

Office/ Retail Space for Sublease :

# **4181 Pleasant Hill Rd#200A, Duluth GA 30096**

North River Professional Park

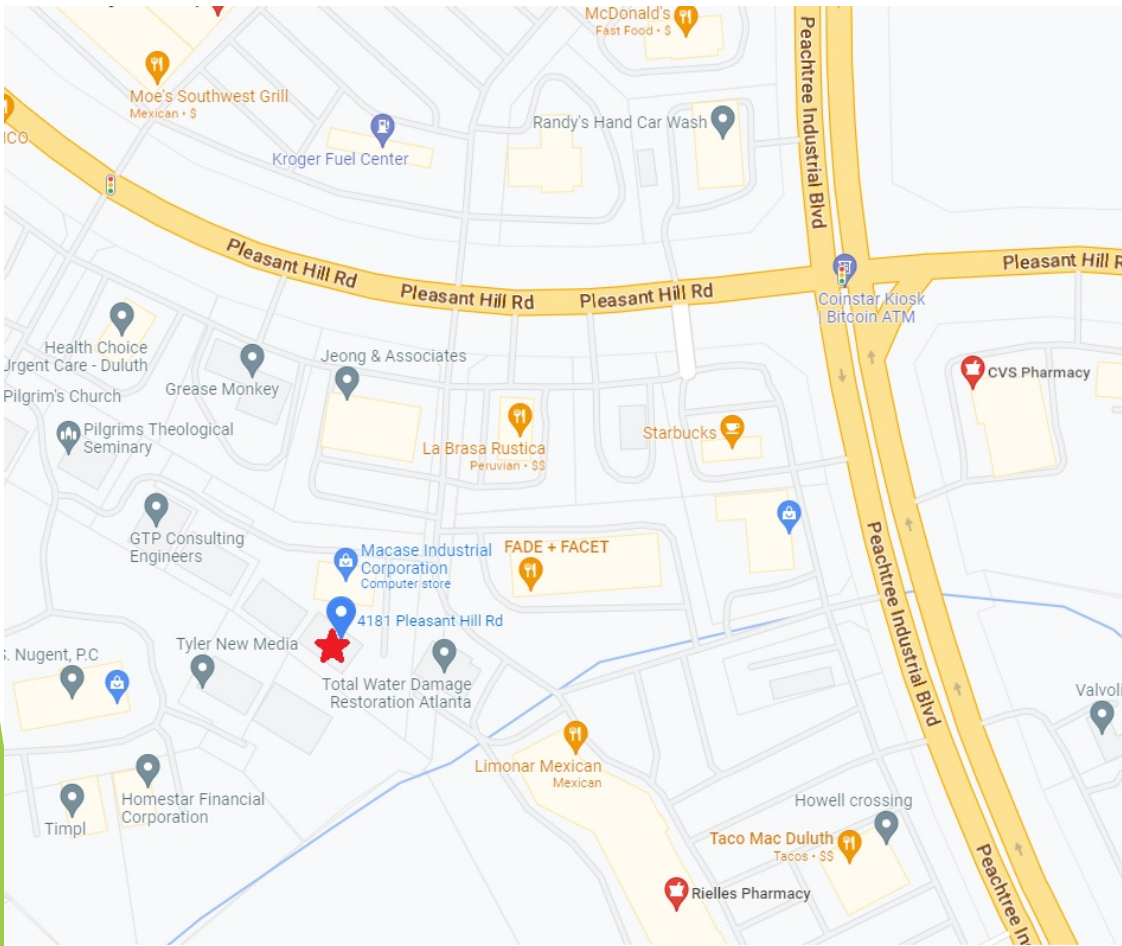


- **2<sup>nd</sup> Floor**
- **Suite # 200A**
- **Approx. 1,600 SF**
- **\$15 / MG**
- **Through Oct 2025**
- **Available Now**
- **Office / Retail Use**

