Abbotts Bridge Crossing

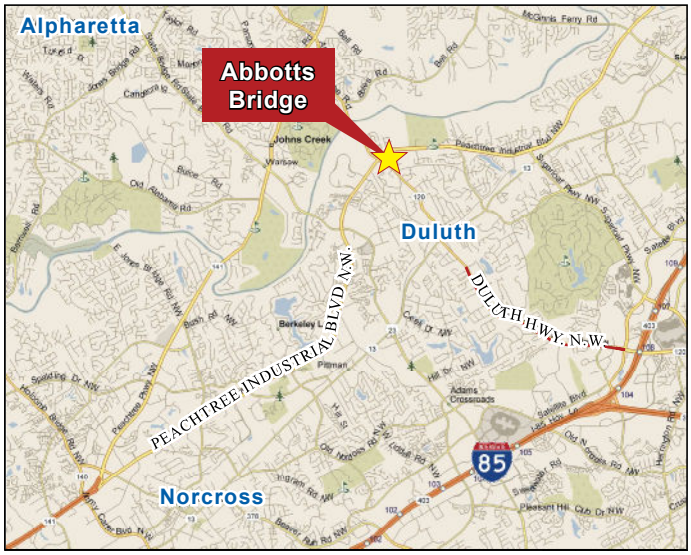
Fully Leased

Excellent location on Peachtree Industrial Boulevard

FOR LEASE

3170 Peachtree Industrial Boulevard, Duluth, GA 30097

- Located in Duluth, GA, this retail center sits on a generous +/- 6 acres
- Current tenants include Davita Kidney Care, Armando's Caribe Restaurant, Melmar Dental, and more
- At the busy intersection of Peachtree Industrial Boulevard and Duluth Highway, with a traffic count of almost 30,000 VPD
- Household income of over $115,000 in a 2 mile radius



Demographics	2 Mile	5 Mile	10 Mile
Total Population	28,331	195,807	841,407
Population Growth 2010-2020	1.1%	1.6%	1.9%
Projected Growth 2020-2025	1.1%	1.3%	1.4%
Total Households	10,548	69,004	291,935
Average Household Income	$115,118	$125,949	$107,911
Bachelor's Degree or Above	46%	51%	41%

Traffic Count	29,224	Peachtree Industrial Boulevard

FOR MORE INFORMATION, CONTACT:

Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

LEASE AT

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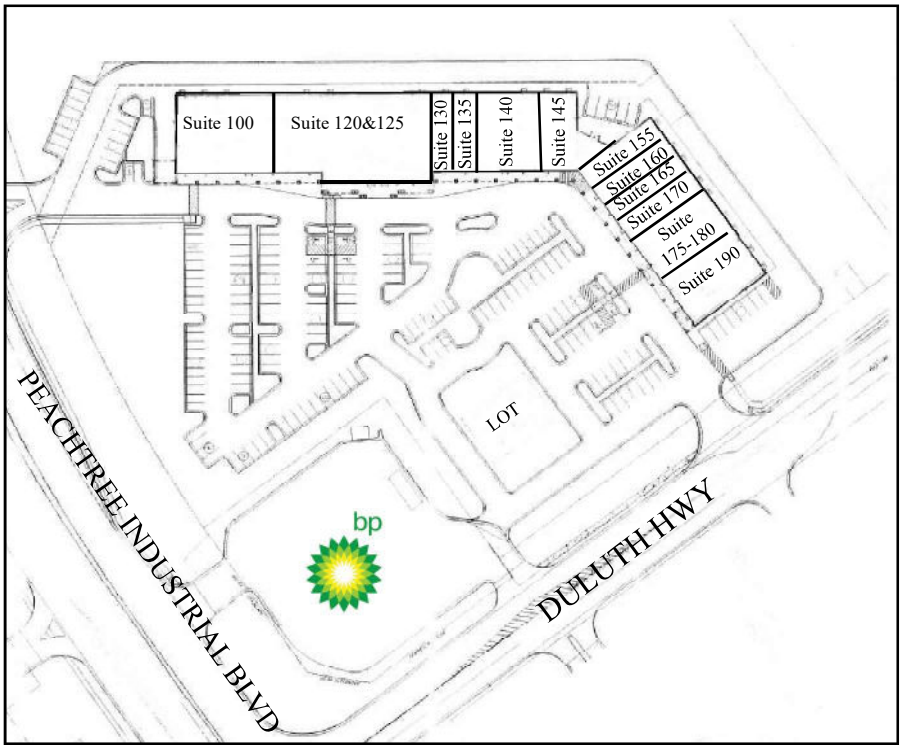

Suite 100	Davita Dialysis
Suite 120-125	Dollar Tree
Suite 130	Idaka America
Suite 135	Nail Salon
Suite 140	Andersenville Academy
Suite 145	Melmar Dental
Suite 155	Sushi & Co.
Suite 160	Atlanta Hot Wings
Suite 165	Bread Connection
Suite 170	Golden Roofing
Suite 175	Table Tennis
Suite 180	Table Tennis
Suite 190	Armando's
Lot	Hot Wings

Total GLA: 40,290 SF

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The information herein was obtained from sources deemed reliable and, while believed correct, is offered subject to errors, price changes, and prior sale or withdrawal without notice.