

RIVER GREEN VILLAGE

3305 PEACHTREE INDUSTRIAL BLVD. | DULUTH, GA 30096

Project Overview

3305 Peachtree Industrial Blvd.

1,265 SF

SUITE 400

12,000 SF retail center located at Peachtree Industrial Boulevard and River Green Parkway in Gwinnett County

Excellent visibility and signage on Peachtree Industrial Boulevard which has a high traffic count of 43,700 VPD

Easy access via signalized intersection

Strong demographics for population and income with 73,510 residents within 3 miles having an average household income of \$117,215

Landlord is offering flexible terms and aggressive rent structure

1,265 SF and 1,350 SF inline spaces available for non-restaurant uses



Demographics

3305 Peachtree Industrial Blvd.

Traffic Counts

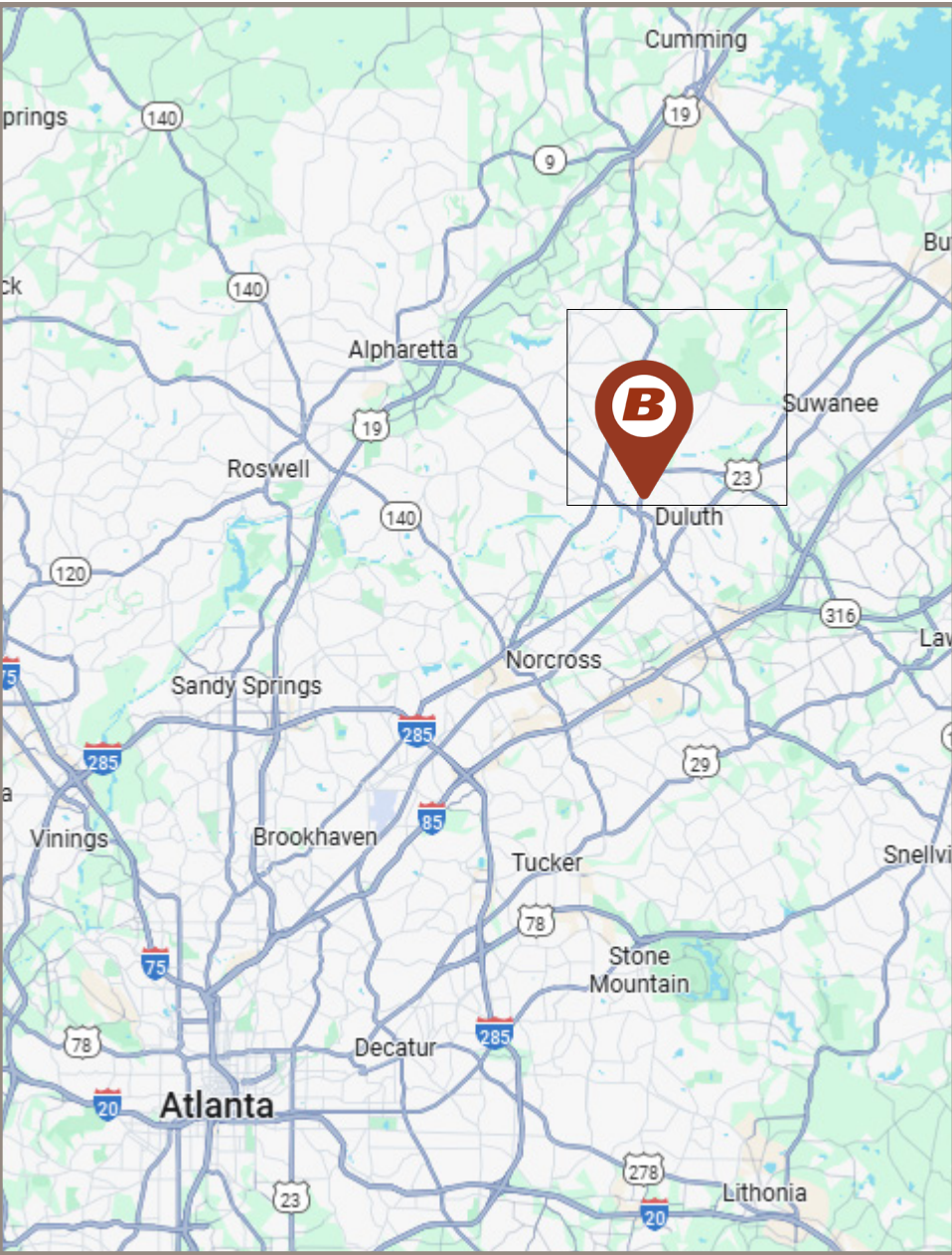
Peachtree Industrial Blvd. @ River Green Pkwy	43,700 VPD
--	------------

