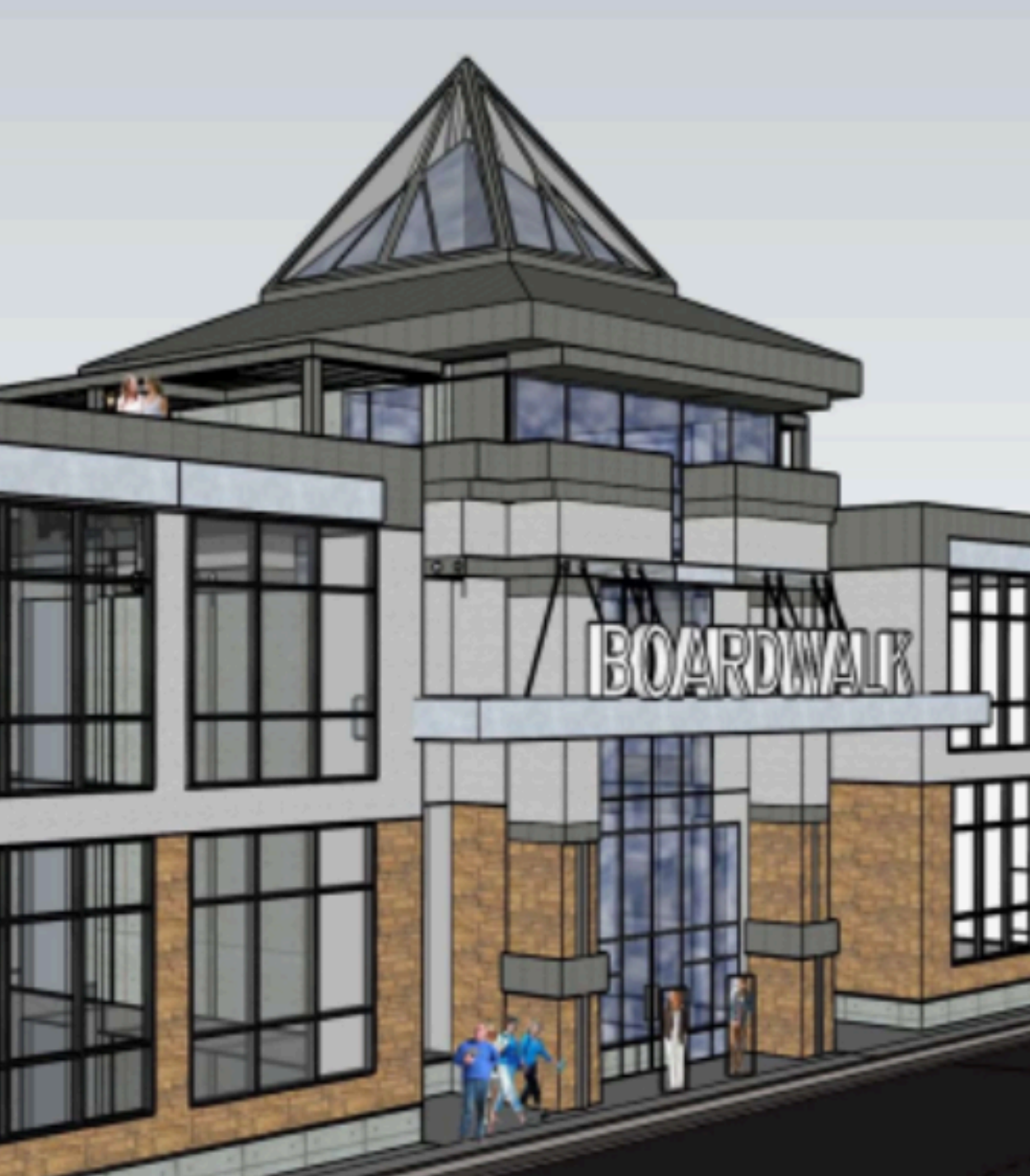


FOR SALE / FOR LEASE



BOARD- WALK

D U L U T H , G A

21,630 SF

**Newly built
investment
opportunity in
Greater Duluth**



BOARDWALK

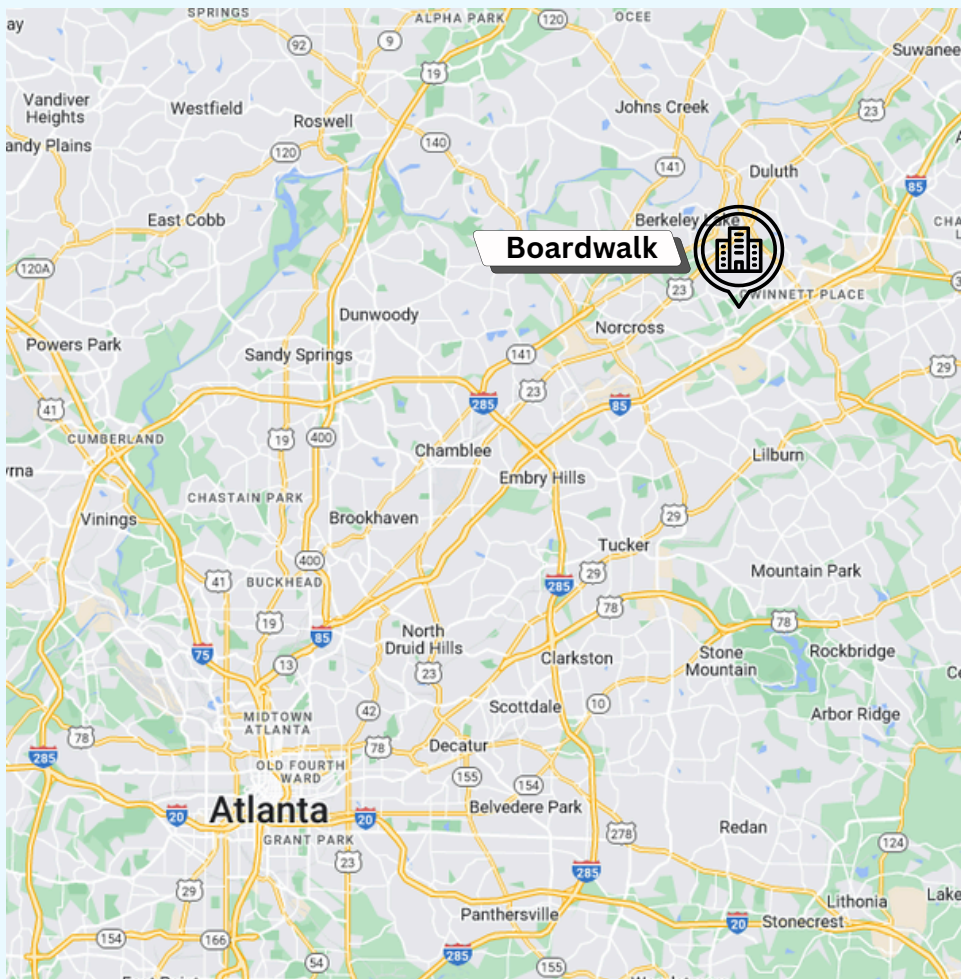
D U L U T H , G E O R G I A

4560 Satellite Blvd

Duluth, GA 30096

Opening in August 2024, this 4-story building is just 1.5 miles from I-85 and Beaver Run Road. Located between the Paragon Shopping Center and the planned 68.5-acre Beaver Run Wetlands Park. It features a mixed-use design, including a rooftop event venue, restaurant, medical and professional space. The site is less than 10 miles from Downtown Lawrenceville, Norcross, Peachtree Corners, Johns Creek, and just 12 minutes from Downtown Duluth.





INVESTMENT HIGHLIGHT



STRONG TENENCY
94.8% occupancy next door at Paragon Town Center



NEWLY BUILT
Excellent design surrounded by to shopping, dining and residential



GREATER DULUTH
In the heart of the ever growing Gwinnett County



HIGH GROWTH AREA
Experiencing wave of New Investment

Address	: 4560 Satellite Blvd, Duluth, GA 30096
Rental Rate	: \$20.00 - \$28.00 / SF / YR
Min. Divisible	: 2,500 SF
Property Type	: Retail
Gross Leasable Area	: 21,630 SF
Year Built	: 2024
Construction Status	: Q3 2024 Completion
Walking Score	: 32 (Car-Dependent)

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

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

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

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

AMENITIES (5 MILES)

- Beaver Ruin Wetlands Park
- Easy access from I-85

MAJOR RETAILERS (5 MILES)

