

For Sale or Lease

# 3552 Satellite Blvd.

Duluth, GA (ATLANTA MSA)

Redevelopment Opportunity | +/- 1.11 Acres



THE NET LEASE GROUP



A Medical/Retail Redevelopment Opportunity



## EXECUTIVE SUMMARY

The Net Lease Group is pleased to exclusively bring to market a redevelopment opportunity at 3552 Satellite Boulevard in the City of Duluth, Gwinnett County, Georgia. The site consists of a +/- 6,866 SF structure previously used as a drive-up ATM and is situated on a +/- 1.11-acre parcel with frontage along Satellite Boulevard. The site is located near the signalized intersection of Satellite Boulevard and Pleasant Hill Road and is less than 1 mile from US I-85, which has an average daily traffic count of 238,972 vehicles per day.

The site falls within Gwinnett County’s C-3 Highway Business District, which offers an abundance of permitted uses including to medical laboratory, medical office, and dental office.

The site is available for sale or lease. Proposed developments will be subject to the Access Agreement with Bank of America.

**SEE ACCESS AGREEMENT**



Current Street View

## HIGHLIGHTS



### STRONG DEMOGRAPHICS

The trade area is supported by over 250,000 residents within a 5-mile radius. The abundance of nearby housing promotes a wide variety of potential uses and presents a unique infill opportunity.



### VISIBILITY

The site is located near the signalized intersection of Satellite Boulevard and Pleasant Hill Road and is highly visible from Pleasant Hill Road, which has an average daily traffic count of over 50,000 VPD and serves as a primary thoroughfare within the Gwinnett Place retail corridor.



### FLEXIBLE ZONING

C-3 Highway Business District Zoning (Gwinnett County) permits a wide variety of commercial uses such as medical laboratory, medical office, and dental office.



### REVITALIZATION

The property is an outparcel to the vacant Gwinnett Place Mall, which is owned by Gwinnett County. The County established a partnership in 2024 to establish redevelopment plans, which are expected to enhance the area’s long-term value.

## DULUTH, GA

Duluth is a suburban city situated about 20 miles to the northeast of Atlanta, Georgia. Located within Gwinnett County, Duluth is experiencing robust population growth and boasts a culturally diverse populace. The city has grown by 1.8% since 2010 to more than 32,600 residents. Its strategic location offers convenient access to major transportation routes, including I-85 and Pleasant Hill Rd, facilitating proximity to key employment centers and entertainment hubs, including Atlanta, Sandy Springs, and Alpharetta.

Gwinnett County is among the fastest-growing counties in the Atlanta Metropolitan Area (Metro). Between 2010 and 2023, its population increased by 1.5%, surpassing both the Atlanta Metro and state averages. The county has benefited from Atlanta's suburban sprawl as residents relocate from the city to the suburbs in search of more space. Gwinnett serves as both a bedroom community and a workplace destination, housing major employers such as Gwinnett County Public Schools, Northside Hospital, Publix, Walmart, and The Home Depot. The median household income in Gwinnett is \$95,580.

Gwinnett County is making strides toward revitalizing the Gwinnett Place Mall site, a once-bustling shopping destination. The county recently finalized a \$16.5 million purchase of the 23-acre Macy's department store and furniture properties, expanding its ownership to a total of 76 acres. The redevelopment is expected to boost the local economy and generate new opportunities. Community input has played a pivotal role in shaping the vision for the site, guided by strategic studies like the Equitable Redevelopment Plan and the Gwinnett Place Mall Site Revitalization Strategy.



Population  
**257,913**



Daytime Population  
**229,661**



Median Age  
**34.4**



Total Households  
**92,294**



Total Employees  
**165,415**



College Educated  
**104,744**



Avg. Family Income  
**\$116,751**



Avg. Household Income  
**\$103,782**



Total Businesses  
**21,334**



Company Headquarters  
**635**















## ATLANTA MSA

Atlanta, the capital city of Georgia, is a vibrant and growing city with a diverse population. With a population of approximately 6.3 million, the Atlanta Metropolitan Area is the largest metro in the Southeast. Atlanta boasts a diverse and dynamic population, supporting robust demand for multifamily housing. In addition, Atlanta has a large share of young professionals, students, and families that fall into the renter pool.

