

# Old Norcross Road

3527 Old Norcross Road  
Duluth, GA 30096



## Property Highlights

## Leasing Contacts

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- This 5,679 square foot freestanding building is located near Gwinnett Place Mall in Duluth.
- Only 5 minutes from access to Interstate 85 and busy Pleasant Hill Road.
- The site offers 8 bays and office area with great road frontage on Old Norcross Road.
- Zoned C2.
- 23,221 VPD on Old Norcross Rd.
- 100% Leased



# Old Norcross Road TENANTS

Classic Collision 5,679 SF

GLA 5,679 SF

Available 100%  
Leased



## OLD NORCROSS ROAD

RIVERWOOD  
PROPERTIES, LLC



# AREA DEMOGRAPHICS



2023  
Population

1 MILE	9,903
3 MILE	99,648
5 MILE	252,683



2023 Daytime  
Population

1 MILE	15,973
3 MILE	70,233
5 MILE	170,505



Household 2023

1 MILE	4,342
3 MILE	39,520
5 MILE	90,103



Household  
Income

1 MILE	\$80,731
3 MILE	\$86,860
5 MILE	\$104,504



## OLD NORCROSS ROAD

Trade Area Overview

