

FOR
LEASE

FORMER BANK BUILDING

2734 Meadow Church Rd, Duluth, GA 30097






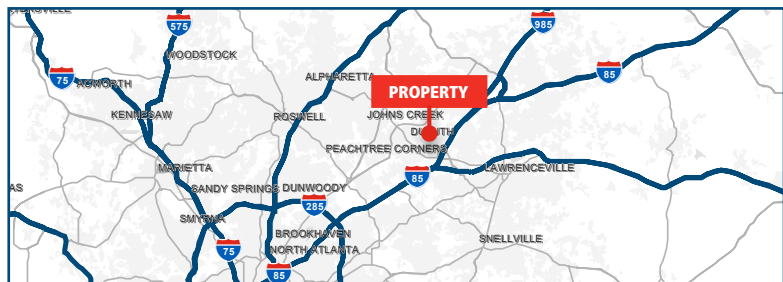
AVAILABLE | 11,320 SF

PROPERTY HIGHLIGHTS

- ◆ Impressive brick, two-story bank building with multiple drive-thru lanes
- ◆ First floor: 7,703 SF
- ◆ Second floor: 3,617 SF
- ◆ Monument signage on Meadow Church Road
- ◆ Located just off the signalized intersection of Sugarloaf Parkway and Meadow Church Road
- ◆ Access to high-income neighborhoods with an average income of \$127,592 in 1-mile radius
- ◆ Close proximity to Gas South District, formerly Infinite Energy Center, high-end residential developments such as the Reserve at Sugarloaf and Haven at Sugarloaf, as well as numerous office properties

AREA DEMOGRAPHICS (2021):

	1-MILE	3-MILE	5-MILE
 POPULATION	8,156	73,581	233,803
 HOUSEHOLDS	3,059	25,104	81,071
 AVG HH INCOME	\$127,592	\$105,448	\$92,551



Ackerman Retail

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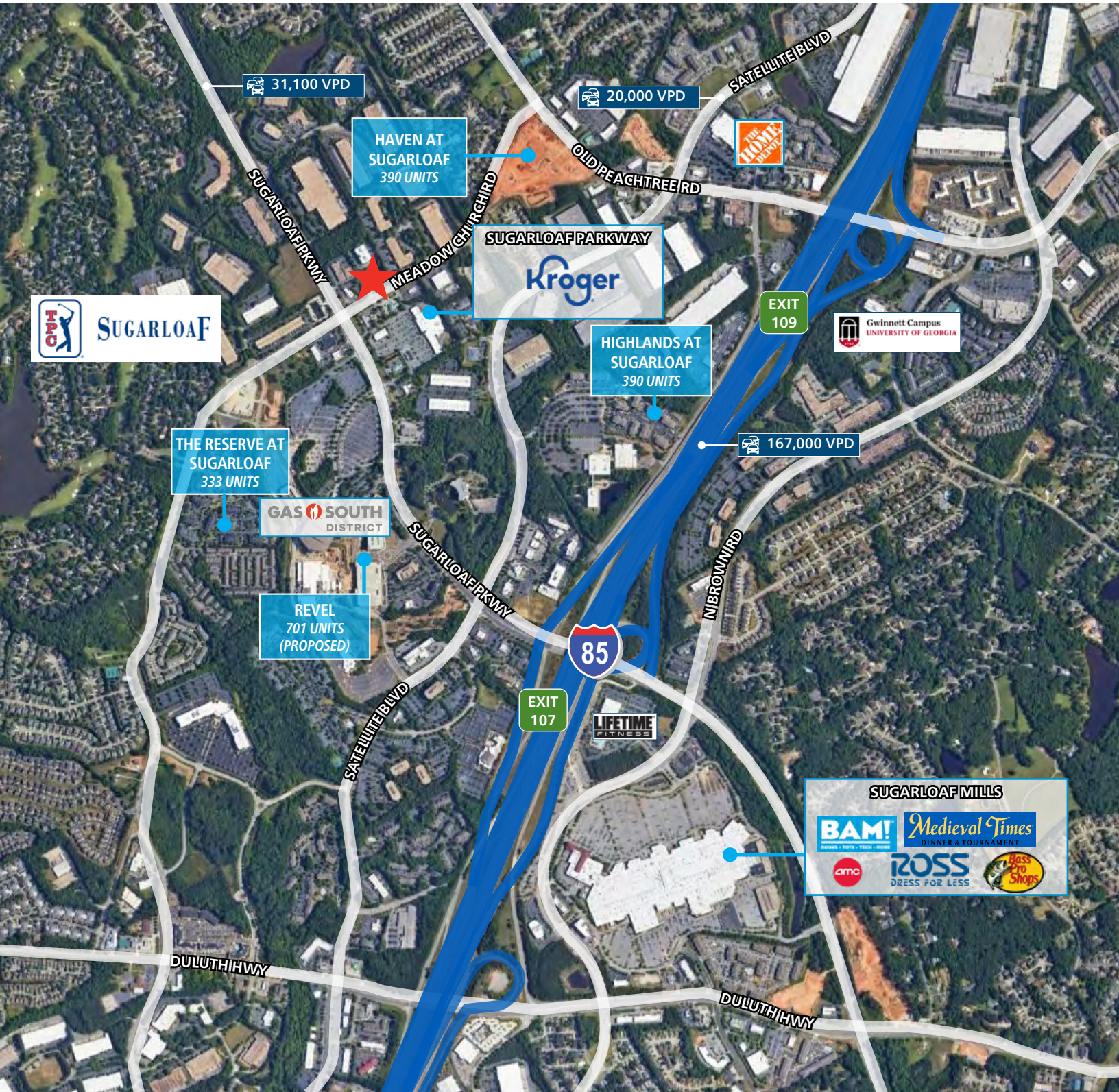
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