



1630 Cross Pointe Way | Duluth, Ga 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

ED O'CONNOR
770.729.2826
eoconnor@lavista.com

MINDY ELMS
770.729.2813
melms@lavista.com

SCOTT HOROWITZ
770.729.2806 (o) 404.408.7188 (c)
shorowitz@lavista.com



DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	15,343	134,074	369,666
Employees	6,652	63,318	167,659
Households	2,323	25,947	76,917
Average HH Income	\$166,954	\$161,904	\$137,793

TRAFFIC COUNTS

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

Source: Placer.ai & CoStar



FOR MORE
INFORMATION
PLEASE CONTACT

ED O'CONNOR
770.729.2826
eoconnor@lavista.com

MINDY ELMS
770.729.2813
melms@lavista.com

SCOTT HOROWITZ
770.729.2806 (o) 404.408.7188 (c)
shorowitz@lavista.com