




## **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

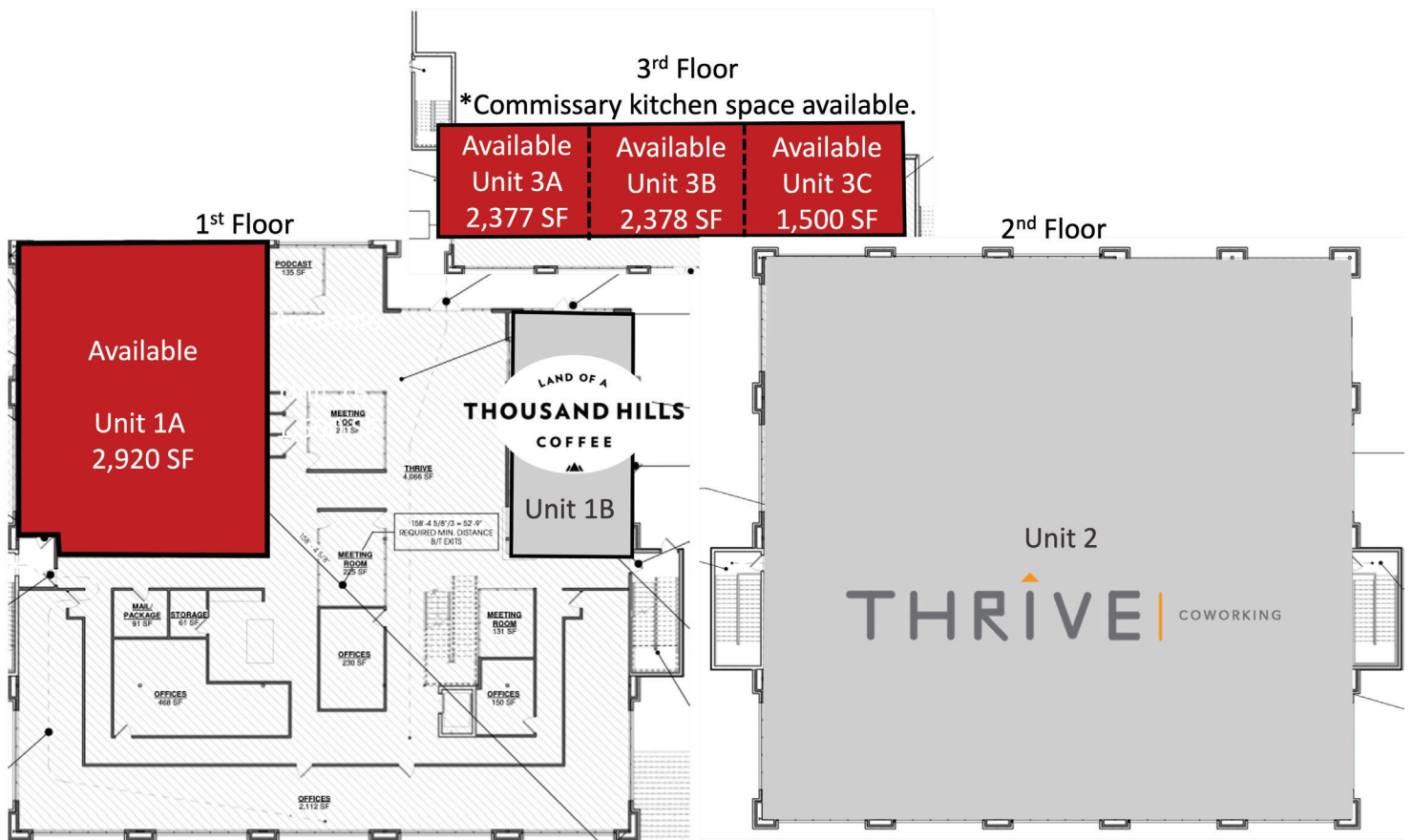
**10**  
Min  99,861

**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.

