



Peachtree Hill

Duluth, GA

Atlanta-Sandy Springs-Alpharetta (GA)



Katie Littlejohn

Leasing Representative

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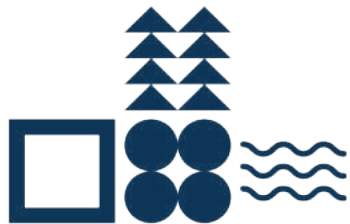
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AERIAL



GROSS LEASABLE AREA (GLA)	154,700 SF
PARKING SPACES	777
PARKING RATIO	5.02 per 1,000 SF

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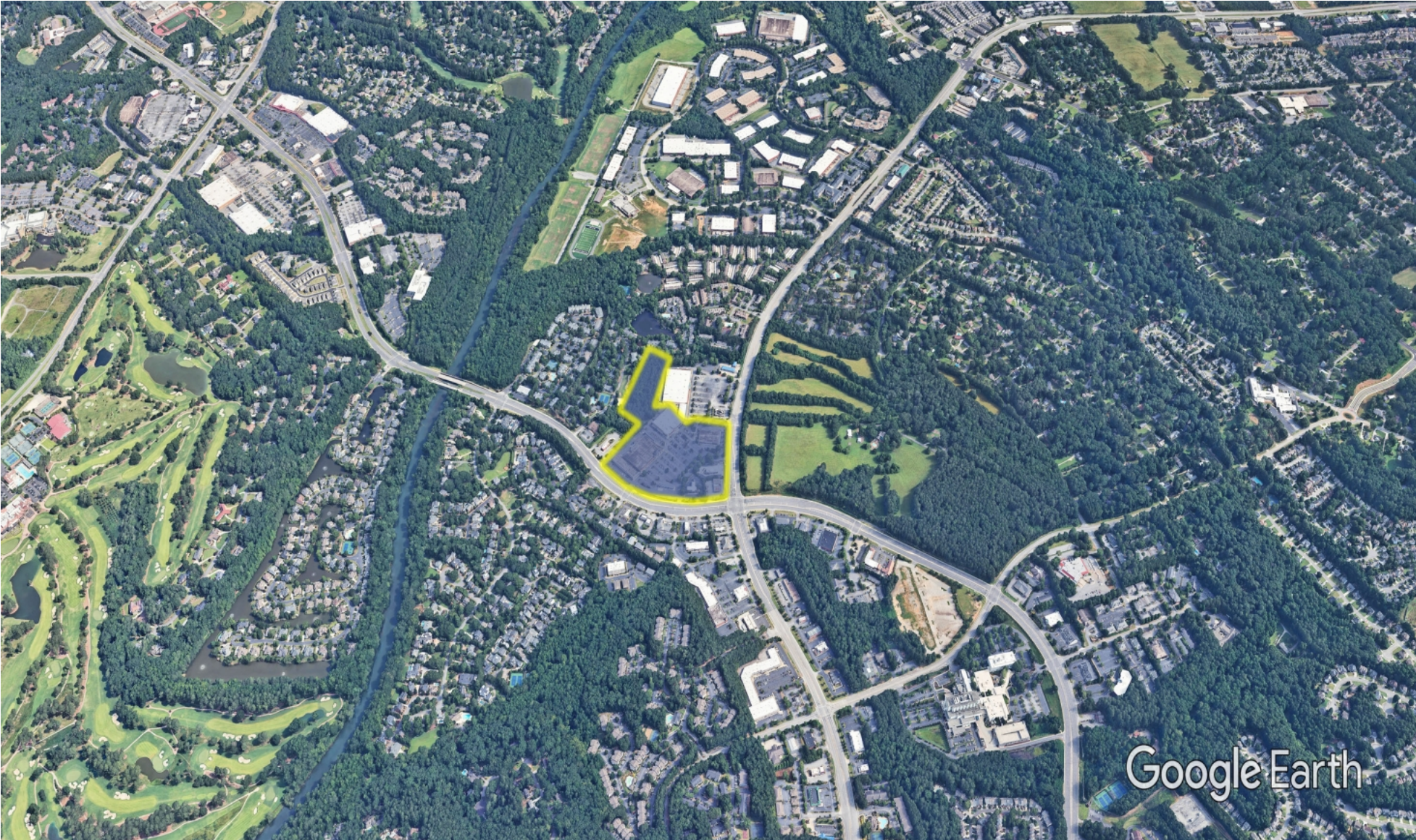
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DENSITY AERIAL

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■ Available
 ■ Potentially Available
 ■ Non-Controlled

