

FLEX / OFFICE BUILDING | FOR SALE



APPROXIMATELY
33,768 SF

LOCATED JUST MINUTES FROM THE VIBRANT DOWNTOWN DULUTH COMMUNITY

3259 DULUTH HIGHWAY, DULUTH, GA

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FOR SALE



PROPERTY DESCRIPTION

This standalone building is located just minutes from Downtown Duluth. Enjoy the restaurants, retail, and residences in this dynamic contemporary environment with a rich history. The building provides a unique opportunity in a vibrant location, enjoying easy access with a dedicated turn lane off Duluth Highway (GA 120).

PROPERTY HIGHLIGHTS

- 2-story flex/office building
- 2,740 SF warehouse space on terrace level; can be expanded to approximately 10,000 SF
- High ceilings on main floor
- Dock-high and drive-in loading.
- Vacant by April 2027 (Tenant in place through 3/30/2027).
- 100 parking spaces (with potential to add 10-15 additional)
- Zoned O-I (Office/Institutional)



OFFERING SUMMARY

Sale Price	\$5,900,000
Size	Approximately 33,768 SF

DEMOGRAPHICS	1-MILE	2-MILES	3-MILES
Total Households	3,170	13,881	26,940
Total Population	8,796	36,743	71,725
Average HH Income	\$101,862	\$102,743	\$99,132

