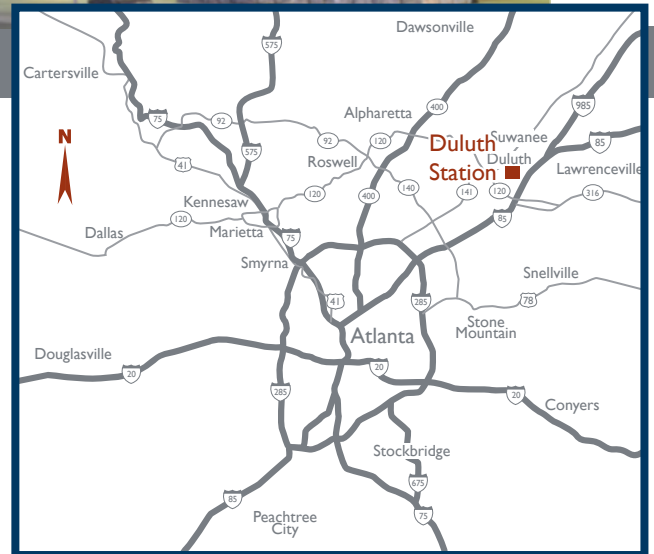


DULUTH STATION

2750 BUFORD HIGHWAY, DULUTH, GA 30096



PROPERTY DETAILS

- 1,050 SF to 13,300 SF space available for lease, including two former restaurant spaces
- 94,966 SF Publix-anchored shopping center in Gwinnett County
- Highly visible location on Buford Highway (22,600 VPD) at the signalized intersection with Old Peachtree Road (12,500 VPD)
- Excellent signage and multiple points of ingress and egress
- Dense and affluent population base with 65,654 residents having an average household income of \$95,732 within a 3 mile radius

BRAND
Real Estate Services
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770.476.4801

DULUTH STATION

2750 BUFORD HIGHWAY, DULUTH, GA 30096



TRAFFIC COUNTS

Buford Highway	22,600 VPD
Old Peachtree Road	12,500 VPD

DEMOGRAPHICS - CoStar 2017

	1 mile	3 miles	5 miles
Population	6,611	65,654	199,014
Income	\$106,353	\$95,732	\$94,711

GPS COORDINATES

Lat. 34.0071436 Long. -84.1327508



SUITE	TENANT	SF
100	Grand Tires	6,587
200	Great Clips	1,100
210	K Threading	1,100
220	Yummy Hibachi	1,380
230	Nail Salon Spa	2,944
240	Available	1,400
300	Publix	47,955
400	Peachtree Liquor	4,800
500	Perimeter Digital Printing	2,100
510	Available former Restaurant Space	2,800
530	Kumon Math & Reading	1,400
540	It's Maid Day Home Cleaning	1,400
550-600	St Vincent de Paul Thrift Store	6,700
700 *	Available	1,750
710 *	Available	1,050
720 *	Available	1,400
730 *	Available	2,800
750 *	Subway	1,500
800 *	Available former Restaurant Space with Patio	4,800
Total Square Feet		94,966

* Ask about combining suites

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