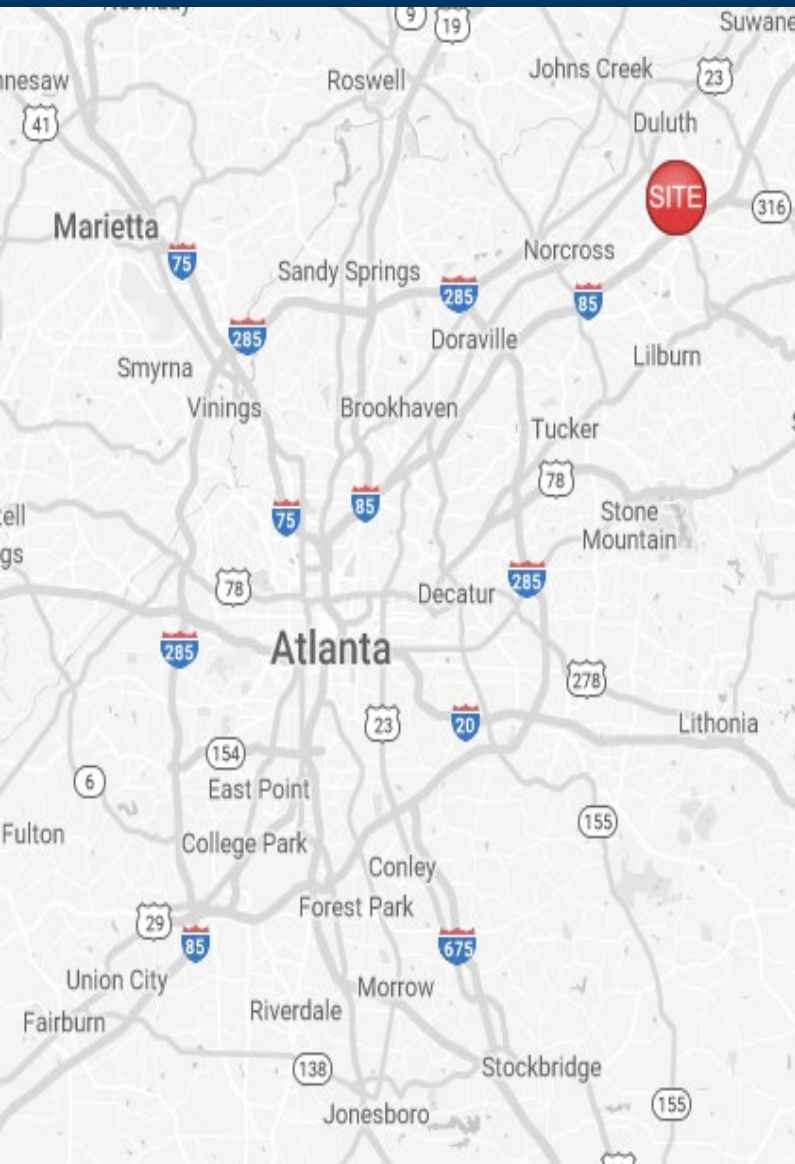


Old Norcross Road

3527 Old Norcross Road
Duluth, GA 30096



Leasing Contacts

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Property Highlights

- 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.

Site Access: Property is accessible from Old Norcross Road.



Old Norcross Road

TENANTS

Auto Garage Space
Available For Lease

5,679 SF

GLA

5,679 SF

Available

5,679 SF



OLD NORCROSS ROAD



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