- Costco
- Kohl's
- Amazon Fulfillment Center

5 MILE RADIUS

Duluth, Georgia

BY THE NUMBERS

HOUSEHOLD INCOME

\$68.3K

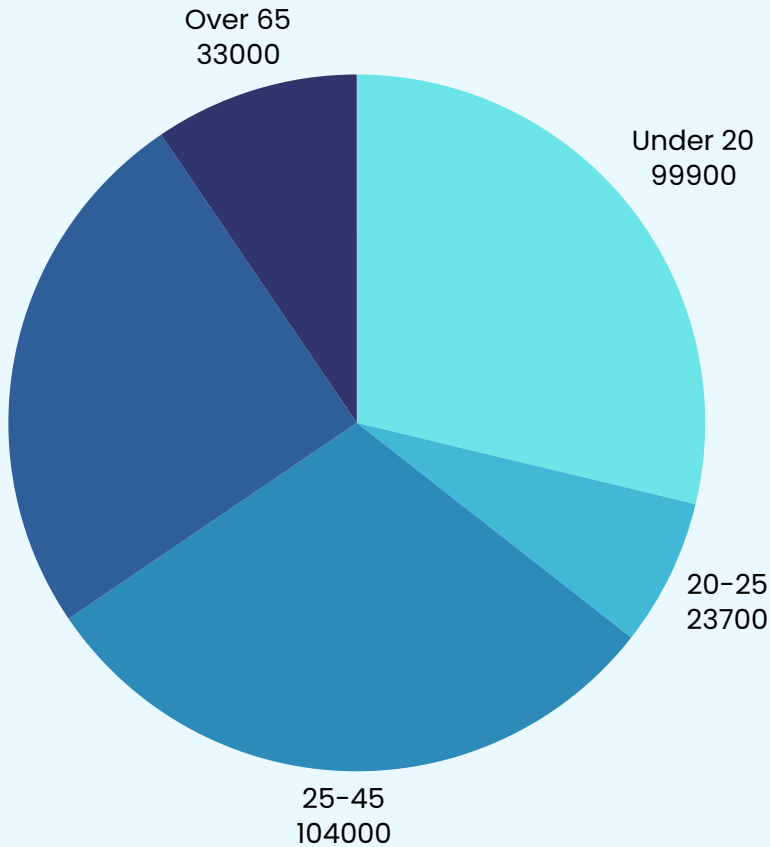
Median
Income

\$76.1K

2028
Estimate

↑12%

Growth
Rate



AGE DEMOGRAPHICS

35

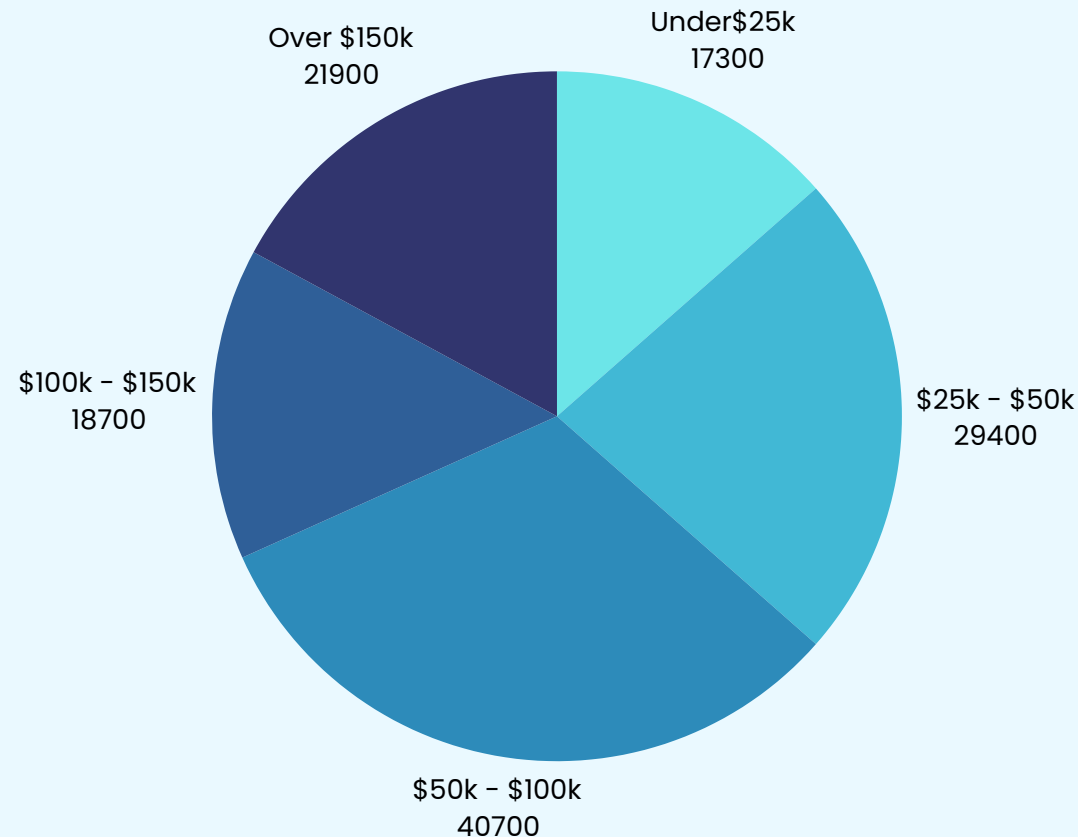
Median
Age

36

(2028)
Estimate

↑2%

Growth
Rate



NDIMAXIM

**4500 Satellite Blvd. #1140
Duluth, GA 30096**

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.

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