



DULUTH MARKETPLACE

3162 Main Street, Duluth GA 30096



DEMOGRAPHICS

1 MILE



8,718

Estimated population



3,870

Estimated daytime population



\$89,648

Average household income



3,223

Households

3 MILE



64,092

Estimated population



32,113

Estimated daytime population



\$106,531

Average household income



23,468

Households

5 MILE



199,441

Estimated population



112,914

Estimated daytime population



\$110,322

Average household income



71,221

Households

DRIVE TIME POPULATION

5

Min



15,455

10

Min



99,861

15

Min

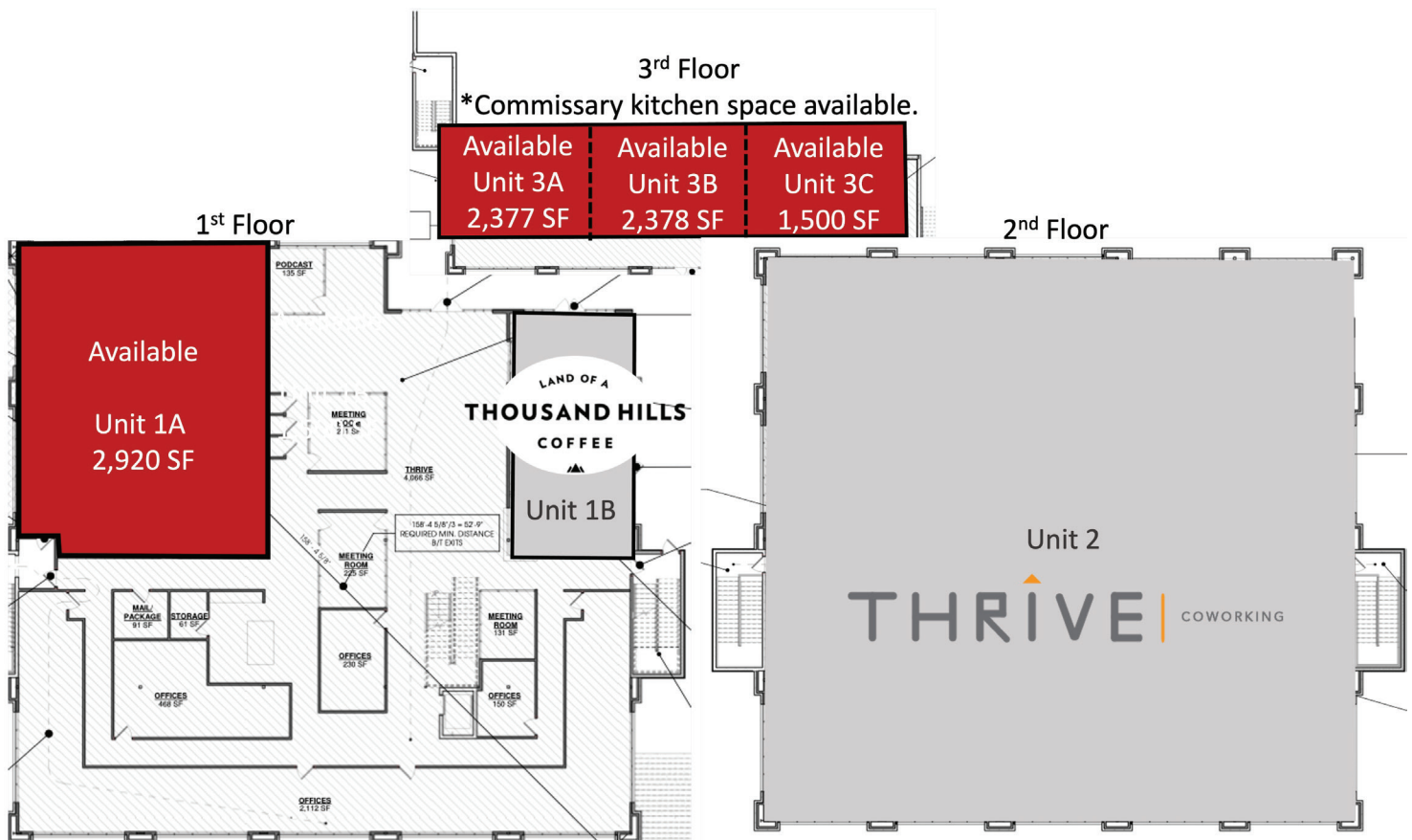


291,886

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|-------|------------------------|----------|-------|-------------------|-----------|-------|-----------|----------|
| 1A | Available | 2,920 SF | 2 | Thrive Co-Working | 11,860 SF | 3B | Available | 2,378 SF |
| 1B | Land of a Thousand ... | 1,067 SF | 3A | Available | 2,377 SF | 3C | Available | 1,500 SF |



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HIGHLIGHTS

- Duluth Marketplace is a three-story mixed-use development in downtown Duluth with 1,000 SF To 9,000+ SF Of New Construction.
- Restaurant & Retail Space for lease.
- Commissary kitchen space is available in 3rd floor units.
- 11,000 SF to be occupied by Thrive Co-Working.
- Site is in a highly-visible location on Main Street in Downtown Duluth with a large parking area.
- Large outdoor patios are available.
- The property is located in the main shopping corridor, surrounded by other retail and places to eat.



33,000 on Buford Hwy.
9,360 on W Lawrenceville St.



Right-in/Right-out access along W Lawrenceville St.
Right-In/Right-Out on Main St.



Storefront Façade and Blade
Signage available.

