

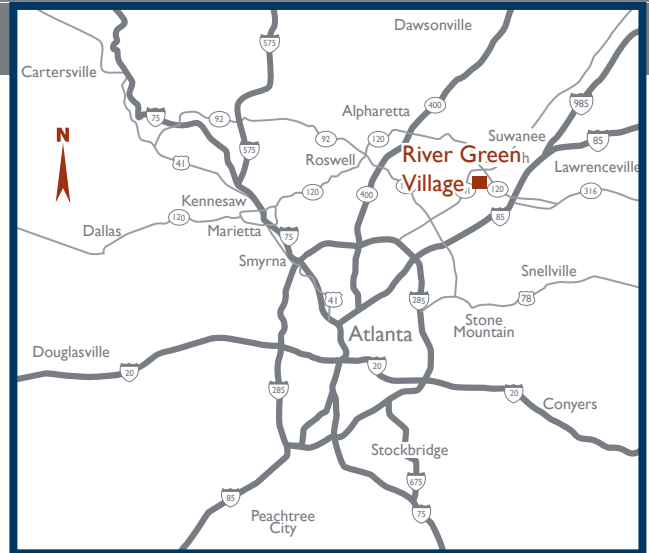
RIVER GREEN VILLAGE

3305 PEACHTREE INDUSTRIAL BOULEVARD, DULUTH, GA 30096



PROPERTY DETAILS

- 12,000 SF 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 ave household income of \$117,215; Daytime employment population of 27,437 within 3 miles
- Landlord is offering flexible terms and aggressive rent structure
- 1,265 SF and 1,350 SF inline spaces available for non-restaurant uses



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Real Estate Services

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770.476.4801

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TRAFFIC COUNTS

Peachtree Industrial Blvd.

@ River Green Pkwy. 43,700 VPD

DEMOGRAPHICS

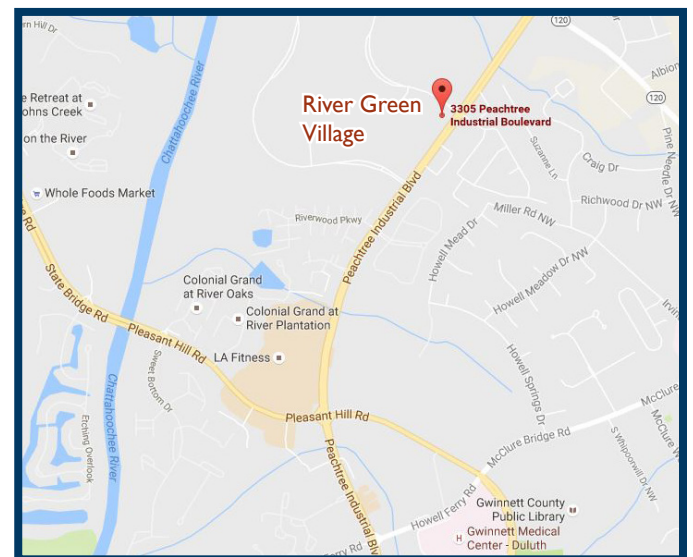
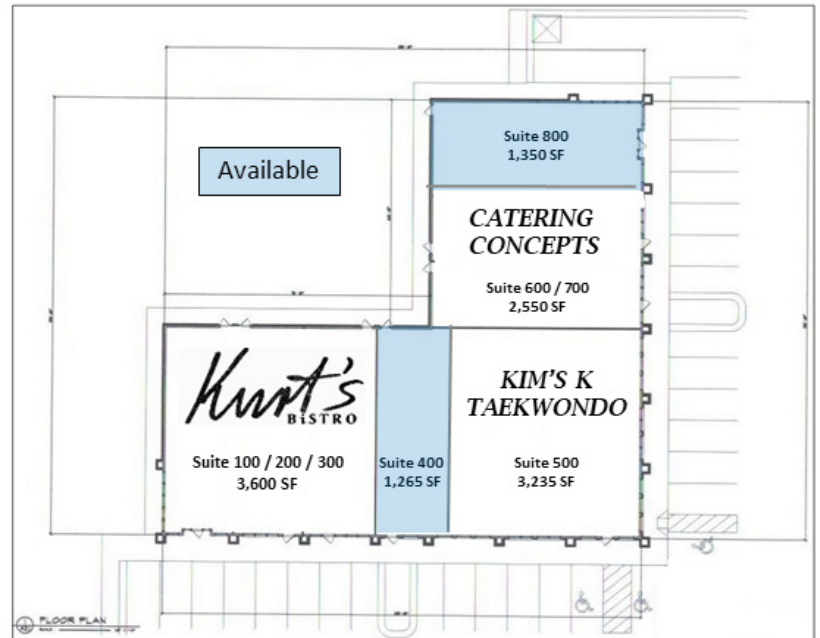
	1 mile	3 miles	5 miles
Population	4,592	73,510	198,139
Daytime Pop.	7,412	27,437	109,622
Income	\$80,448	\$117,215	\$120,114

GPS COORDINATES

Lat. 34.016013 Long. -84.164786

TENANT ROSTER

100-300	Kurt's Bistro	3,600 SF
400	Available	1,265 SF
500	Taekwondo	3,235 SF
600-700	Catering Concepts	2,550 SF
800	Available	1,350 SF



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