

FOR LEASE

3768 Peachtree Crest Drive
Duluth, GA 30097

Available

2,840 Sq. Ft.



Excellent Demographics:

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2019 Est. Average HH Income	\$115,691	\$124,662	\$111,903
Population 2019 (Estimate)	6,181	45,848	180,501
Population 2024 (Projection)	6,558	49,796	195,427

Rental Rate:

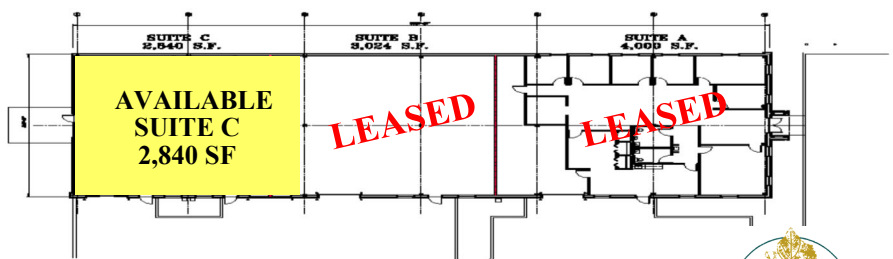
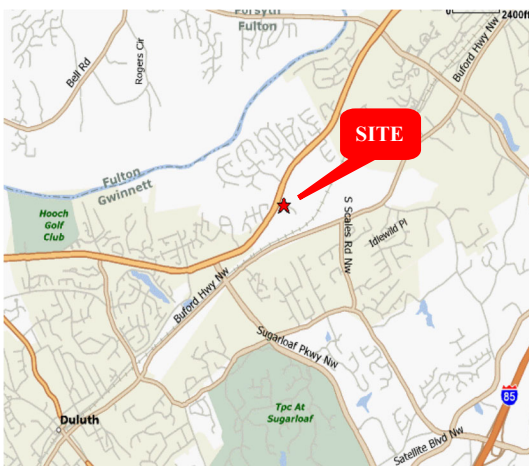
\$10.50/SF/YR

C.A.M. (2019):

\$1.00/SF/YR

HIGHLIGHTS

- SUITE C - 2,840 SF
- (1) RECESSED TRUCK DOCK (NEEDS A ROLL-UP DOOR)
- 100% - "CONDITIONED" SPACE
- CURRENTLY BUILT-OUT FOR CHURCH USE
- CAN BE CONVERTED TO TRADITIONAL OFFICE WAREHOUSE
- POTENTIAL OUTSIDE STORAGE
- ZONED M-1 INDUSTRIAL
- AVAILABLE SEPTEMBER 1, 2019
- LOCATED 1/2 MILE NORTH OF SUGARLOAF PKWY. JUST OFF PEACHTREE INDUSTRIAL BLVD. IN DULUTH



For Leasing Information:

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