



Promenade at Pleasant Hill

Duluth, GA

Atlanta-Sandy Springs-Alpharetta (GA)



Katie Littlejohn

Leasing Representative

(404) 260-7144

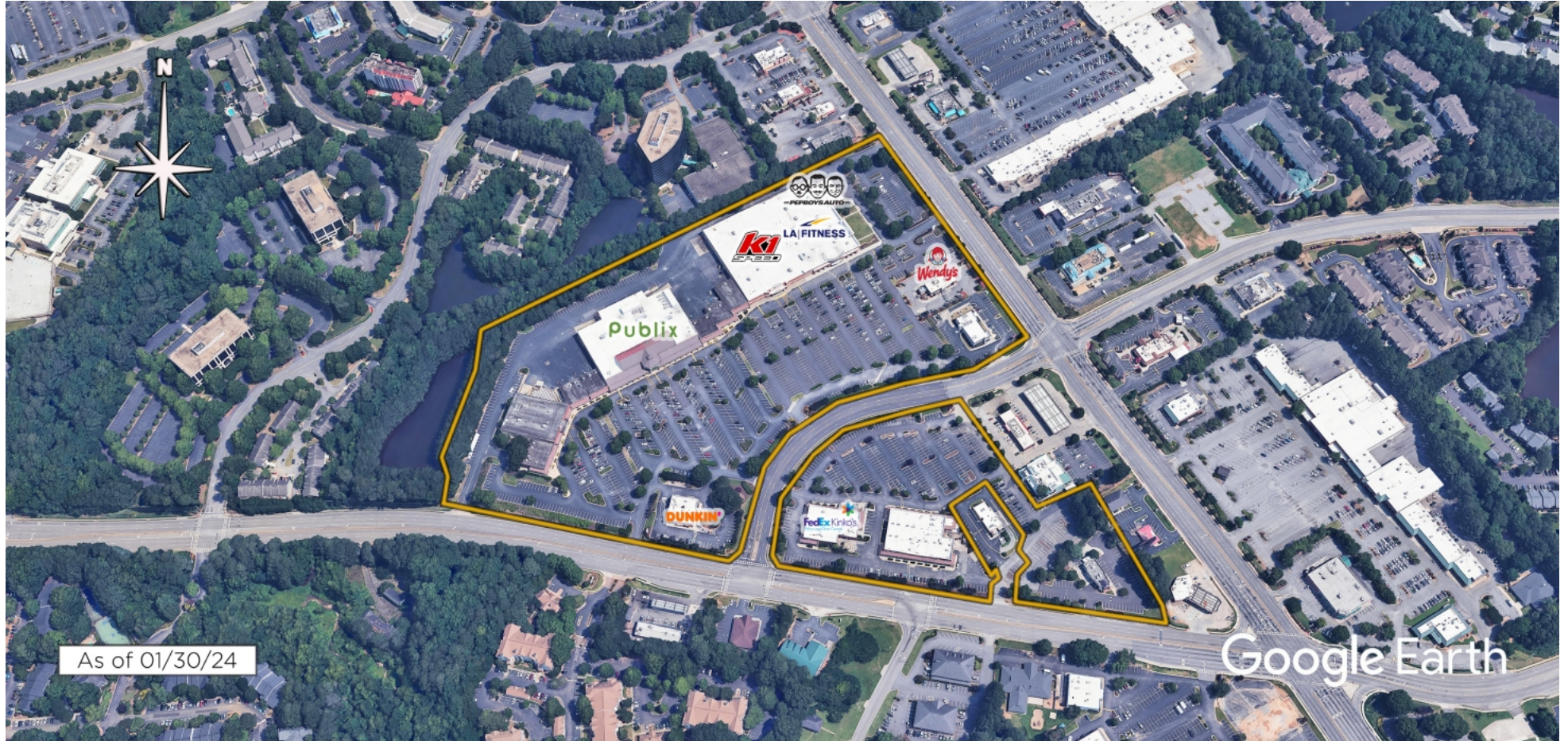
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www.kimcorealty.com/125020



