
BRAND Real Estate Services
KURT'S BISTRO
RIVER GREEN VILLAGE
3305 PEACHTREE INDUSTRIAL BLVD. | DULUTH, GA 30096

Project Overview

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

Traffic Counts

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

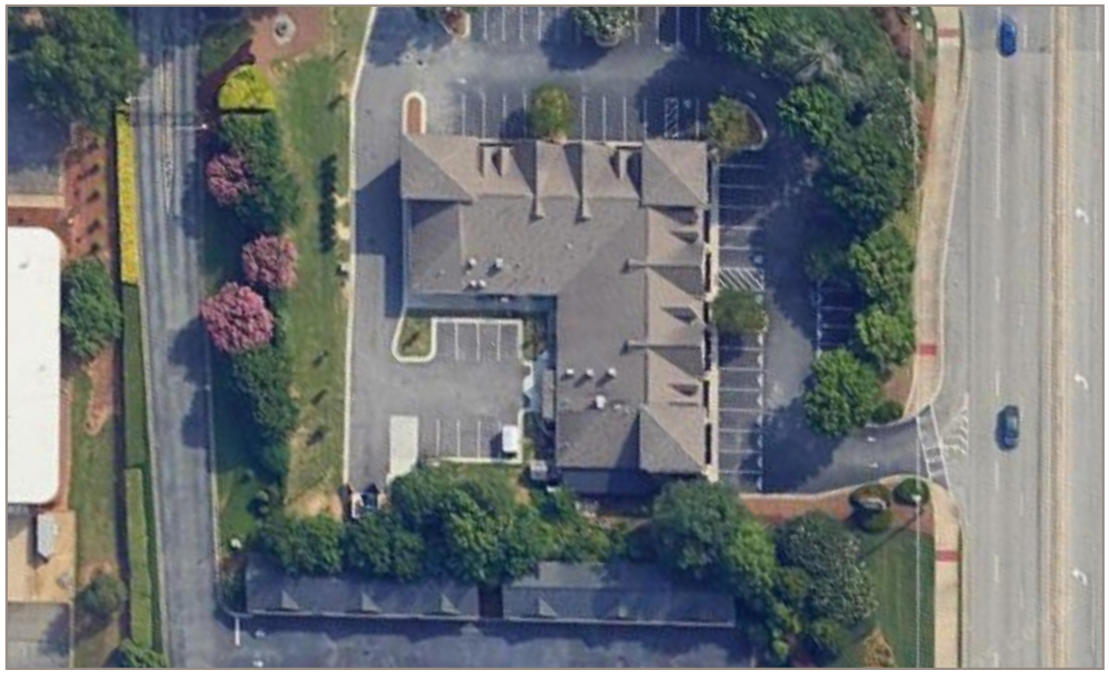
Demographics

	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.

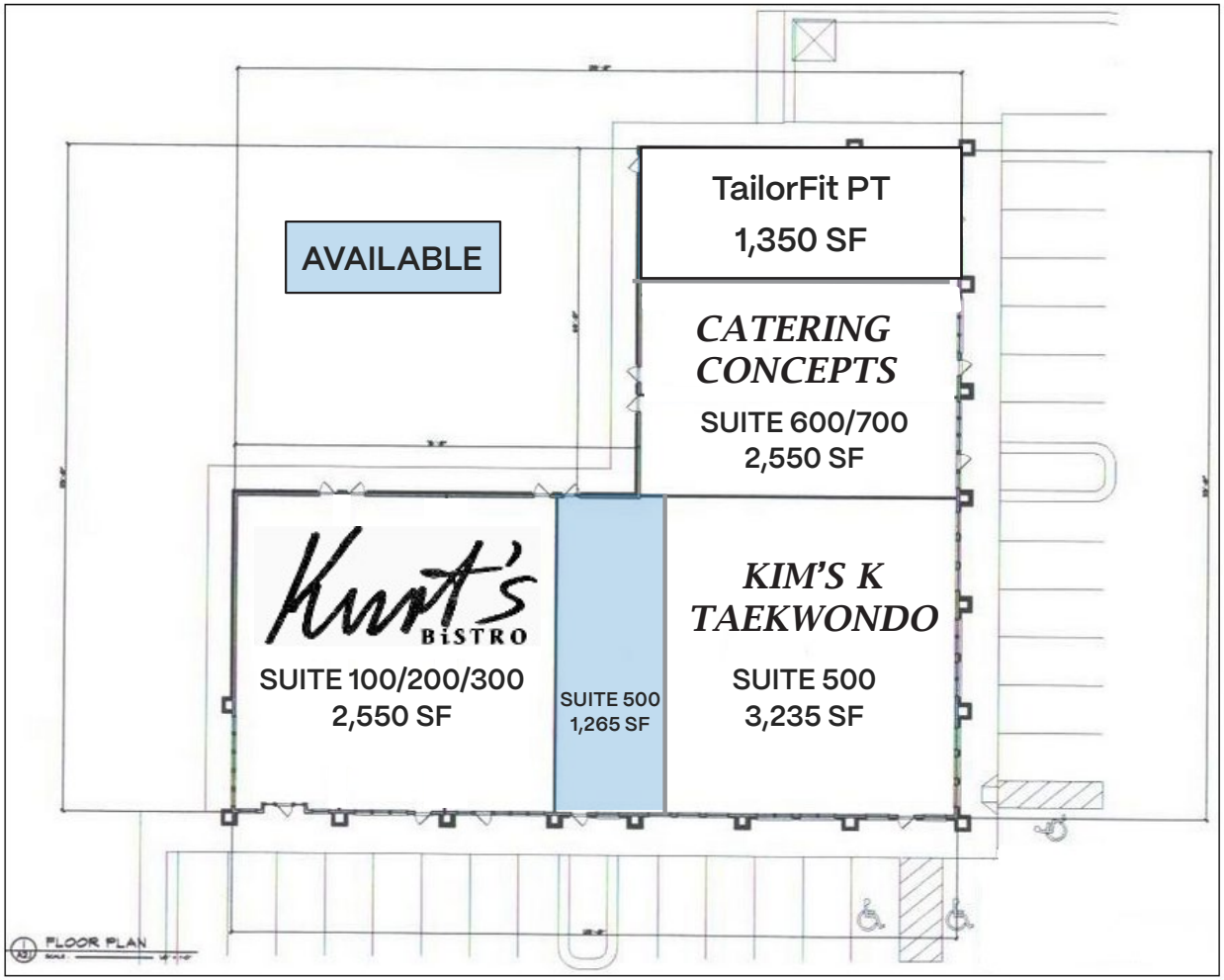
-84.164786 Long.



Available Space

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




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AVAILABLE
BRAND
770.476.4301
TAEKWONDO





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