

Duluth Town Center

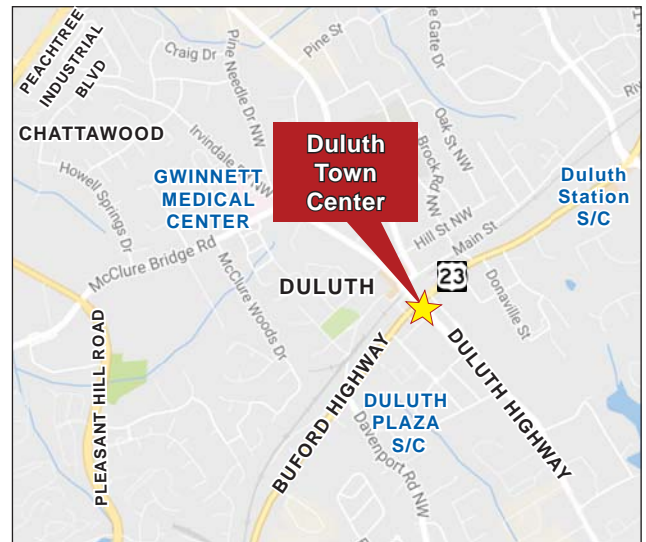
One of Atlanta's Newest Developments

New Downtown Duluth Project Featuring 375 Unit Apartments and 10,000+ SF of Commercial and Live/Work Space



3100 Buford Highway Duluth, GA 30096

- Duluth Town Center development is a 375 unit rental complex with 4 retail and 7 office store fronts with connected living space above and two corner restaurant sites
- Development will feature a wrapped parking deck accessible to the public on the first two levels, tree-lined boulevard with parallel parking, sidewalks and public art sites
- Located at the corner of Buford Hwy (25,100 Vehicles per Day) and Duluth Hwy (21,000 Vehicles per Day)
- Downtown hosts numerous festivals, 5K races, and community events annually



FOR LEASE

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	7,065	66,015	211,737
Population Growth 2010-2017	4.87%	13.38%	14.16%
Projected Growth 2017-2022	3.81%	7.65%	7.93%
Total Households	2,643	22,832	69,702
Average Household Income	\$86,314	\$94,378	\$97,651
Bachelor's Degree or Above	34.37%	45.5%	45.28%

Traffic Count

25,100 Buford Highway

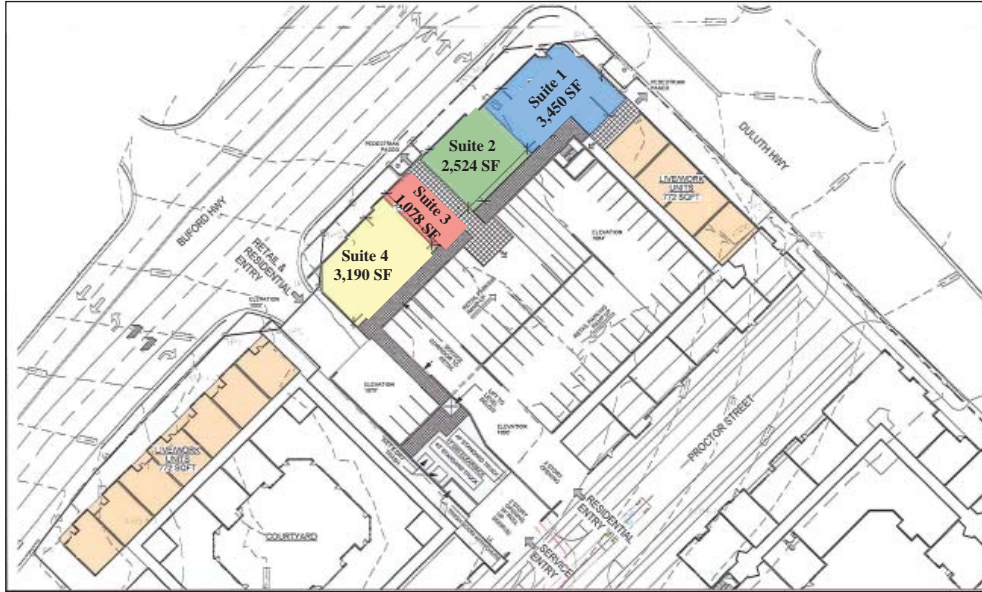
FOR MORE INFORMATION, CONTACT:

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LEASE AT
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4 Retail Spaces Available: 2 end-cap restaurants and 2 smaller sized spaces



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