



The Offering

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.

Location Overview

The site falls within Gwinnett County's C-3 Highway Business District, which offers an abundance of permitted uses including but not limited to restaurants, medical, animal care, daycare, home improvement, gas station, and automotive parts/service.

Highlights

- » Strong Demographics
- » Flexible Zoning
- » Visibility
- » Revitalization

For more information click the button below to download the Offering Memorandum.

**Offering
Memorandum**

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