ROB COATSWORTH

404-520-1992

rcoatsworth@ctrpartners.com

JEFF RICHARDSON

404-313-1298

jrichardson@ctrpartners.com

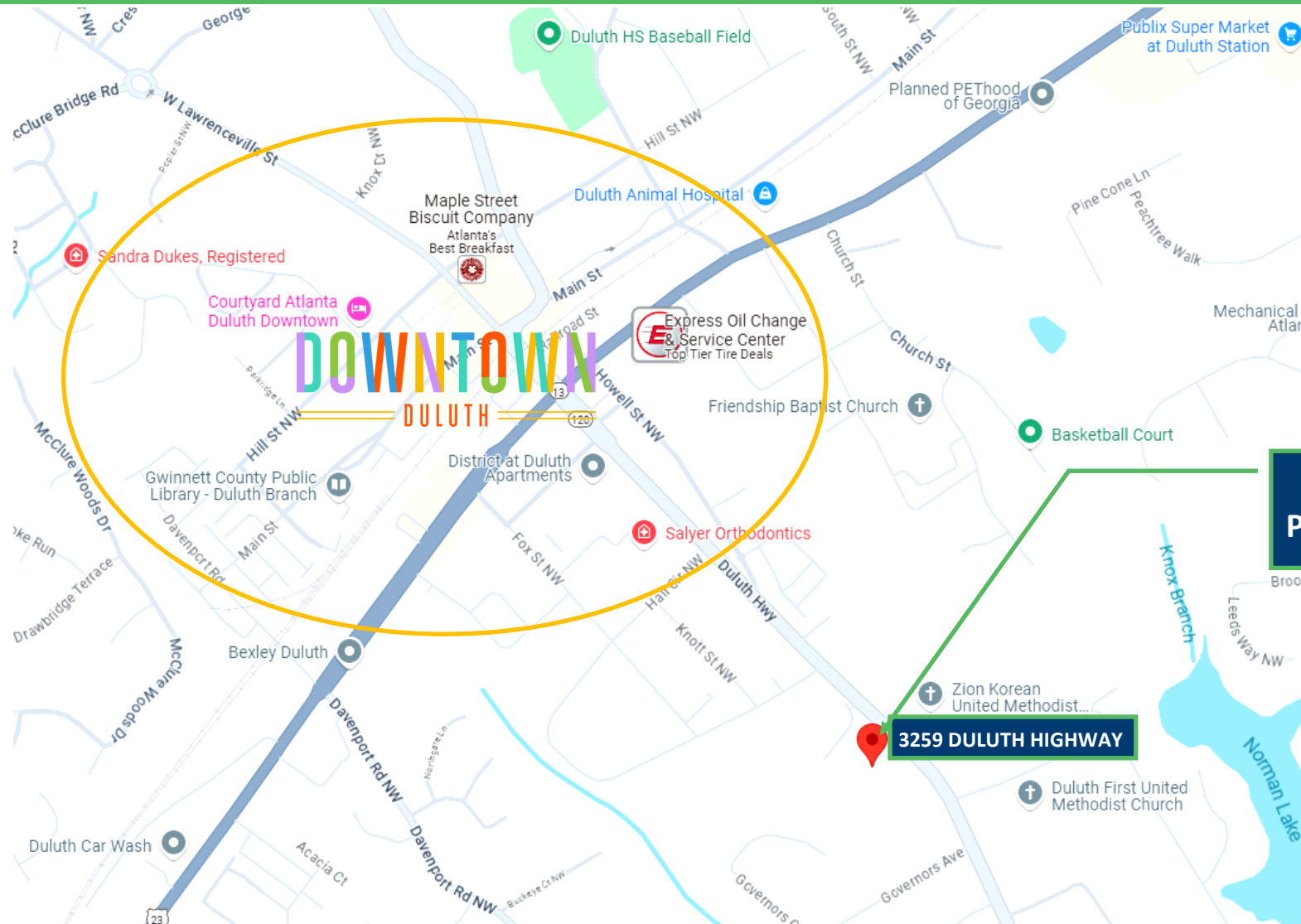
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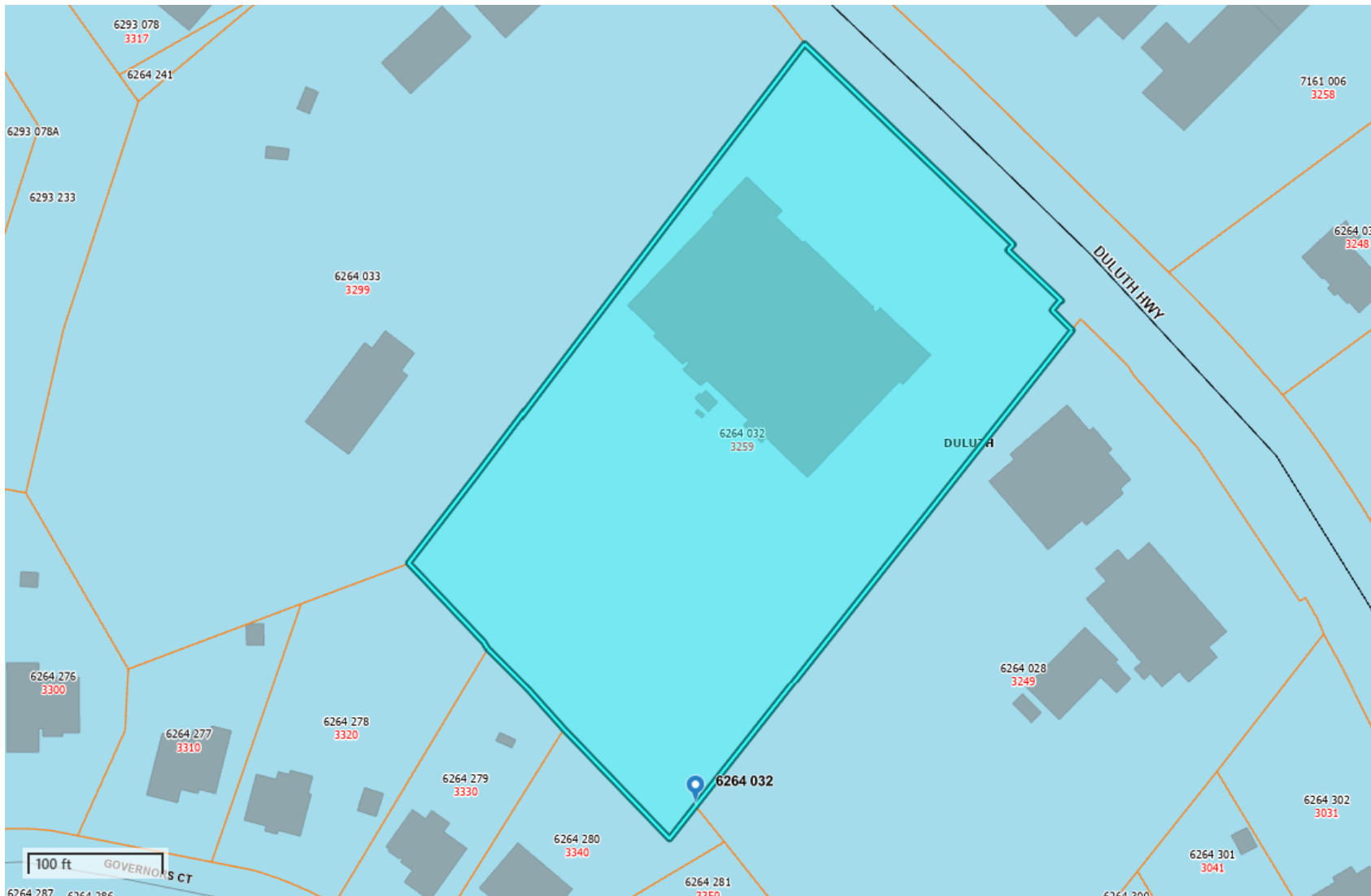
