



## Gwinnett Retail Center

1500 Pleasant Hill Rd, Duluth, GA 30096



**CMC REAL ESTATE GROUP**  
COMMERCIAL MANAGEMENT



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# Gwinnett Retail Center

\$22.00 /SF/YR

This shopping center is in a prime area located right on Pleasant Hill Rd and is almost at 100% occupancy....

- Location
- Plenty of Parking
- Close to I85



Rental Rate:	\$22.00 /SF/YR
Total Space Available:	2,400 SF
Max. Contiguous:	1,200 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	4
Frontage:	1,049' on Pleasant Hill Rd
Gross Leasable Area:	120,336 SF
Walk Score ®:	70 (Very Walkable)
Rental Rate Mo:	\$1.83 /SF/MO

### 1st Floor Ste 110

1

Space Available	1,200 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

### 1st Floor Ste 111

2

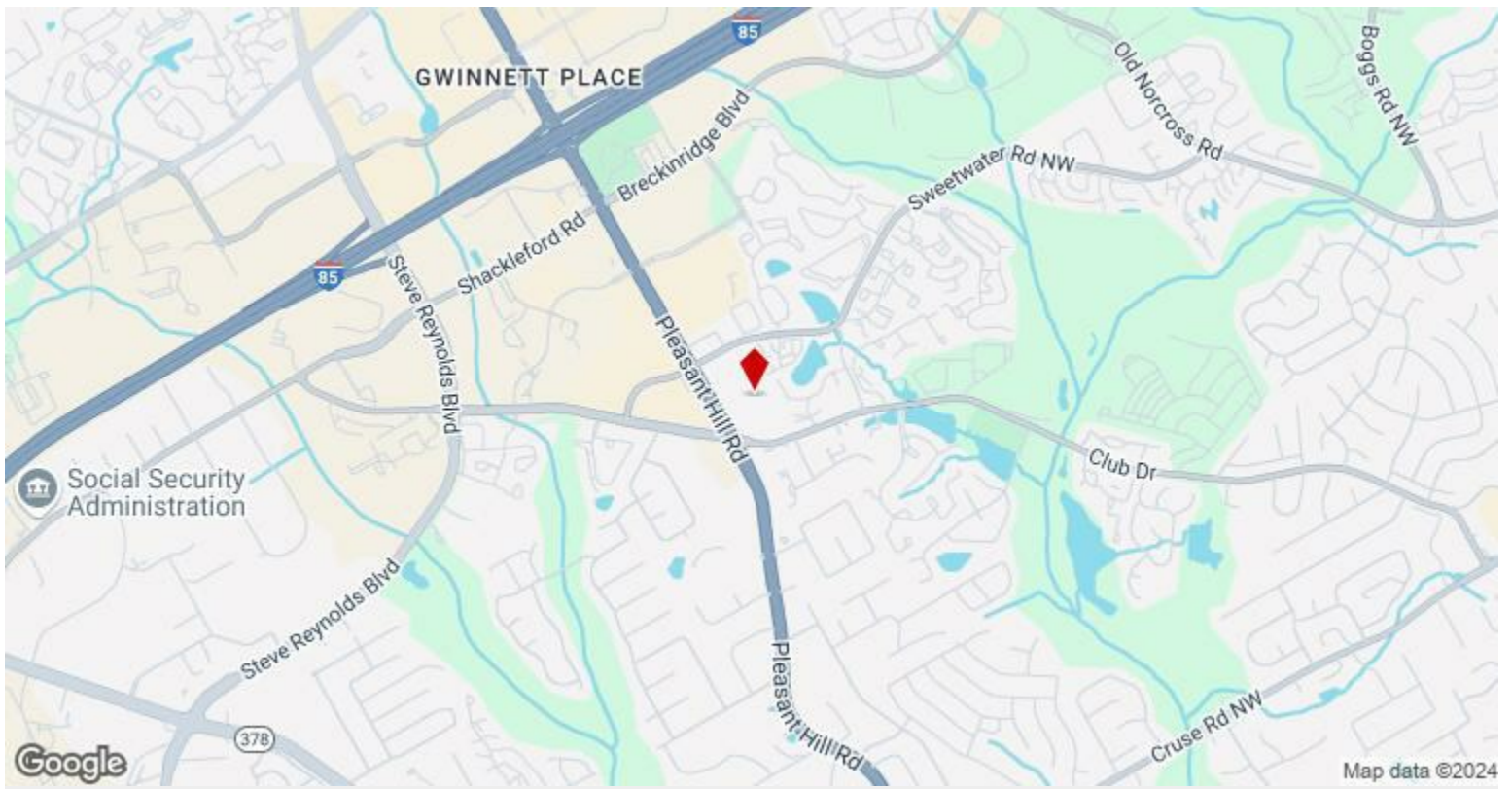
Space Available	1,200 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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## Major Tenant Information

