

OLD PEACHTREE & I-85



1630 Cross Pointe Way | Duluth, Georgia 30097

**FREESTANDING
RESTAURANT SPACE**

9,847 Square Feet Plus Patio Area

3.625 Acres

FF&E Included

193 Parking Spaces

Sugarloaf / Infinte Energy
Trade Area

High Income Area with Strong
Daytime Population

Prominent I-85 Exposure



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	9,234	58,095	179,418
Employees	9,182	46,772	111,883
Average HH Income	\$119,321	\$104,479	\$94,055

TRAFFIC COUNTS	
I-85	144,000
Old Peachtree	36,353

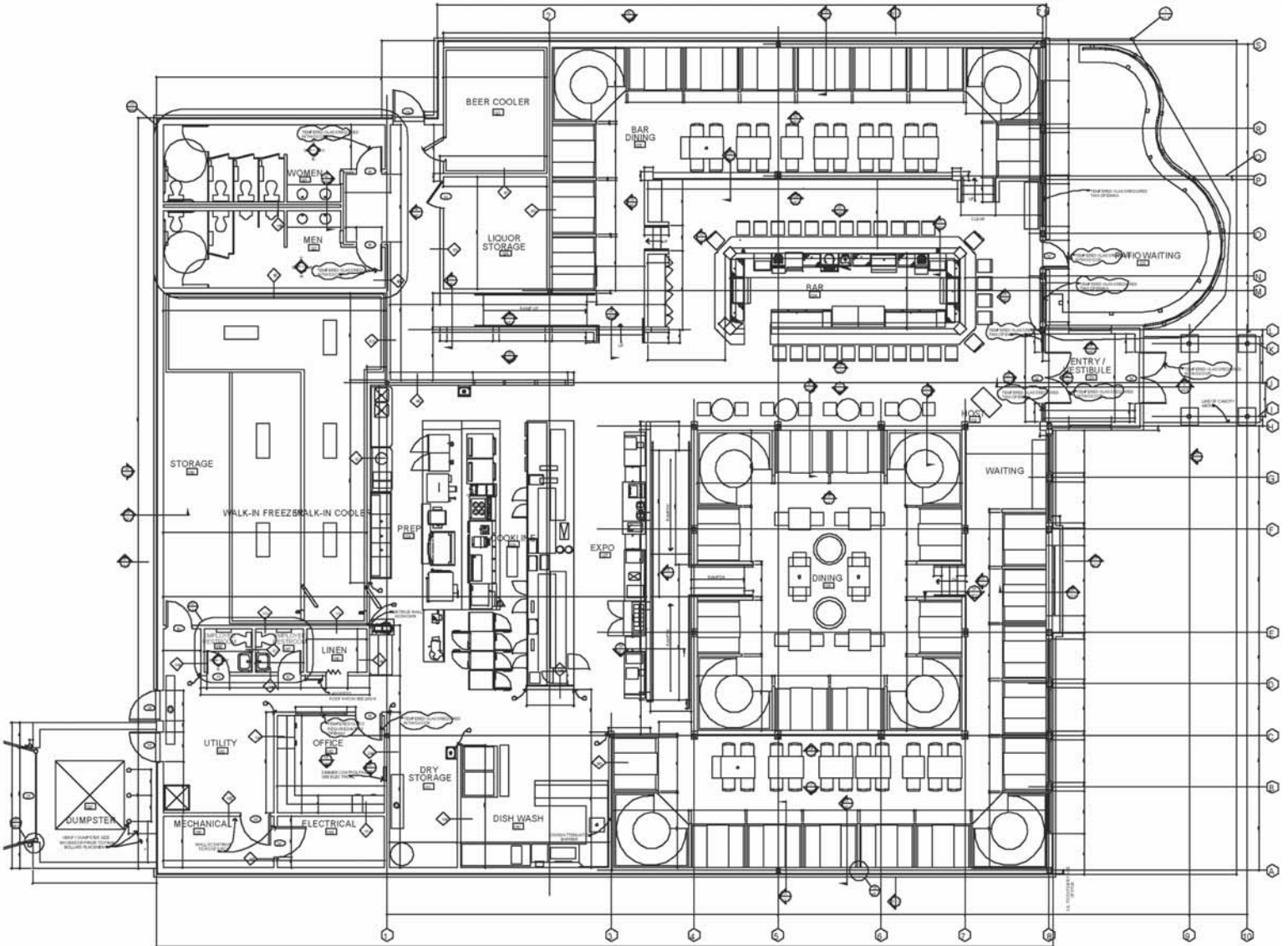
FOR MORE
INFORMATION
PLEASE CONTACT

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770.729.2813
MELMS@LAVISTA.COM

