

# Mall Corners

2131 Pleasant Hill Road | Duluth, Georgia 30096

## Ackerman Retail

**RETAIL SPACE  
FOR LEASE**

**For Lease**

**NOW AVAILABLE FOR LEASE**

**49,060 SF (Can Subdivide)**

**940 – 5,164 SF**

**Outparcel Pad**



### PROPERTY HIGHLIGHTS

- 304,260 SF center located in the heart of Gwinnett County, the fastest growing county in Georgia
- Located on Pleasant Hill Road (56,300 AADT) across from Gwinnett Place Mall and approximately half a mile from I-85
- Tremendous exposure on both Pleasant Hill Road and Satellite Boulevard
- Excellent access to Pleasant Hill Road and Satellite Boulevard with five full turning curb cuts
- Retailers in the market include:
  - Macy's
  - Bed Bath & Beyond
  - Sears
  - Kroger
  - Sam's Club

### LEASING CONTACT:

**HALEY HARTMAN**  
770.913.3925  
hhartman@ackermanco.net

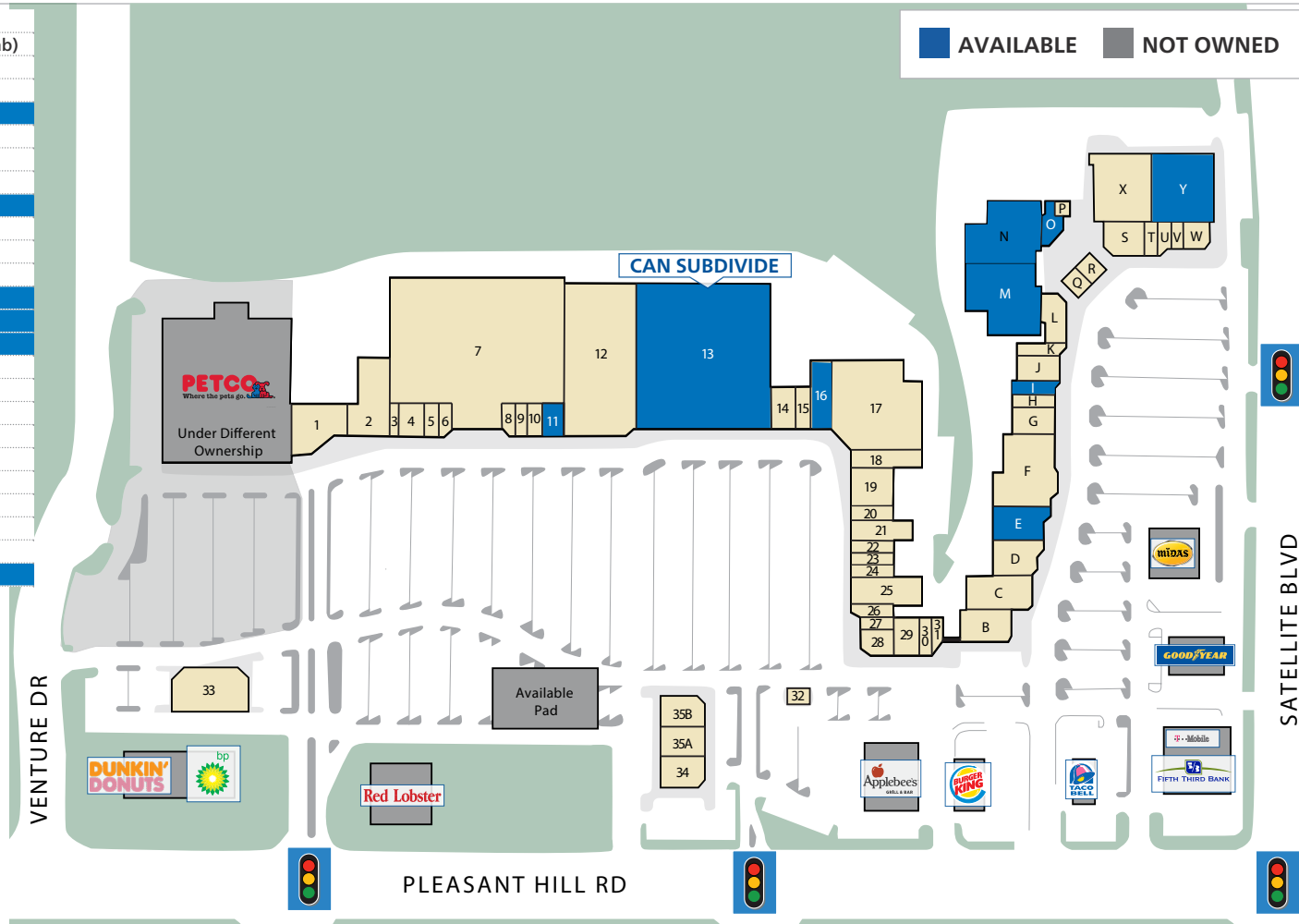
**LEO WIENER**  
770.913.3930  
lwiener@ackermanco.net  
www.ackermanretail.com