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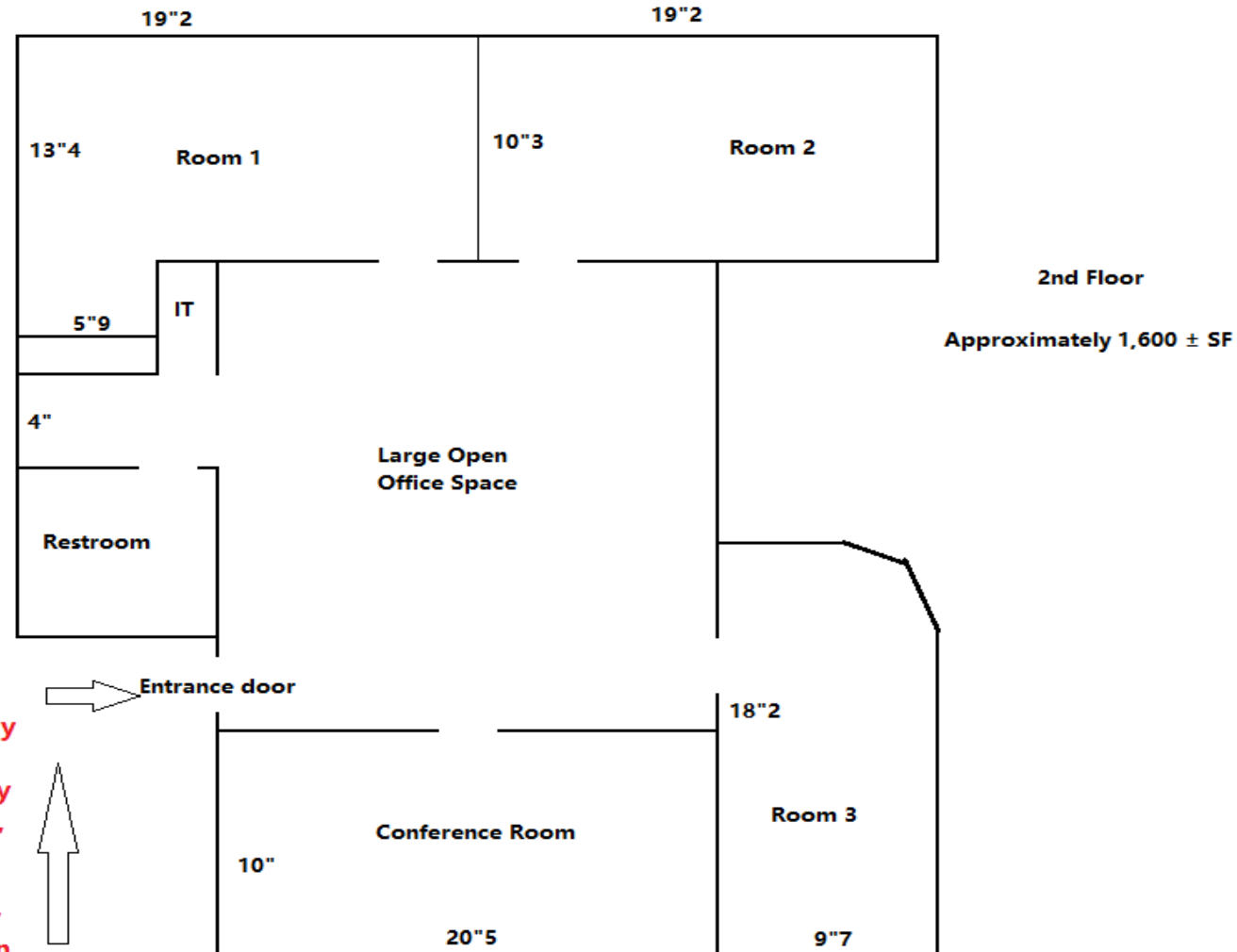
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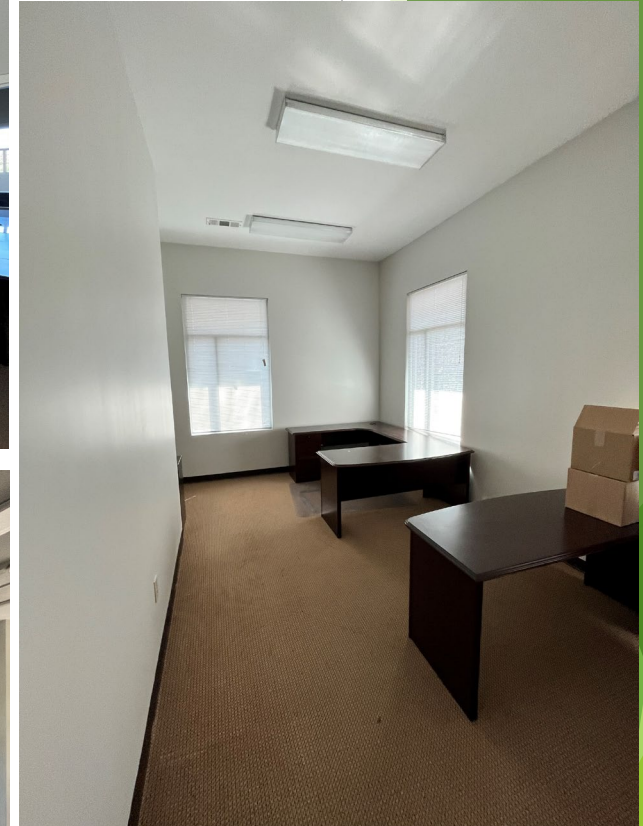
The floor plan may not be drawn to scale. no Warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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**kw**  
KELLERWILLIAMS.



