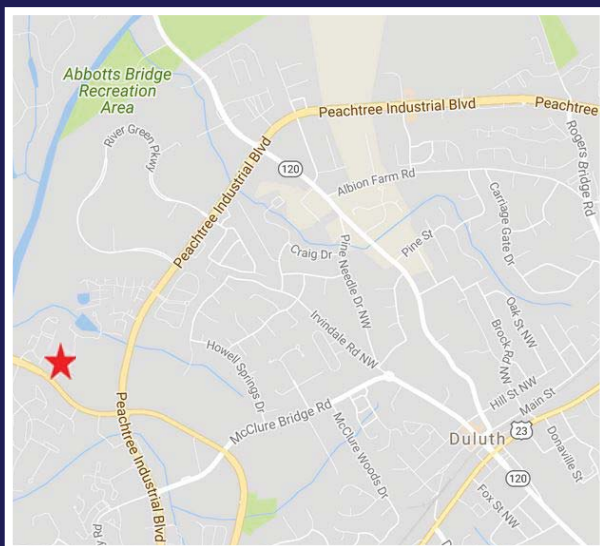


The Shops at Plantation Trace

4300 Pleasant Hill Road
Duluth, GA 30096
(Gwinnett County)



Space Available: 1,480sf - 1,550sf
Lease Rate: \$16.50/sf (NNN) + \$4.50/sf CAM



Property Details:

- End Cap with Drive Thru, Suitable for Office Use
- High Visibility on Pleasant Hill Road
- Monument Signage
- Great Demographics - Average Household Income
- In the Heart of Duluth Retail Trade Area
- Walking Distance to Peachtree Hill Shopping Center
- Less than 1 Mile from Gwinnett Medical Center - Duluth
- High Traffic Count | 45,059 VPD
- Surrounded by High End Executive Housing
- Professionally Managed

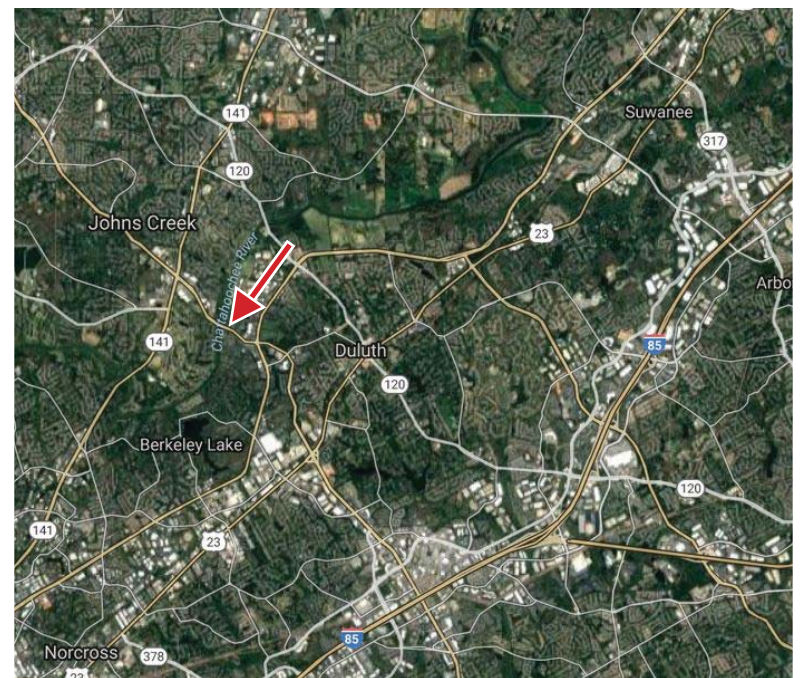
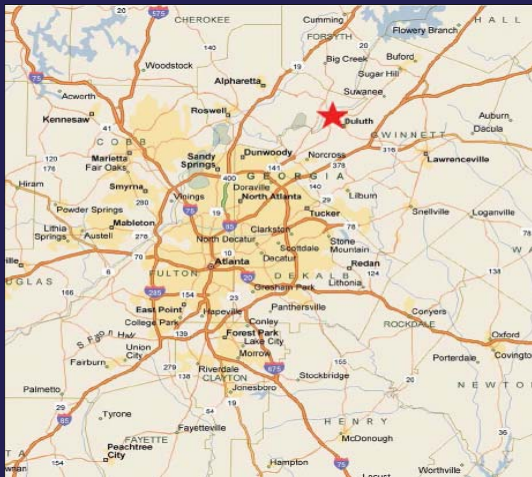
For more information, please contact:

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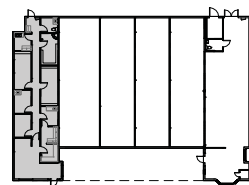
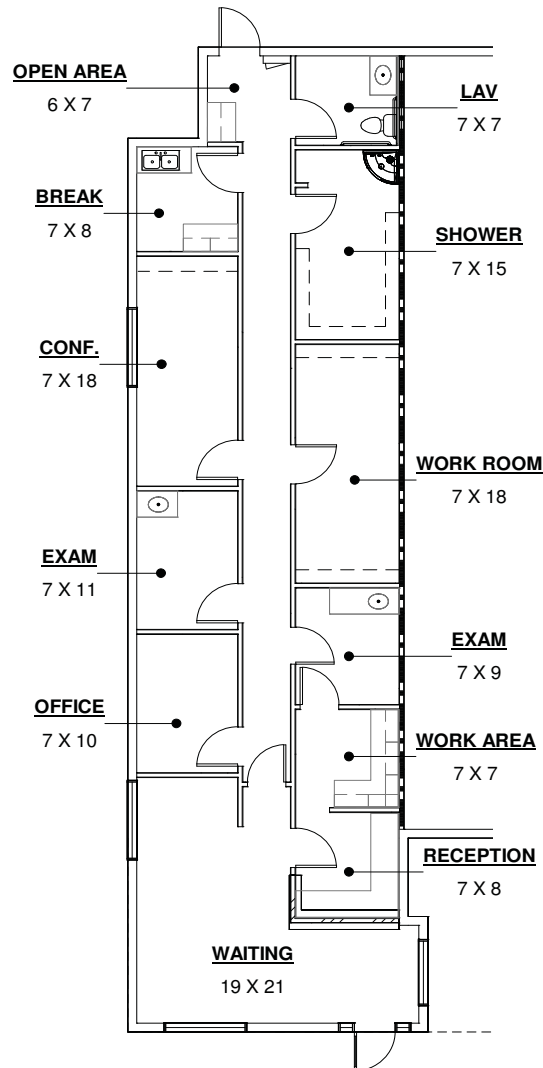
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bberk@rg-re.com