Atlanta has consistently demonstrated strong population and economic growth, making it one of the leading markets in the Southeast. Since 2010, Metro Atlanta's population has grown by 19.4%, outpacing the national average. This growth is driven by a thriving job market, affordable cost of living, and high quality of life. Additionally, Atlanta's strategic location as a transportation hub and its status as a major corporate center attract businesses and residents alike for its resources and job opportunities.

Atlanta's economy is robust, encompassing several large sectors such as technology, healthcare, logistics, and finance. The city is home to numerous Fortune 500 companies, including The Home Depot, United Parcel Service, The Coca-Cola Company, Delta Air Lines, and Norfolk Southern. With an unemployment rate of 2.1%, Atlanta's unemployment is consistently lower than the national average. Moreover, the city's prestigious universities, which include Georgia Tech, Georgia State University, and Emory University, produce a steady stream of highly skilled graduates, fueling innovation and economic development.

Atlanta's multifamily market is particularly strong due to the combination of demographic trends and economic factors. The demand for multifamily housing is bolstered by a growing population, increasing job opportunities, and a large pool of young professionals and students seeking urban living options. Furthermore, the city's ongoing infrastructure improvements, which include the Atlanta Beltline Project, enhance the appeal of multifamily developments in the city.

Source: Sites USA, Census Reporter

## BID INSTRUCTIONS

The site is available for sale or lease and offers will be considered on a rolling basis. Interested parties are encouraged to review all due diligence information, including the access agreement with Bank of America prior to submitting a formal Letter of Intent.

Seller will accept bids to purchase in the form of an executed letter of intent (“LOI”) which includes the following terms:

**PURCHASE PRICE:** Purchase price for the Property.

**BIDDER QUALIFICATIONS:** An overview of the Bidders ownership structure and source of equity/debt that will be used to acquire the Property.

**EARNEST MONEY DEPOSIT:** Upon the execution of the Purchase and Sale Agreement (“PSA”), Purchaser shall deposit earnest money in an amount equal to three percent (3.00%) of the Purchase Price for the Property (“Deposit”). The Deposit shall be non-refundable upon completion of the due diligence period, except in the event of termination of the PSA due to Seller’s default.

**TERMS OF SALE:** All cash at Closing.

**MATERIAL ADVERSE EFFECT:** Buyer’s right to terminate the Purchase and Sale Agreement shall be limited to the discovery of conditions not previously disclosed by Seller and which have a material adverse effect on the Property, if such conditions are not cured to Buyer’s reasonable satisfaction. Such right of termination shall not be available on account of conditions disclosed in the due diligence materials made available by Seller for review or otherwise known to Buyer prior to the execution of the Purchase Agreement.

**CLOSING COSTS:** Seller shall pay for Seller’s legal costs, and Seller’s brokerage fee. Buyer shall pay for Buyer’s legal costs, expenses pertaining to Buyer’s due diligence investigations, including any studies, title insurance premiums, appraisals, Buyer’s settlement agent costs, Bidder’s Broker fees (if any), transfer taxes and documentary stamp taxes. Other settlement costs shall be paid in accordance with the standard practice in the state of Georgia.

**PURCHASE AND SALE AGREEMENT:** PSA must be fully executed within 15 days, thereafter.

**BIDDER’S BROKER:** Bidder must identify the broker or advisor, if any, engaged by the bidder in connection with the proposed transaction (“Bidder’s Broker”). Bidder will pay Bidder’s Broker a fee as negotiated between bidder and Bidder’s Broker as Bidder’s Broker’s sole compensation regarding this transaction. Bidder shall be required to represent and warrant to Seller that Bidder’s Broker represents only the bidder in this transaction.

**ALL LOI’s MUST BE SUBMITTED TO THE NET LEASE GROUP ELECTRONICALLY.**





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