



DULUTH MARKETPLACE

3176 Main Street, Duluth, GA 30096

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DEMOGRAPHICS

1 MILE

 8,644
Estimated population

 4,820
Estimated daytime population

 \$121,521
Average household income

 3,241
Households

3 MILE

 65,225
Estimated population

 34,210
Estimated daytime population

 \$135,647
Average household income

 24,328
Households

5 MILE

 214,701
Estimated population

 123,137
Estimated daytime population

 \$132,523
Average household income

 79,392
Households

DRIVE TIME POPULATION

5
Min  7,044

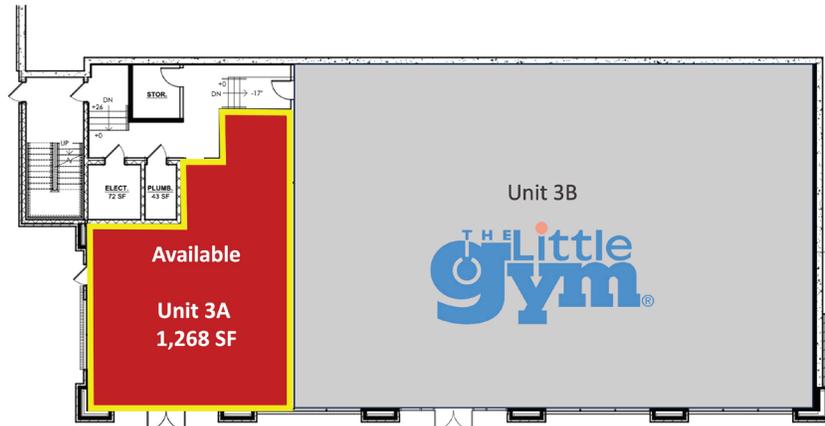
10
Min  68,831

15
Min  218,073

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	20,094 SF	3B	The Little Gym	4,000 SF
1B	Land of a Thousand ...	1,067 SF	3A	Available	1,268 SF			



Terrace Level

*Commissary kitchen space available.



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HIGHLIGHTS

- Duluth Marketplace is a newly constructed three-story mixed-use development in downtown Duluth.
- Restaurant & Retail Space available for lease, up to 2,920 SF.
- Commissary kitchen space is available in 3rd-floor units.
- 20,094 SF is occupied by Thrive Co-Working.
- The 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.



27,200 on Buford Hwy
8,090 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.



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