ED O'CONNOR
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EOCONNOR@LAVISTA.COM

WWW.LAVISTA.COM

FLOORPLAN

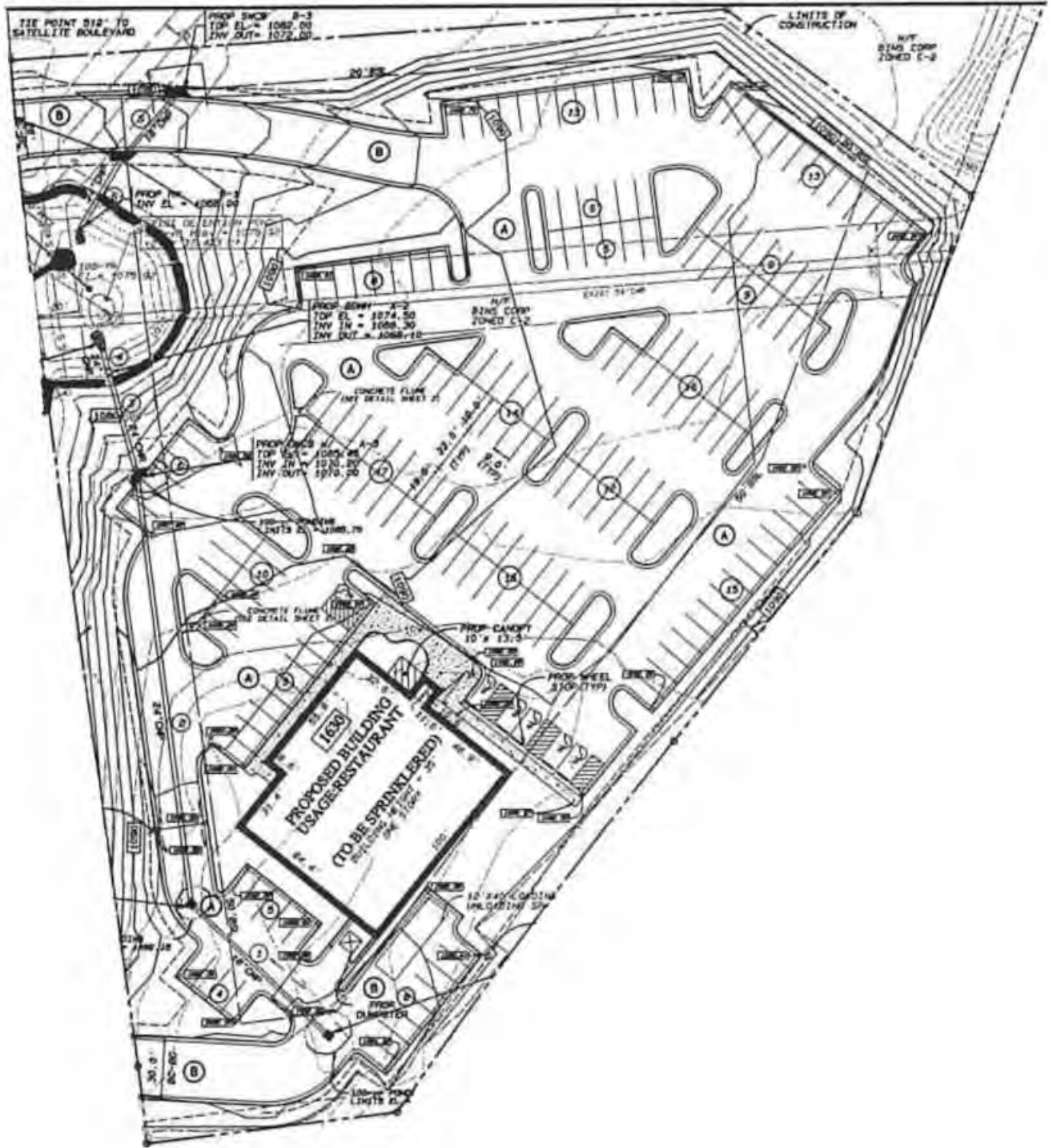


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SITE PLAN



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**LAVISTA
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

