

RETAIL OUTPARCEL AVAILABLE



Commerce Ave



Site

36,289 vpd
Satellite Blvd

3235 Satellite Place

Duluth, GA 30096

- .8- 1.2 Acres
- All Utilities to site and can tie into existing Detention
- Located at signalized intersection
- Currently zoned C-2 General Business, Gwinnett County
- Great visibility and access with 36,289 cars a day on Satellite Blvd
- Brand new 328 luxury multifamily development under construction next door
- 800,000 sf of office with 1000's of employees within walking distance



CUSHMAN &
WAKEFIELD



HENNESSY
Honda

Guinnett Place
Honda

Satellite Blvd

Satellite Blvd

Commerce Ave NW

Old Norcross Road

Mail Blvd

Commerce Ave NW

Gwinnett Place Drive

Venture Parkway

Breckinridge Blvd

INTERSTATE
85

Pleasant Hill Rd

Wendy's

PANDA EXPRESS

CHIPOTLE
MEXICAN GRILL



GMC



WELLS FARGO



golden corral



Mega Mart

EchoPark Automotive Atlanta (Duluth)



SONESTA



COURTYARD

GWINNETT PLACE

Image Landsat / Copernicus

Breckinridge Vue

3235 Satellite Place – Gwinnett Place Mall Revitalization



In March of 2023 the Gwinnett County Board of Commissioners approved a strategy to revitalize the Gwinnett Place Mall. The redevelopment of the 90 acre site will include seven residential mixed-use areas called Global Villages around a park and a cultural activity center. The plan envisions restaurants, shops and flexible co-working space with a greenway trail that would circle the site and a new transit center that would connect the site to the rest of the County.