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STE	TENANT	STE	TENANT
1.	Cafe MangoSix	B.	LOI (National Physical Rehab)
2.	Men's Wearhouse	C.	Pho House
3.	Atomy Training Center	D.	The Melting Pot
4.	Net Cafe	E.	AVAILABLE 5,164 SF
5.	Integrated Tax Solutions	F.	Sweet Baby Jane's Buffet
6.	Regina Love Hair	G.	U.S. Post Office
7.	The Furniture Mall	H.	Quick Weight Loss
8.	East West Travel	I.	AVAILABLE 940 SF
9.	NN Accounting & Tax	J.	Dr. J Pain & Rehab Clinic
10.	L.T. Nails	K.	Kababji Grill
11.	AVAILABLE 1,550 SF	L.	Haru Ichiban
12.	K&G	M.	AVAILABLE 12,224 SF
13.	AVAILABLE 49,060 SF	N.	AVAILABLE 10,854 SF
14.	Arrowhead Clinic	O.	FORMER DENTIST 1,670 SF
15.	Regional Medical Group	P.	Maintenance Office
16.	AVAILABLE 2,700 SF	Q.	Yi Fang Taiwan Fruit Tea
17.	Citi Trends	R.	Yi Fang Taiwan Fruit Tea
18.	Titan Games & Comics	S.	El Torero
19.	Shoe Land	T.	Subway
20.	Batteries Plus	U.	Men's Shop Shoes
21.	Ming's BBQ	V.	Mall Corners Barber
22.	Mac Lab Fine Bakery	W.	The Reserves Network
23.	Redwing Shoes	X.	Wasteland Gaming
24.	Loan Factory	Y.	AVAILABLE 11,335 SF
25.	Uniform Advantage		
26.	Matcha Cafe Maiko		
27.	Jackie Hair Salon		
28.	SAS Shoes		
29.	Atlanta Aquarium		
30.	Summit Insurance		
31.	Elite Asian Massage		
32.	LOI (National Credit QSR)		
33.	Mozart's Bakery		
34.	AT&T Wireless		
35A.	Bezoria		
35B.	Visionworks		



## AREA DEMOGRAPHICS (2020):



POPULATION

1-MILE	4,445
3-MILE	35,909
5-MILE	92,548



HOUSEHOLDS

1-MILE	1,712
3-MILE	13,443
5-MILE	33,937



AVG HH INCOME

1-MILE	\$82,961
3-MILE	\$90,070
5-MILE	\$84,835

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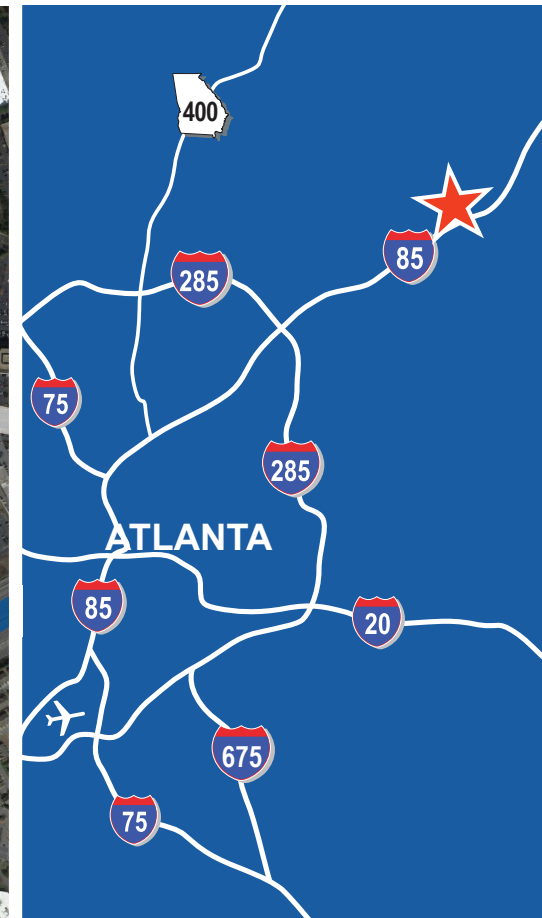
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