

# HIGH VISIBILITY RETAIL (Downtown Duluth, GA)

3131 Main St., Unit A, Duluth, GA 30096

## FOR LEASE 1,600 Sq. Ft.



### Outstanding Demographics

|                            | <u>0-1 Mile</u> | <u>0-3 Miles</u> | <u>0-5 Miles</u> |
|----------------------------|-----------------|------------------|------------------|
| 2023 Average HH Income     | \$90,462        | \$105,735        | \$110,171        |
| Population 2023 Estimate   | 8,618           | 63,054           | 206,106          |
| Population 2028 Projection | 8,944           | 64,807           | 212,514          |

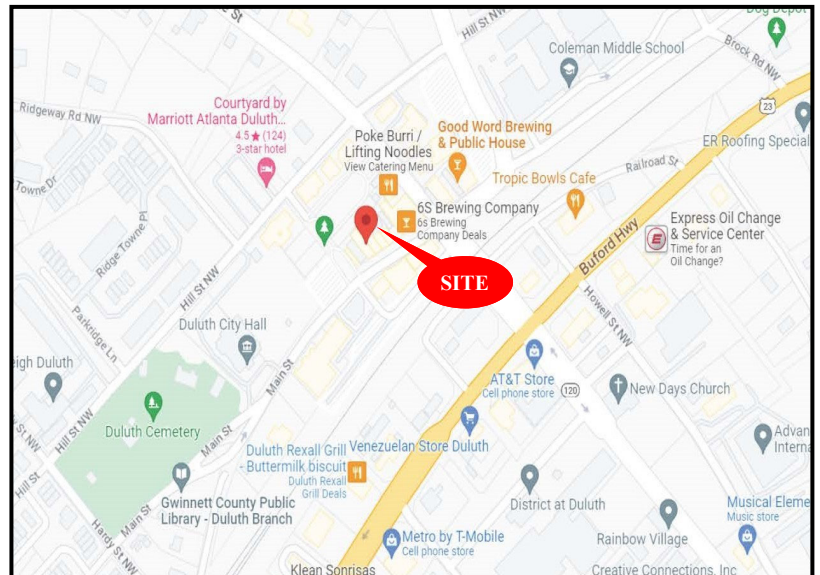
### Base Rent:

**\$3,333.33 Per Month**  
*plus:*

### EST. C.A.M.:

**\$742.67 Per Month**

- **Street Level Retail Location - Downtown Duluth, GA**
  - **Open Loft Style Retail Space**
    - **LVT Floors, LED Track Lighting,**
- **Large Glass Storefront with Abundant Natural Light**
- **Street Parking and Convenient Nearby Public Parking**
  - **(1) ADA-Compliant Restroom**
- **Zoning: CBD - Central Business District**
- **City Limits of Duluth, GA, Gwinnett County**



**For Information:**

**Philip Hollier**  
**770-814-0061**

philip@nygaardproperties.com

**Nygaard Properties, Inc.**  
1810 Peachtree Industrial Blvd.  
Ste. 230  
Duluth, GA 30097

www.nygaardproperties.com

