

# Peachtree Medlock Walk

5260 Peachtree Industrial Blvd.  
Peachtree Corners, Georgia 30071

**Now Leasing**  
**6,400 Sq. Ft.**



### Demographics

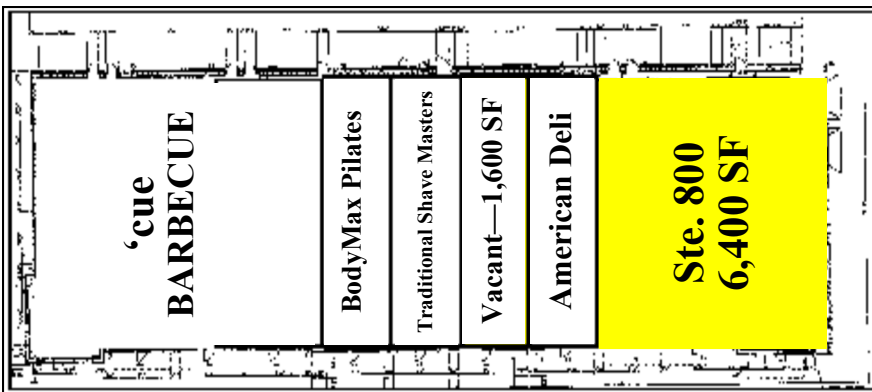
	0-1 Miles	0-3 Miles	0-5 Miles
2023 Est. Average HH Income	\$115,991	\$102,522	\$92,066
Population 2023 Estimate	8,895	85,046	252,639
Population 2028 Projection	9,240	88,071	258,906

### RENTAL RATE:

Ste. 800 - \$14.00/SF/YR

### EST. CAM (2024):

+/- \$4.01/SF/YR



- Newly Renovated Showroom Space
- Insulated Storage w/Roll-up Door
- Outstanding Retail Exposure on Peachtree Industrial Blvd.
- Zoned - C-2
- City of Peachtree Corners, Gwinnett County
- 75 Parking Spaces
- Traffic Count - 38,594 VPD
- Located just North of Medlock Bridge Rd.



**For Information:**  
**Philip Hollier**  
**770-814-0061**

[philip@nygaardproperties.com](mailto:philip@nygaardproperties.com)

**Nygaard Properties, Inc.**  
1810 Peachtree Industrial Blvd.  
Ste. 230  
Duluth, GA 30097  
(770) 814-0061 (W)  
(770) 623-6660 (Fax)  
[www.nygaardproperties.com](http://www.nygaardproperties.com)

