

# 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:

**\$30 Per Sq. Ft.**  
**(\$4,000.00 Per Mo.)**  
*plus:*

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

**\$5.57 Per Sq. Ft.**  
**(\$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:**

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