# Demographic Detail Report

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Building Type: **Class B** | RBA: **6,020 SF** | Available: **1,600 SF** Rent/SF/Yr: **\$15/SF**

**Term: Through Oct 2025**

### Population

Radius	1 mile	3 mile	5 mile
2026 Projection	15,534	110,666	267,297
2021 Estimate	14,960	106,256	255,915
2010 Census	13,466	93,643	220,967
Growth 2021 - 2026	3.84%	4.15%	4.45%
Growth 2010 - 2021	11.09%	13.47%	15.82%

Population Growth 2010-2021



Predicated Population Growth 2021-2026



### 2021 Population by Age

	14,960		106,256		255,915	
Age 0 - 4	1,367	9.14%	8,166	7.69%	18,130	7.08%
Age 5 - 9	1,367	9.14%	8,628	8.12%	19,556	7.64%
Age 10 - 14	1,221	8.16%	8,619	8.11%	20,376	7.96%
Age 15 - 19	958	6.40%	7,502	7.06%	18,477	7.22%
Age 20 - 24	895	5.98%	6,563	6.18%	16,052	6.27%
Age 25 - 29	1,297	8.67%	7,886	7.42%	18,123	7.08%
Age 30 - 34	1,526	10.20%	8,707	8.19%	19,024	7.43%
Age 35 - 39	1,550	10.36%	9,325	8.78%	20,459	7.99%
Age 40 - 44	1,249	8.35%	8,339	7.85%	19,100	7.46%
Age 45 - 49	1,023	6.84%	7,703	7.25%	18,776	7.34%
Age 50 - 54	757	5.06%	6,471	6.09%	16,727	6.54%
Age 55 - 59	599	4.00%	5,714	5.38%	15,425	6.03%
Age 60 - 64	430	2.87%	4,451	4.19%	12,362	4.83%
Age 65 - 69	295	1.97%	3,214	3.02%	9,101	3.56%
Age 70 - 74	197	1.32%	2,252	2.12%	6,426	2.51%
Age 75 - 79	114	0.76%	1,351	1.27%	3,836	1.50%
Age 80 - 84	64	0.43%	754	0.71%	2,154	0.84%
Age 85+	52	0.35%	611	0.58%	1,813	0.71%
Age 65+	722	4.83%	8,182	7.70%	23,330	9.12%
<b>Median Age</b>	31.20		33.30		34.50	
<b>Average Age</b>	30.70		33.40		34.60	

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>9,687</b>	<b>104,676</b>	<b>11</b>
Retail & Wholesale Trade	1,782	23,014	13
Hospitality & Food Service	692	10,311	15
Real Estate, Renting, Leasing	449	3,491	8
Finance & Insurance	812	7,172	9
Information	272	3,770	14
Scientific & Technology Services	1,051	7,813	7
Management of Companies	16	65	4
Health Care & Social Assistance	1,569	8,174	5
Educational Services	204	8,350	41
Public Administration & Sales	54	935	17
Arts, Entertainment, Recreation	166	1,700	10
Utilities & Waste Management	517	9,504	18
Construction	721	5,048	7
Manufacturing	398	8,411	21
Agriculture, Mining, Fishing	8	70	9
Other Services	976	6,848	7



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