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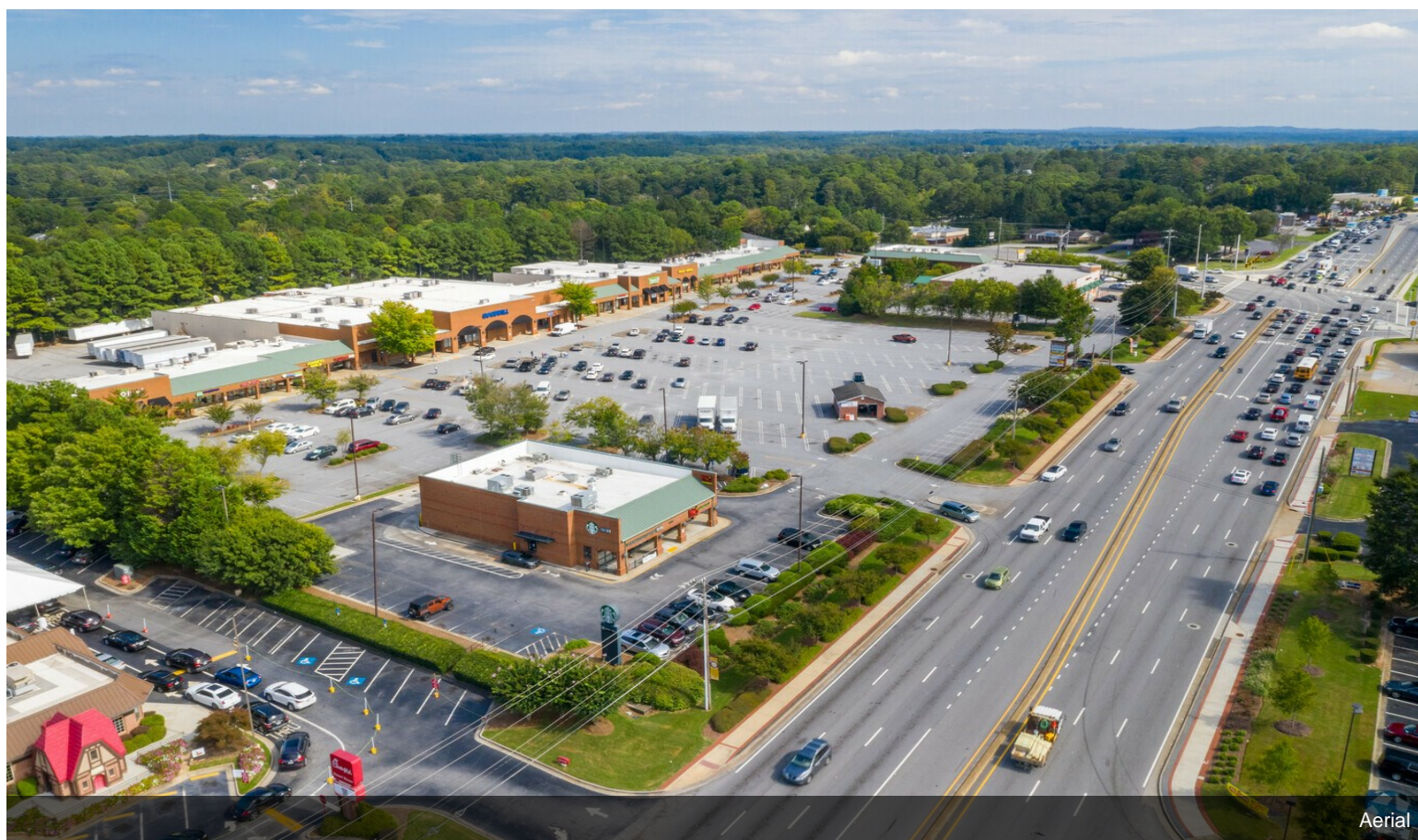
Tenant	SF Occupied	Lease Expired
Dollar General	-	August 2012