49
YEARS
1972 - 2021

FOR LEASE

1630 CROSS POINTE WAY | DULUTH, GA

PHOTOGRAPHS



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AERIAL

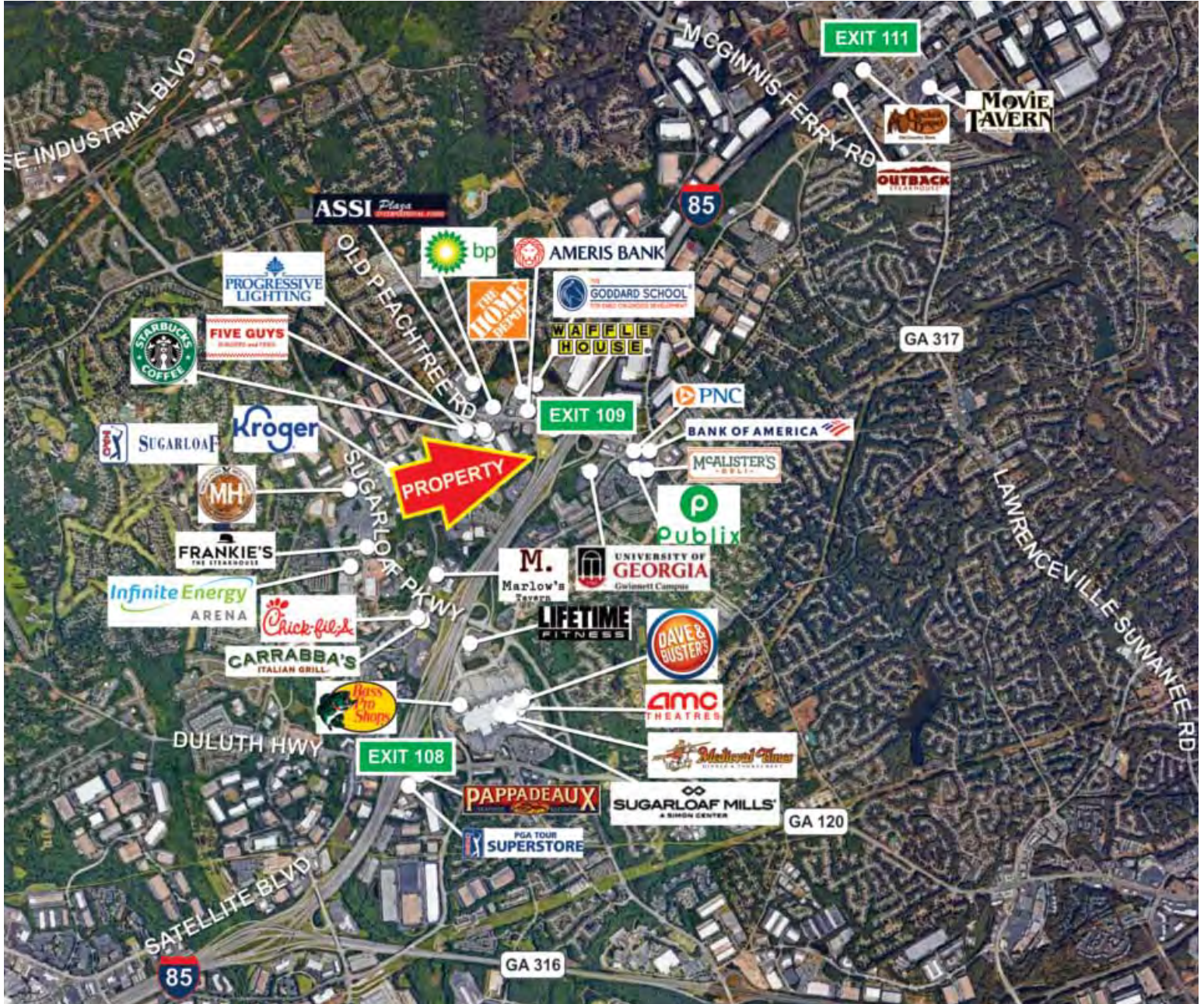


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