AERIAL



GROSS LEASABLE AREA (GLA)	264,678 SF
PARKING SPACES	1,912
PARKING RATIO	7.22 per 1,000 SF

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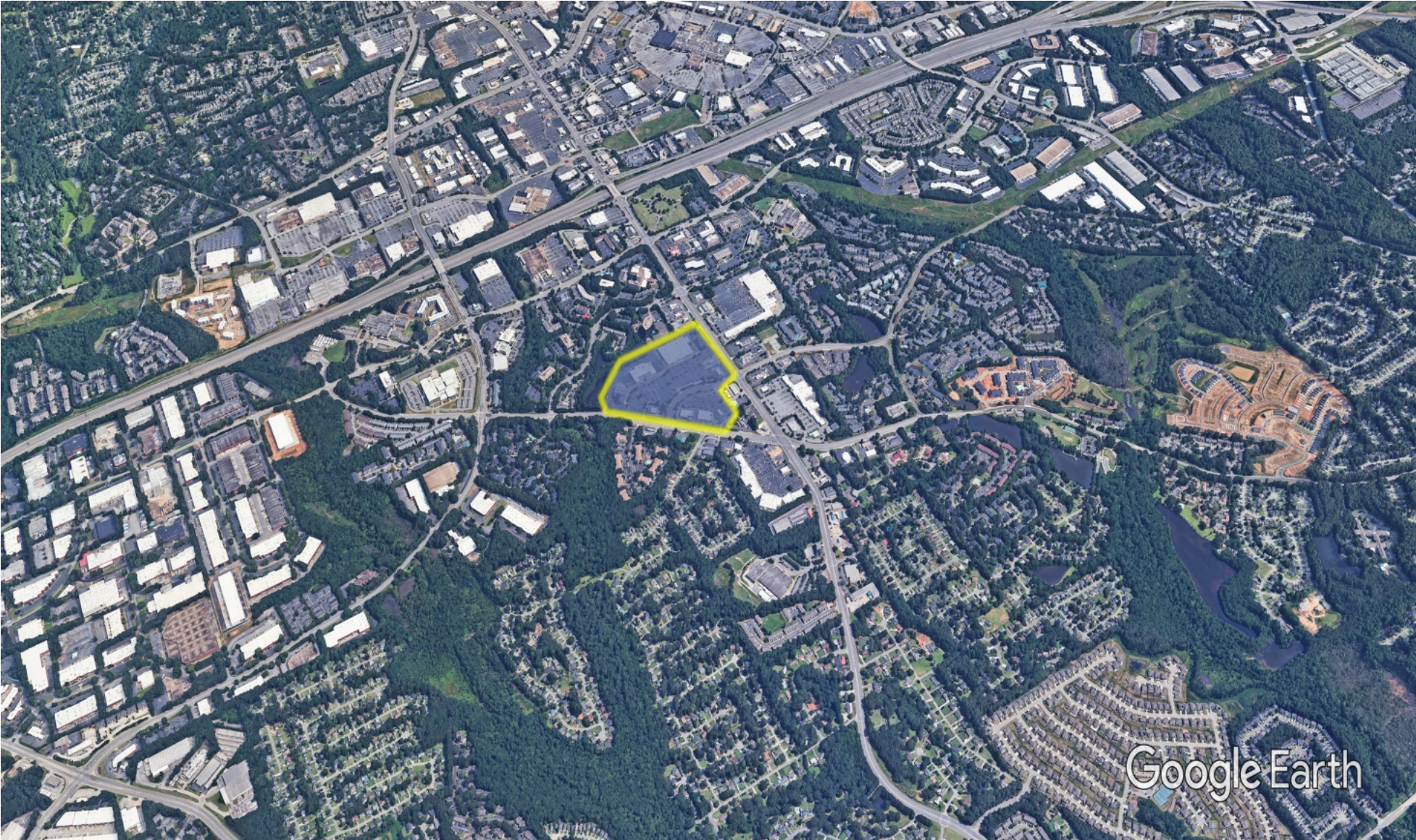
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DENSITY AERIAL

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■ Available ■ Non-Controlled



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	TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT
1	Schlotzsky's Deli	2,400	13	D Nails Salon	2,100	26	The African Grill	2,430
2	Gwinnett Spine Specialist	3,200	14	Available	6,000	27	Any Lab Test Now	1,350
3	BioLife Plasma Services	19,200	15	K1 Speed	55,797	28	Metro by T-Mobile	1,400
4	Duluth Dental and Dentures LLC	1,400	16	LA Fitness	40,221	29	Clean Wave	4,200
5	OneMain Financial	1,400	18	Pep Boys	4,500	30	Linda's African Hair Braiding	1,200
6	Health First Chiropractic	1,400	19	Wendy's	3,590	31	True Staffing	3,600
7	Massage Top	1,540	20	Piedmont Urgent Care	5,155	32	Theory Restaurant & Lounge	3,500
8	Royal Clip Hair Salon	1,260	21	Available (Former Restaurant)	3,300	33	FedEx Kinko's Office and Print	8,550
9	G.T. Nails	1,400	22	Pollo Pelon	3,116	34	Dunkin' Donuts	2,112
10	Publix	65,920	23	Subway	1,350	35	Boss Wings	1,356
11	PG Beauty Supply	4,200	24	Quynh Café	1,900	36	Velox Insurance	1,413
12	Gwinnett Spine Specialist	2,030	25	Cache Dominican Barber Shop	1,188	k1		29,185

