

# DULUTH STATION

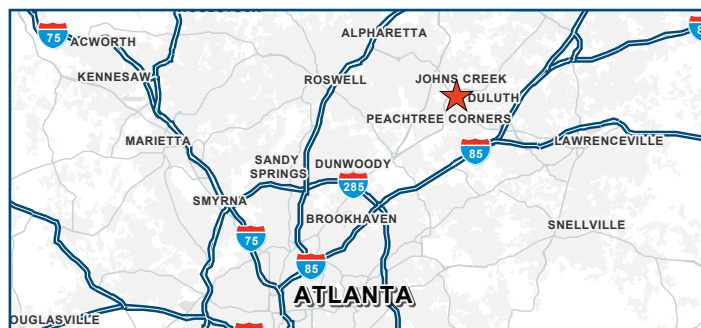
2750 Buford Highway, Duluth, GA 30096






**SPACE AVAILABLE | 1,400 SF**

## PROPERTY HIGHLIGHTS

- 94,966 SF Publix-anchored shopping center in Gwinnett County
- Highly visible location at the signalized intersection of Buford Highway and Old Peachtree Road
- Excellent signage and multiple points of ingress and egress
- Dense and affluent population of nearly 23,000 residents with an average household income of over \$100,000 within a 5-minute drive



## AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	9,128	69,200	217,178
 <b>HOUSEHOLDS</b>	3,096	26,060	78,305
 <b>AVG HH INCOME</b>	\$147,568	\$124,807	\$129,272

KELLY WILSON

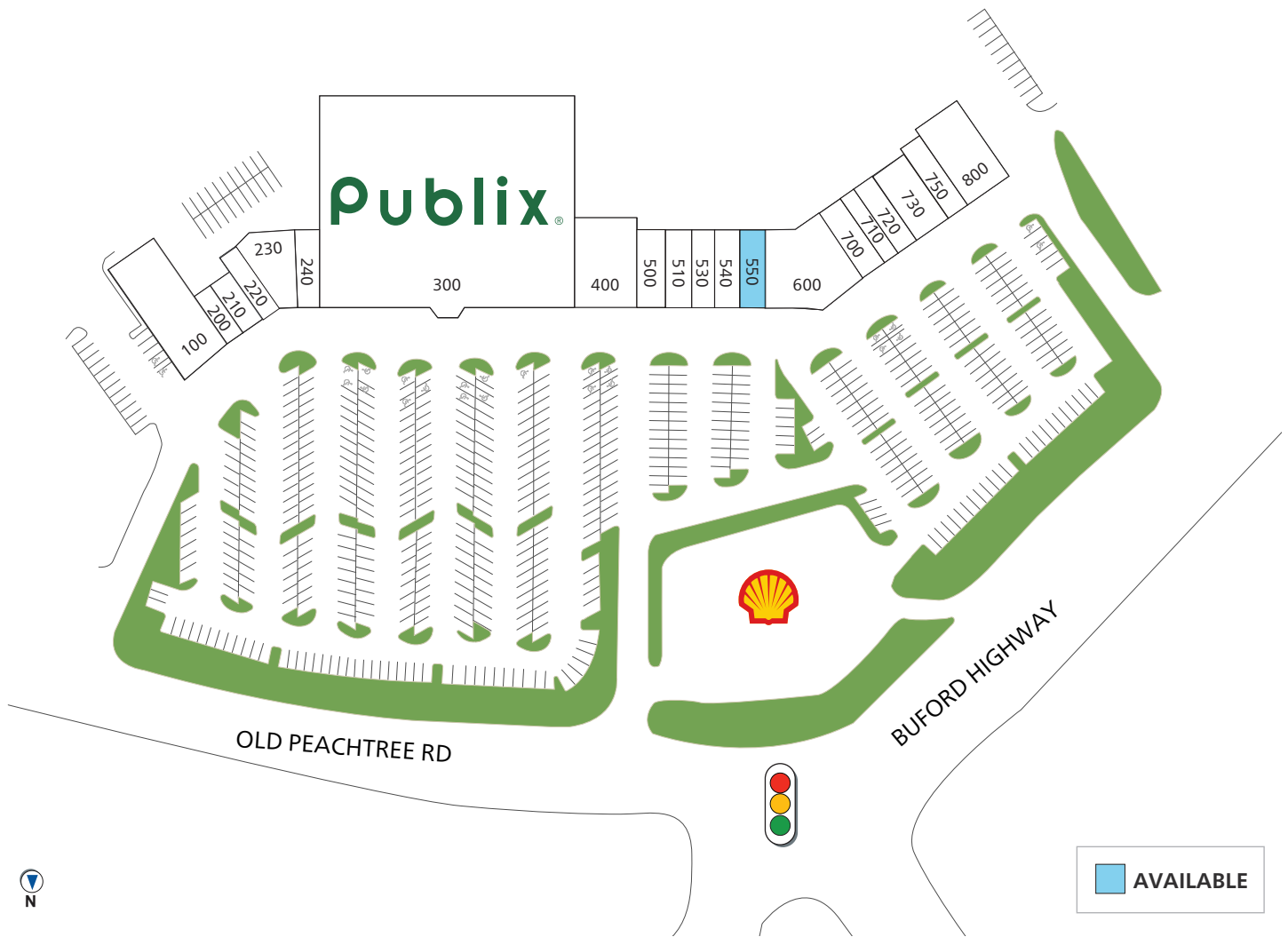
P: 770.913.3912

E: kwilson@ackermanco.net

**Ackerman Retail**  
A DIVISION OF ACKERMAN & CO

# DULUTH STATION

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STE	TENANT	SF
100	GRAND TIRES	6,587
200	GREAT CLIPS	1,100
210	K THREADING	1,100
220	WING FI	1,380
230	NAIL SALON SPA	2,944
240	ALLSTATE	1,400
300	PUBLIX	47,955
400	PEACHTREE LIQUOR	4,800
500	BENJAMIN MOORE PAINTS	2,100
510	WOK PROVISIONS	2,800

STE	TENANT	SF
530	KUMON MATH & READING	1,400
540	IT'S MAID DAY HOME CLEANING	1,400
550	LEASE PENDING	1,400
600	COMMUNITY CAT CLINIC	5,300
700	LEGACY MMA	1,750
710	PRETTY RESUMES	1,050
720	SALON BELLA DAMA	1,400
730	THE BODY FIRM ATLANTA	2,800
750	THE UPS STORE	1,500
800	SPICE HOUSE	4,800

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