



# THRIVE DULUTH

3162 Main Street, Duluth GA 30096


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**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

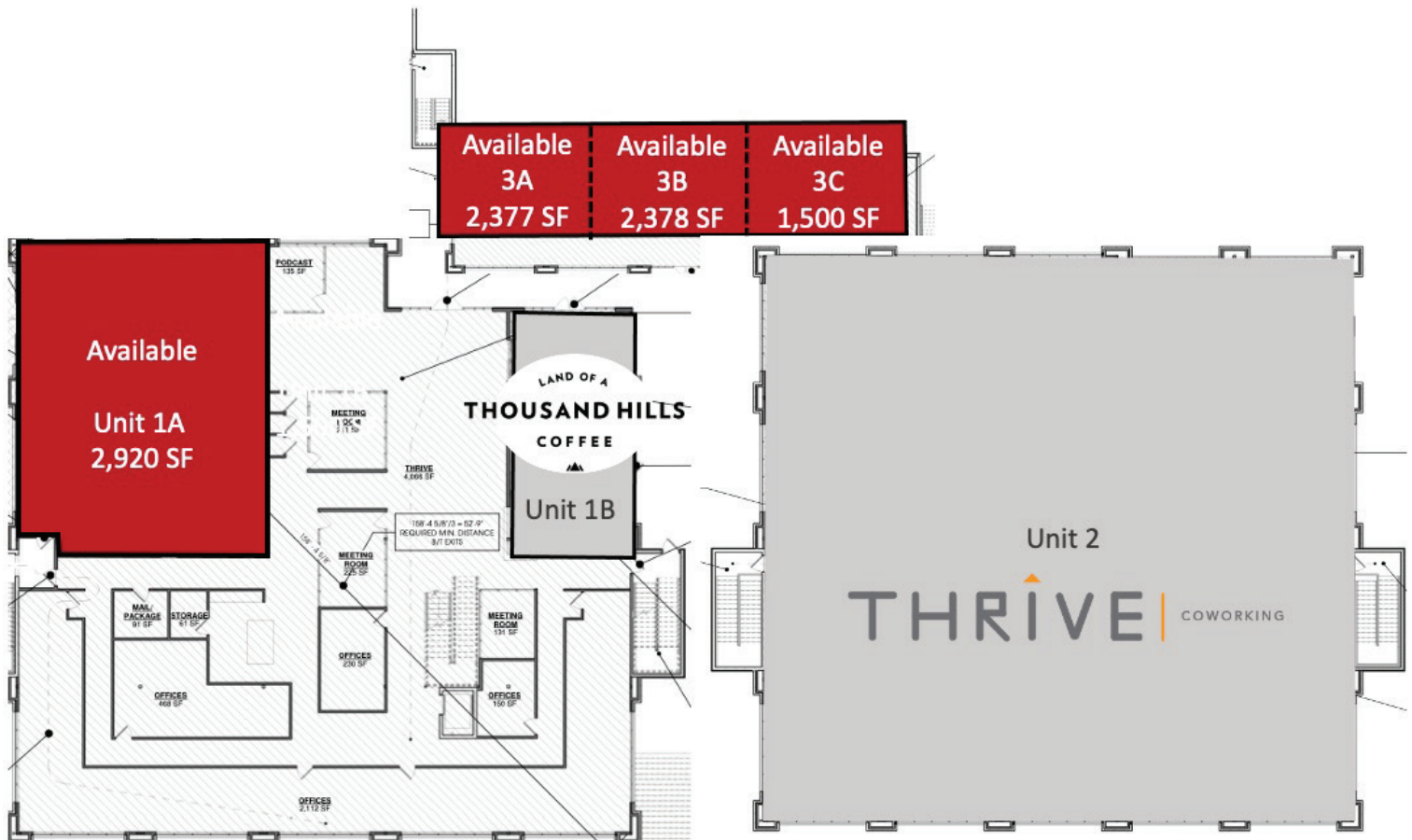
**10**  
Min  99,861

**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

- Three Story Mixed-Use Development coming to Downtown Duluth. Delivery Q4 2023.
- 1,000 SF To 6,000 SF Of New Construction Restaurant & Retail Space Available.
- 11,000 SF to be occupied by Thrive Co-Working.
- Highly visible location on Main Street in Downtown Duluth.
- Large parking area and large outdoor patios available.
- Surrounded by many restaurants and retail in the main shopping corridor.



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.



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