## 1500 Pleasant Hill Rd, Duluth, GA 30096

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# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Primary Photo



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo

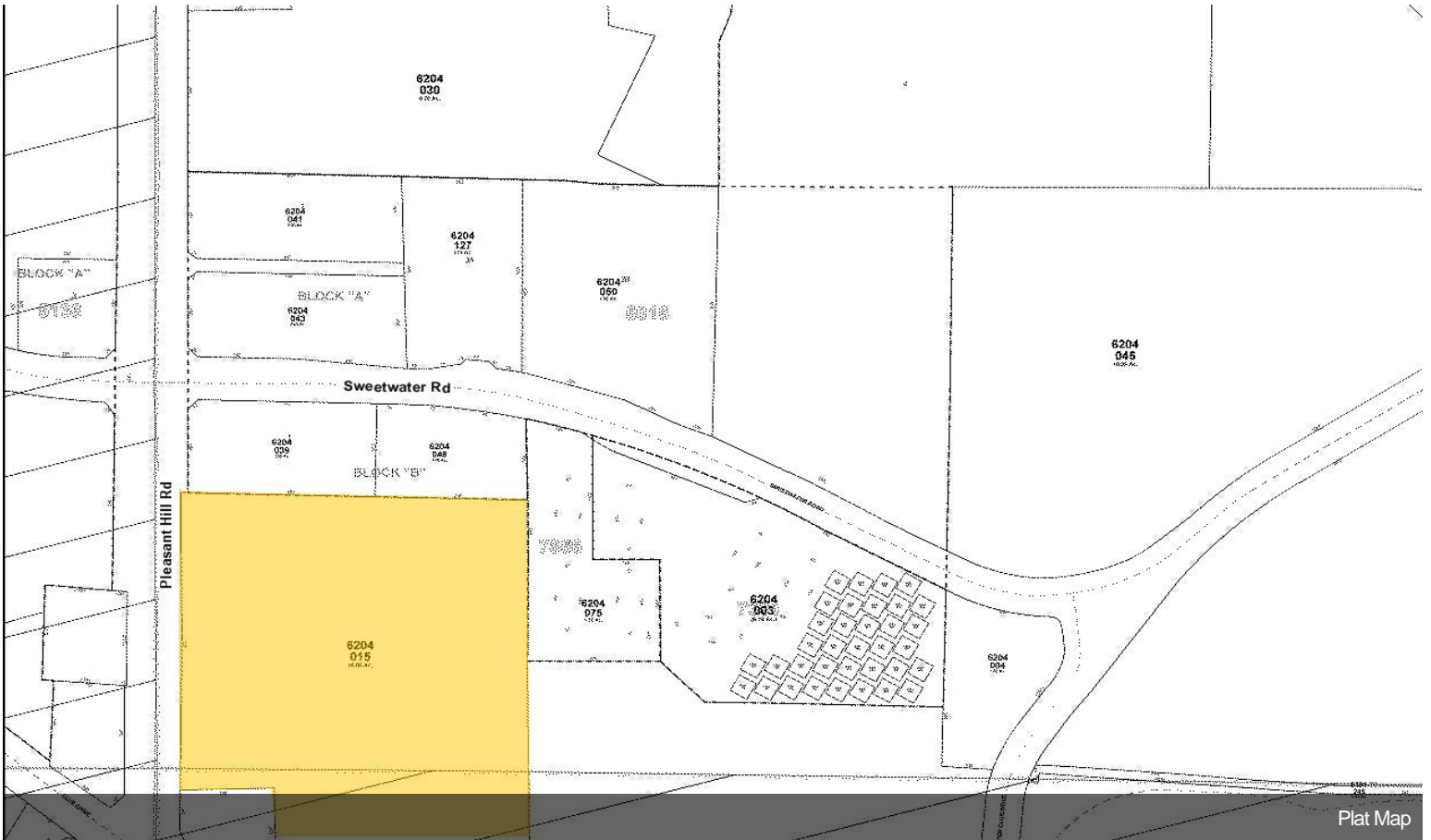


Building Photo

# Property Photos



Building Photo



Plat Map

# Property Photos



Aerial



Aerial