

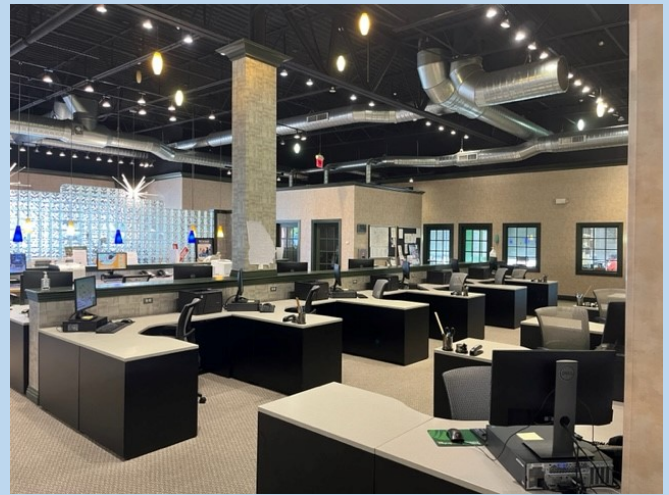
# FOR LEASE: 10,000 SF Building

3330 Satellite Blvd. in Duluth, GA 30096

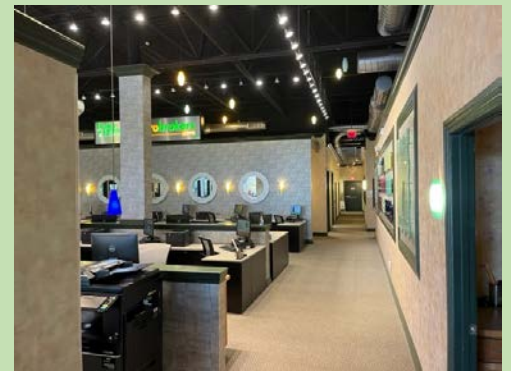
**BRAND** Real Estate Services



- Beautiful interior with a large open area, lobby, conference room, training room, and break room
- Beautiful and well-maintained exterior with lush landscaping
- Ideal for real estate brokerage, medical, home décor or traditional retail uses
- This stand-alone building is part of a vibrant tenant mix of restaurants, retail, service and banking at Satellite Shops



- Great location within Gwinnett County's major hub of shopping, dining, hospitality, auto retailers and office activity
- Part of the Gwinnett Place CID area which has an annual economic impact of \$13.4 Billion, and benefits from ongoing CID improvements
- Excellent access from Satellite Blvd (25,100 VPD) with 3 entry points, one of which is signalized
- Prominent monument signage
- Densely-populated, middle-income demographics feature an international mix of shoppers and retailers in the area
- Almost 102,000 residents in a 3 mile radius, and daytime employment of almost 57,000



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