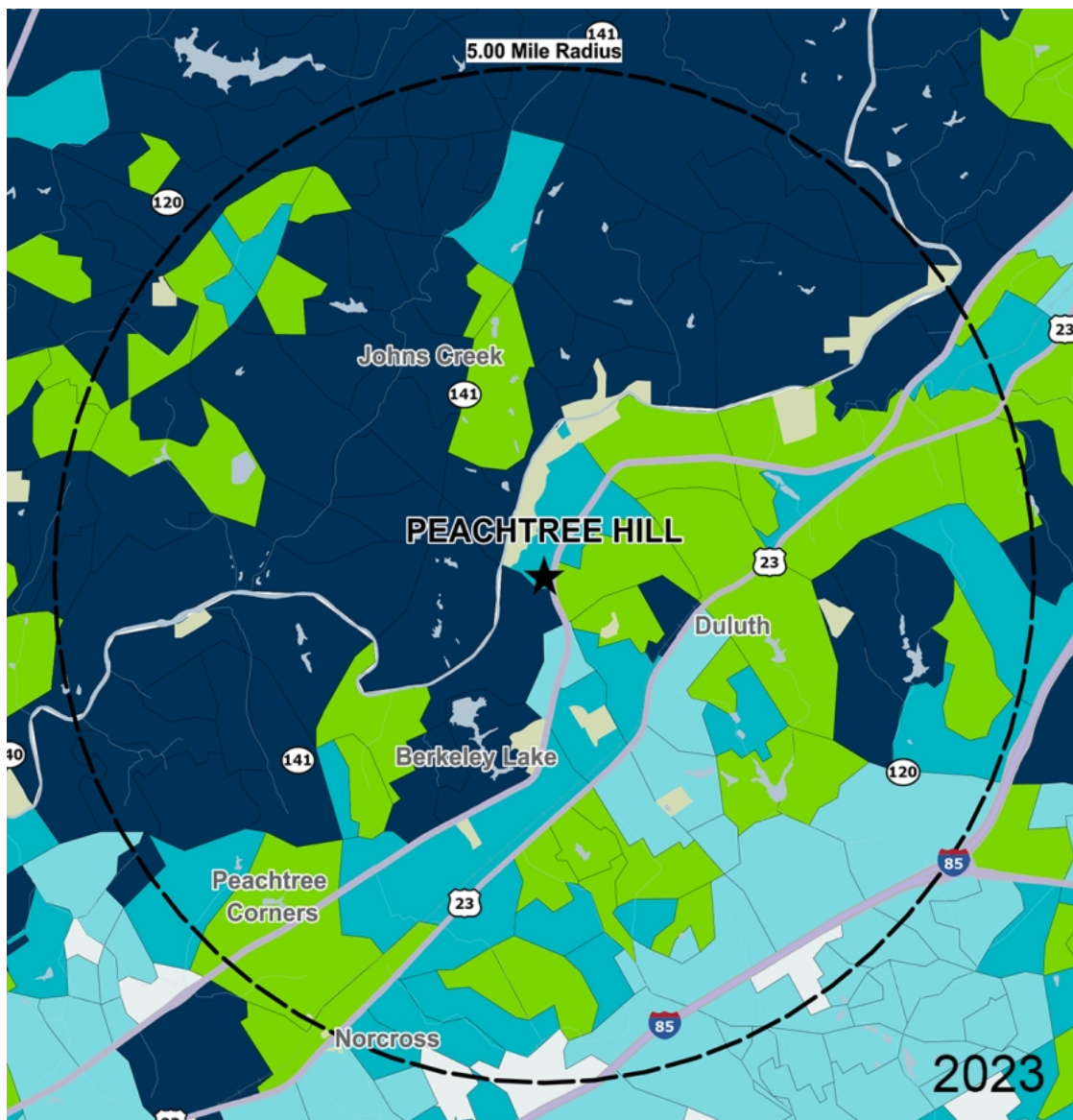


	TENANT	SQ FT
1	Best Wing & Grill	1,470
2	Banfield Pet Hospital	3,000
3	Goodwin - Tea House & More	1,875
4	uBreakiFix	1,125
5	Lavish Nail Salon	2,655
6	Waggles Puppy Boutique	1,845
7	Rinoo	1,500
8	The Halal Guys	1,500
9	A-Discount Liquor	1,500
10	Easy Mail	1,500
11	Moe's Southwest Grill	2,400
12	Best Shoe Repair	600
13	Kroger	65,625
14	The Tutoring Center	1,557
15	LA Fitness	45,000
18	Peachtree Hills Alterations	793
19	Available	1,075
20	Emerald China	2,200
21	Kick Theory	2,200
22	Nail Expressions	1,100
23	Available	1,100
24	DJ's Hair Studio	1,100
25	PT Solutions	2,842
26	Rio Body Wax	1,100
27	GNC	1,100
28	Subway	1,100
29	Gwinnett Eye Clinic	2,533
30	Roma Italiano Ristorante	3,305

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,366	68,551	209,176
Daytime Pop	11,360	92,963	269,348
Households	3,084	25,189	73,907
Average HH Income	\$98,624	\$130,307	\$131,116
Median HH Income	\$76,476	\$98,845	\$95,727
Per Capita Income	\$41,305	\$47,895	\$46,331

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Peachtree Industrial Blvd. & Pleasant Hill Rd., Duluth, GA



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