

Office Space For Lease

3327 Duluth Hwy, Suite 203
Duluth, GA 30096



Office Space For Lease

- Located in the heart of Duluth
- 30 Min to Downtown Atlanta
- Generous Parking
- Upstairs Exterior Entrance
- Private Offices
- Reception Area

For More Information

David Freeman
Broker
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Drew Curtin
Realtor
770-605-8841
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PROPERTY SUMMARY



BUILDING DETAILS

| | |
|------------------------|-----------------|
| PROPERTY TYPE | Office |
| AVAILABLE | 850 SqFt |
| YEAR BUILT | 1989 |
| TENANCY | Single |
| BUILDING HEIGHT | 2 Story |



LEASE INFORMATION

| | |
|---------------------|-------------------|
| BASE RENT: | \$1,250.00 |
| TOTAL SPACE: | 850 SqFt |
| LEASE TERM: | Negotiable |
| TAXES/INS: | \$2/SqFt |
| AVAILABLE: | Immediate |

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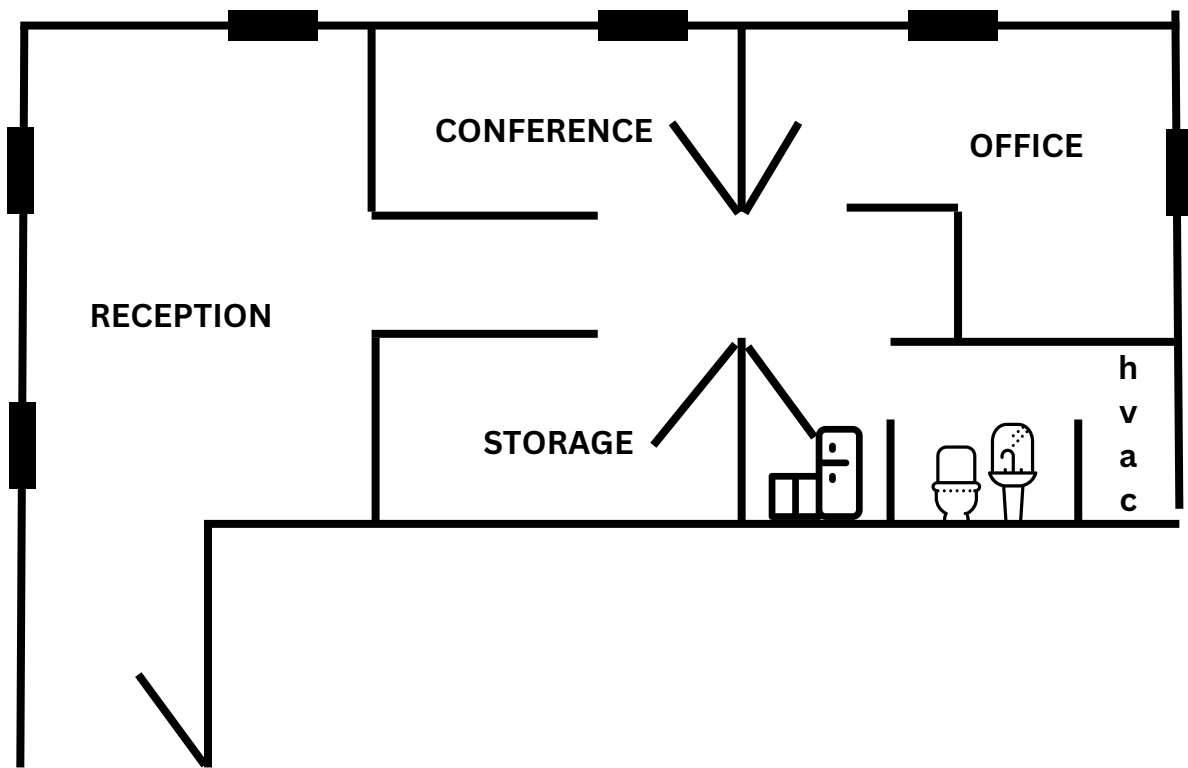
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ADDITIONAL INFORMATION



Discover the perfect office space for your business needs with our available lease opportunity! This 850 square foot space offers two spacious offices, a welcoming reception area, a large storage room, a convenient bathroom, and a kitchenette. Ideally situated just half a mile from downtown Duluth and a short 30-minute commute from downtown Atlanta, this location offers both convenience and accessibility. Don't miss out on this prime opportunity to establish your business in a vibrant and dynamic area—schedule a viewing today!

FLOORPLAN



THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

DEMOGRAPHICS



| | 1 mile | 3 mile | 5 mile |
|-----------------------------|--------|--------|---------|
| 2010 Population | 7,230 | 57,418 | 183,082 |
| 2023 Population | 8,931 | 67,635 | 217,971 |
| 2028 Population Projection | 9,275 | 69,766 | 224,803 |
| Annual Growth 2010-2023 | 1.8% | 1.4% | 1.5% |
| Annual Growth 2023-2028 | 0.8% | 0.6% | 0.6% |
| Median Age | 41 | 39.1 | 37 |
| Bachelor's Degree or Higher | 32% | 44% | 43% |

| | 1 mile | 3 mile | 5 mile |
|-------------------------|----------|-----------|-----------|
| Avg Household Income | \$91,333 | \$100,598 | \$104,610 |
| Median Household Income | \$72,911 | \$73,376 | \$73,303 |
| < \$25,000 | 402 | 3,382 | 10,578 |
| \$25,000 - 50,000 | 549 | 4,899 | 15,969 |
| \$50,000 - 75,000 | 714 | 4,712 | 13,432 |
| \$75,000 - 100,000 | 476 | 3,355 | 8,538 |
| \$100,000 - 125,000 | 323 | 2,453 | 7,316 |
| \$125,000 - 150,000 | 164 | 1,721 | 5,173 |
| \$150,000 - 200,000 | 386 | 2,005 | 7,261 |
| \$200,000+ | 157 | 2,750 | 9,682 |

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