4300 Pleasant Hill Road

PLANTATION TRACE

4300 PLEASANT HILL ROAD
SUITE A
DULUTH GA 30096



FOR LEASING CONTACT:

RYAN GOLDSTEIN
404.964.8814

CONTACT: RGOLDSTEIN@RG-RE.COM



2970 CLAYMONT ROAD NE SUITE 300 ATLANTA, GA 30329-1409 203.933.1144 FAX 404.261.5188

Information contained herein has been provided to broker by owner or from other sources. We have no reason to doubt its accuracy, but we do not guarantee it. Broker disclaims all expressed or implied responsibilities for emissions, errors, environmental conditions of soil / structure, operating systems, the roof, price and compliances with applicable laws. Suitability for intended use or any other matter is the responsibility of the purchaser or tenant. Prospective purchases or tenants agree to interpendently obtain and analyze all material information.

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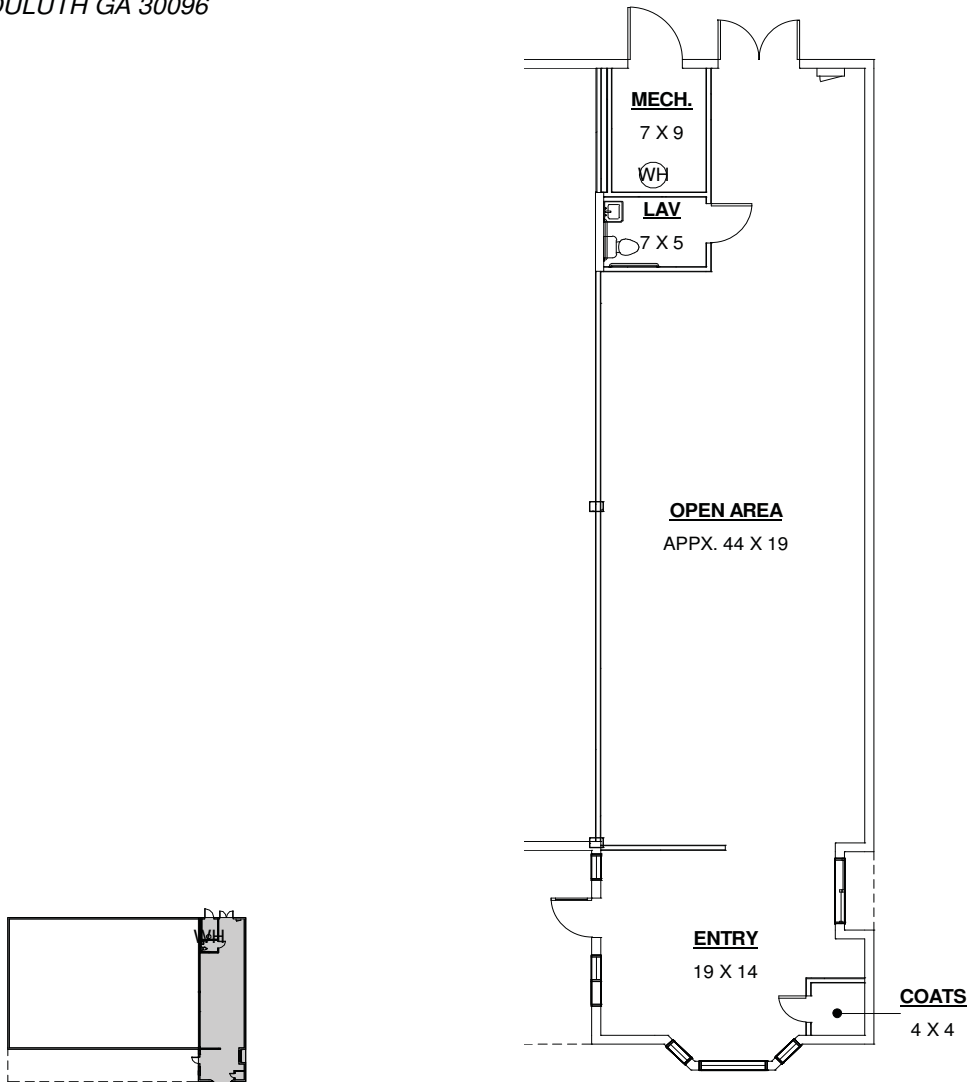
Brandon Berk
770-393-2006
bberk@rg-re.com



4300 Pleasant Hill Road

PLANTATION TRACE

4300 PLEASANT HILL ROAD
SUITE G
DULUTH GA 30096



3079 CLAYMONT ROAD NE SUITE 300 ATLANTA, GA 30329 404 226 3533 F 404 460 2613769

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