



1630 Cross Pointe Way | Duluth, Georgia 30097

GROUND LEASE 2-7 ACRES AVAILABLE

Existing 9,800 SF Restaurant -
Can be Refurbished or Repurposed

Prominent I-85 Exposure

Rough Graded with all Utilities

High Income Area with Strong
Daytime Population



FOR MORE
INFORMATION
PLEASE CONTACT

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DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	6,148	73,579	219,885
Employees	8,664	49,175	113,628
Households	2,323	25,947	76,917
Average HH Income	\$114,062	\$130,840	\$114,303

TRAFFIC COUNTS

I-85	191,631 VPD
Old Peachtree Rd	33,061 VPD
Satellite Blvd	26,284 VPD

Source: Placer.ai & CoStar



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