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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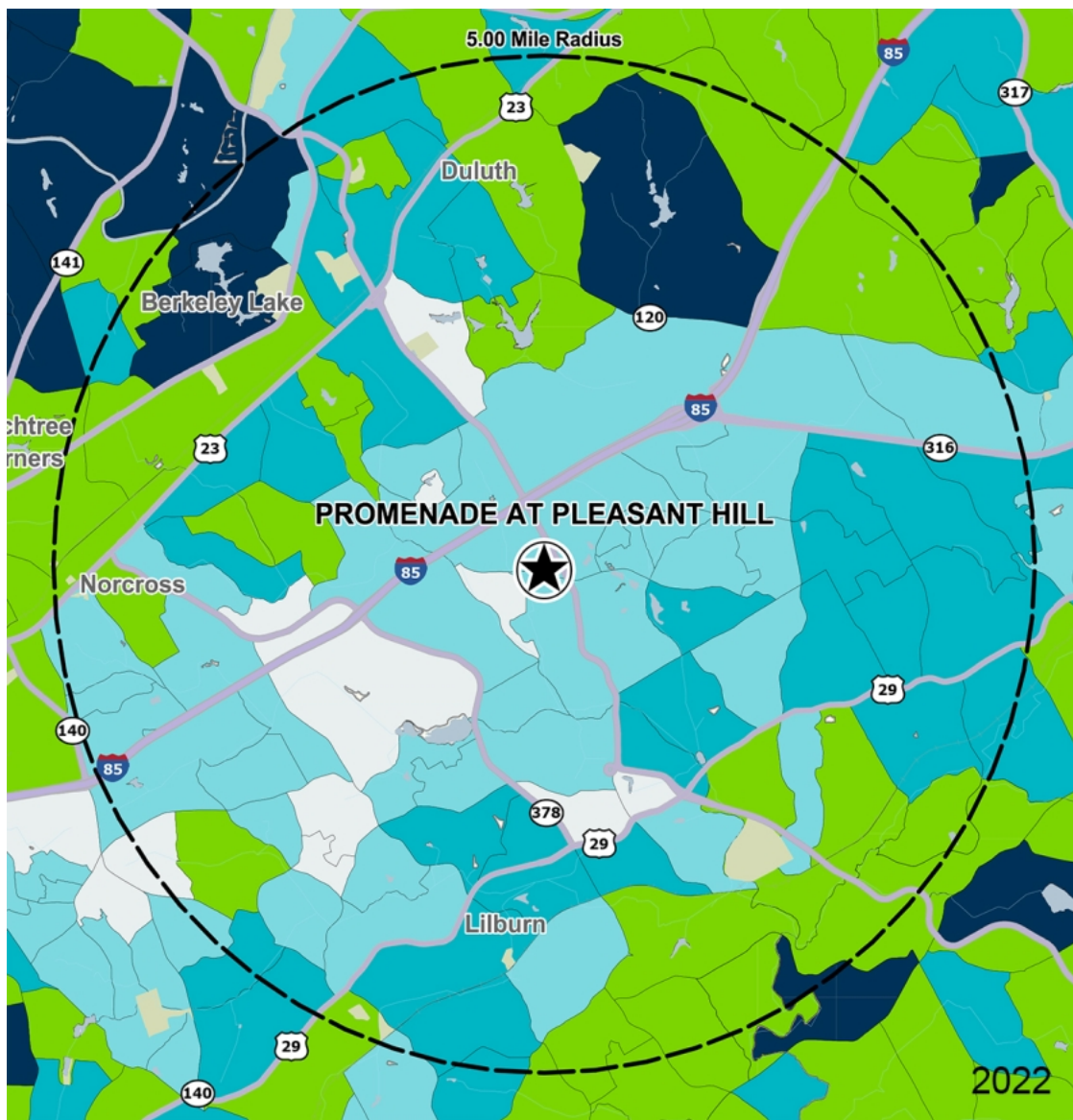
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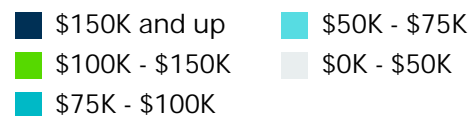
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,451	104,649	248,618
Daytime Pop	17,916	109,924	264,613
Households	6,801	36,715	84,617
Average HH Income	\$54,759	\$67,381	\$83,903
Median HH Income	\$47,252	\$53,654	\$61,957
Per Capita Income	\$21,340	\$23,657	\$28,601

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Pleasant Hill Rd. & Sweetwater Rd., Duluth, GA



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