3235 Satellite Place

Conceptual Site Plan A –
1.2 Acres with 7000 SF and a
drive thru

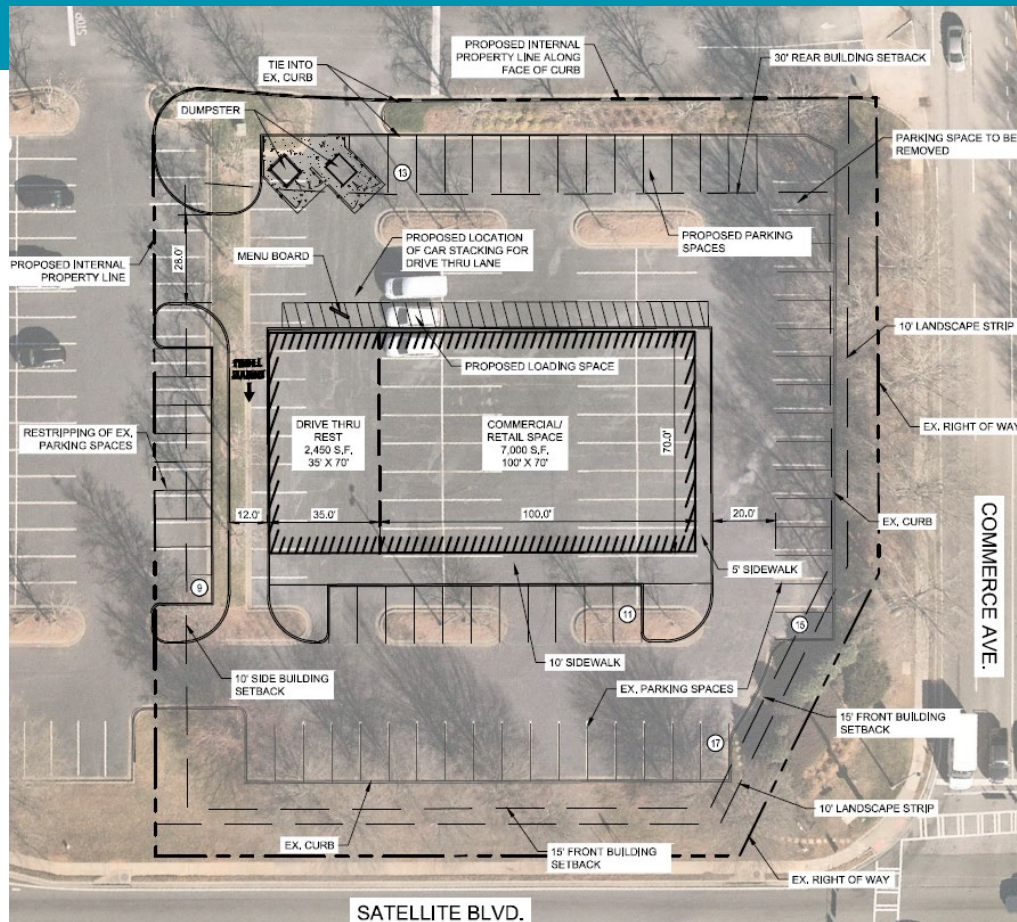
DEMOGRAPHICS

1 MILE

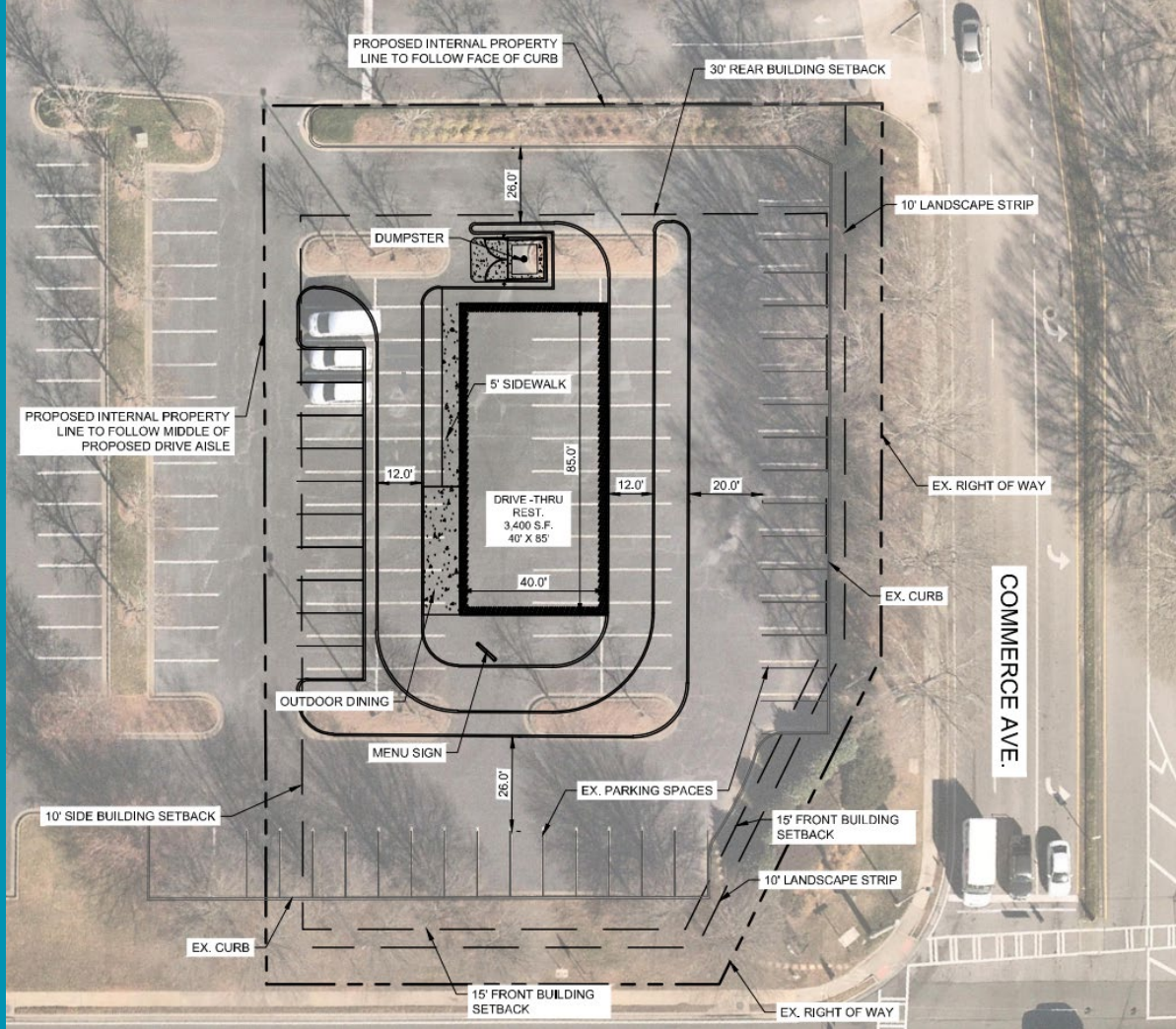
3 MILES

5 MILES

POPULATION 2021	6,821	96,172	237,503
POPULATION 2026	7,967	103,524	253,182
MED. HH INCOME 2021	\$53,465	\$53,598	\$59,534
MED. HOME VALUE 2021	\$240,234	\$198,423	\$225,159
2021 HOUSEHOLDS	2,952	34,588	81,105
2026 HOUSEHOLDS	3,434	37,170	86,362
DAYTIME EMPLOYMENT	10,234	58,016	111,550



Conceptual Site Plan B – .8 Acres with 3400 SF with a drive thru



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