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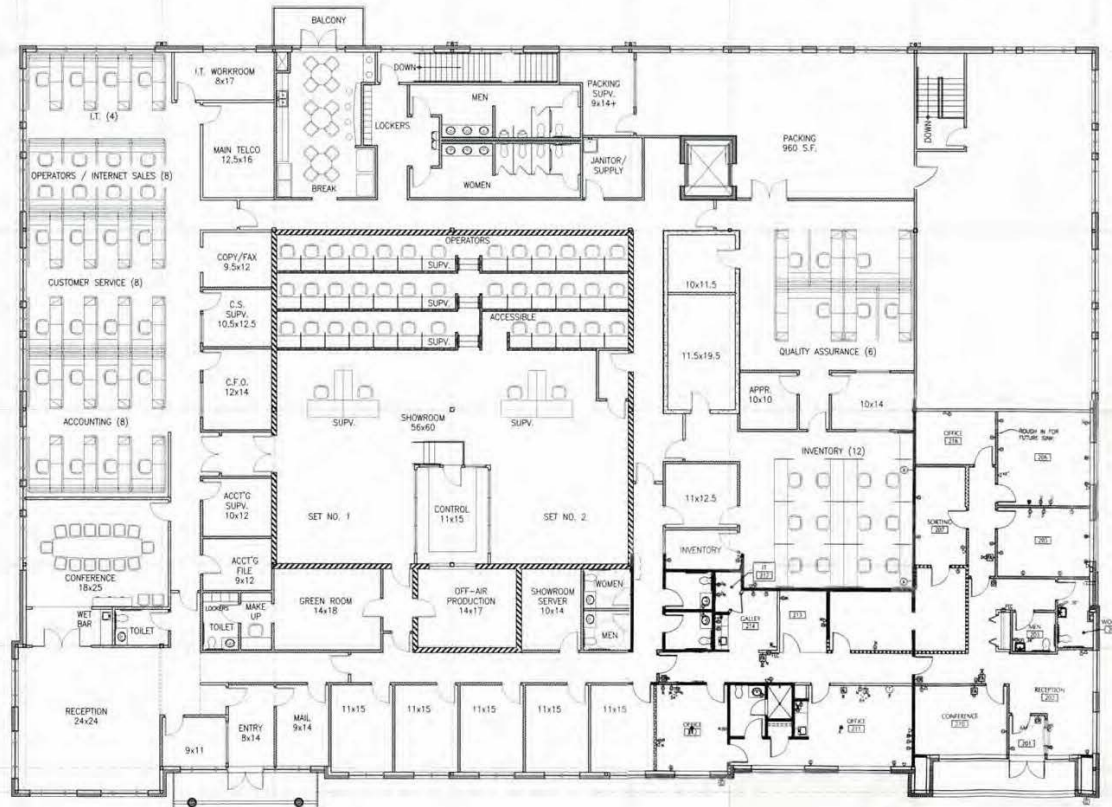
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1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