Demographics

	1 MILE	3 MILES	5 MILES
Population	4,529	73,510	198,139
Daytime Employment	7,421	27,437	109,622
HH Income	\$80,448	\$117,215	\$120,114

GPS Coordinates

34.016013 Lat.
-84.164786 Long.

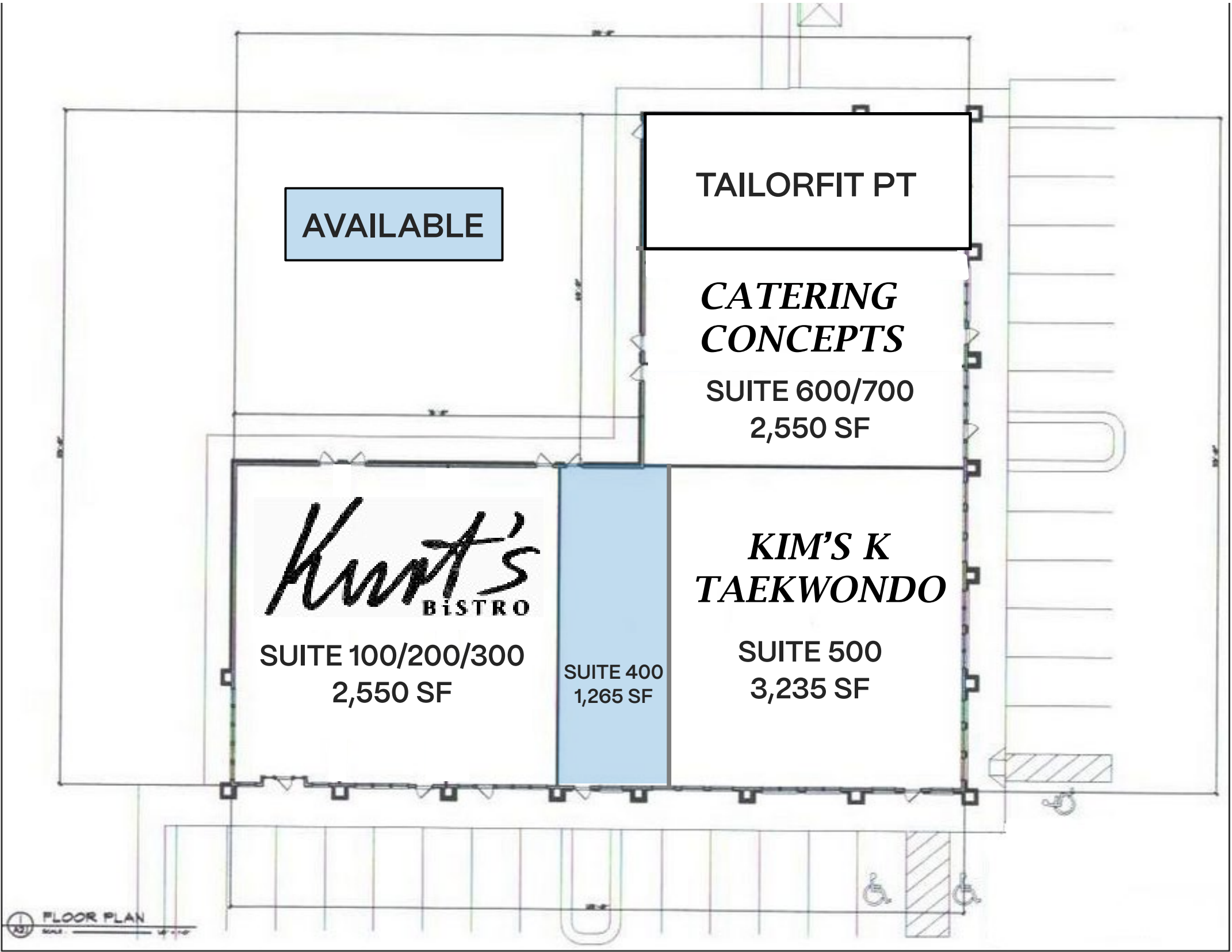


Available Space

3305 Peachtree Industrial Blvd.

Tenants

SUITE	TENANT	SF
100-300	Kurt's Bistro	3,600
400	AVAILABLE	1,265
500	Kim K's Taekwondo	3,235
600-700	Catering Concepts	2,550
800	TailorFit Physical Therapy	1,350
TOTAL SQUARE FEET		12,000





Contact

Lisa Graham

Vice President, Leasing

lgraham@BrandProperties.com

770.497.6488 – Direct

678.469.4504 – Mobile