

FOR LEASE

3768 Peachtree Crest Drive
Duluth, GA 30097

AVAILABLE

2,840 Sq. Ft.



Excellent Demographics:

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2025 Est. Average HH Income	\$133,930	\$144,857	\$136,192
Population 2025	8,430	63,734	187,039
Population 2030 (Projection)	8,777	67,160	195,576

Rental Rate:

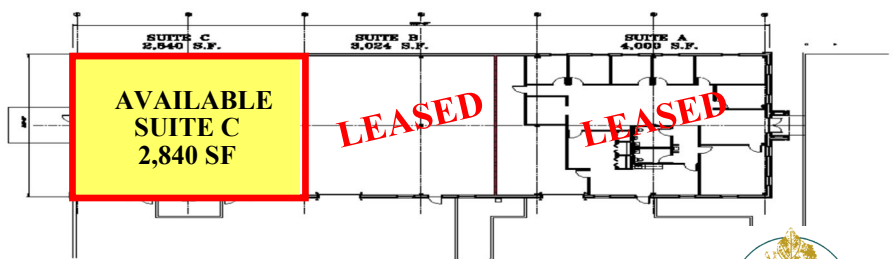
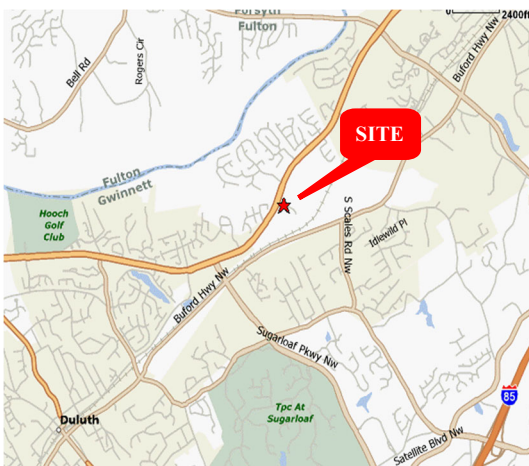
\$14.00 p.s.f. (NNN)

C.A.M. (2026):

\$2.28/SF/YR

HIGHLIGHTS

- SUITE C - 2,840 SQ. FT.
- (1) RECESSED TRUCK DOCK (WILL REQUIRE ROLL-UP DOOR)
- 100% - "CONDITIONED" SPACE
- CURRENTLY BUILT-OUT FOR OFFICE USE
- EASILY ADAPTED TO TRADITIONAL OFFICE/WAREHOUSE
- POTENTIAL OUTSIDE STORAGE OPPORTUNITY
- ZONED M-1 INDUSTRIAL
- AVAILABLE JULY 1, 2026
- LOCATED 1/2 MILE NORTH OF SUGARLOAF PKWY. JUST OFF PEACHTREE INDUSTRIAL BLVD. IN DULUTH, GA 30097



For Leasing Information:

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