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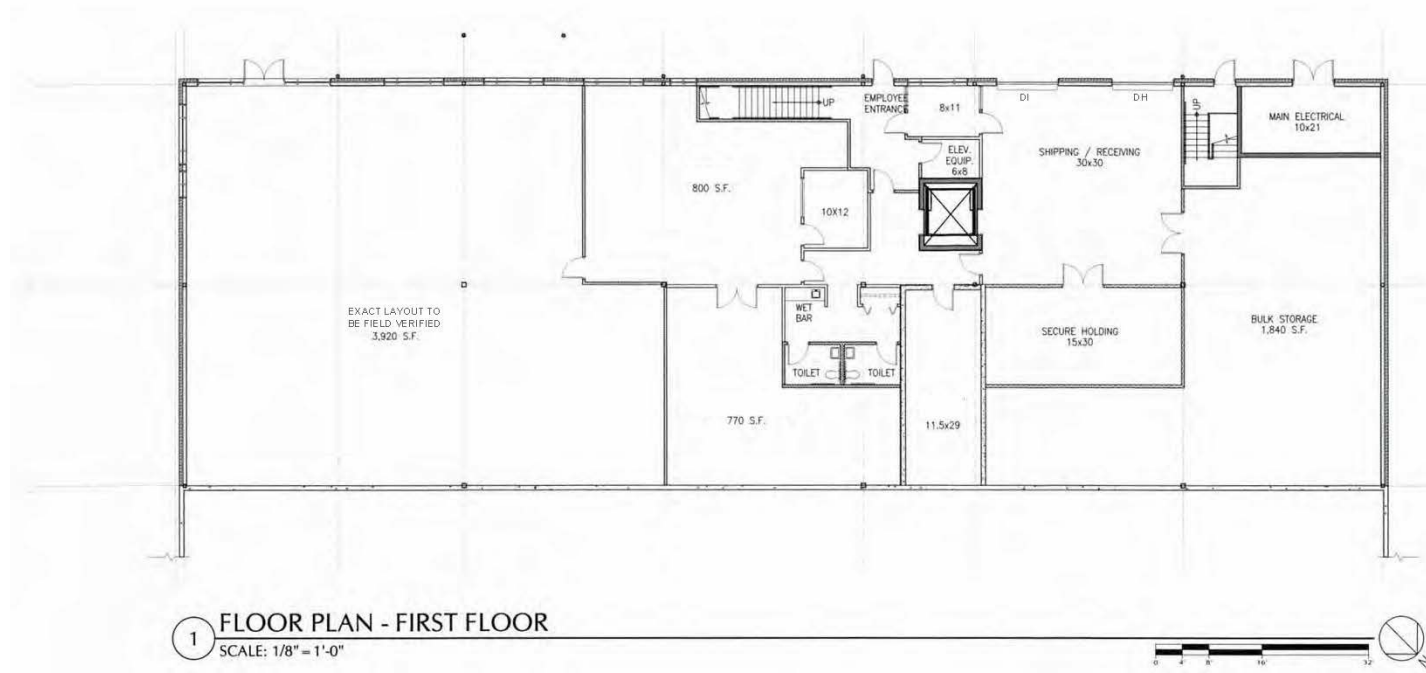
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