

FOR SUBLEASE

5945 State Bridge Road Duluth, GA 30097



NAIBrannen Goddard

Suites 102 & 103 | 7,125 SF

- Sublease Expiration: 1/31/27 or Later
- 7,125 SF
- Next to Whole Foods
- High-End Demographics
- Office Build-Out on One Side, Open Space on Other Side
- Design Center, Liquor Store, Flooring Store, Furniture Use Acceptable



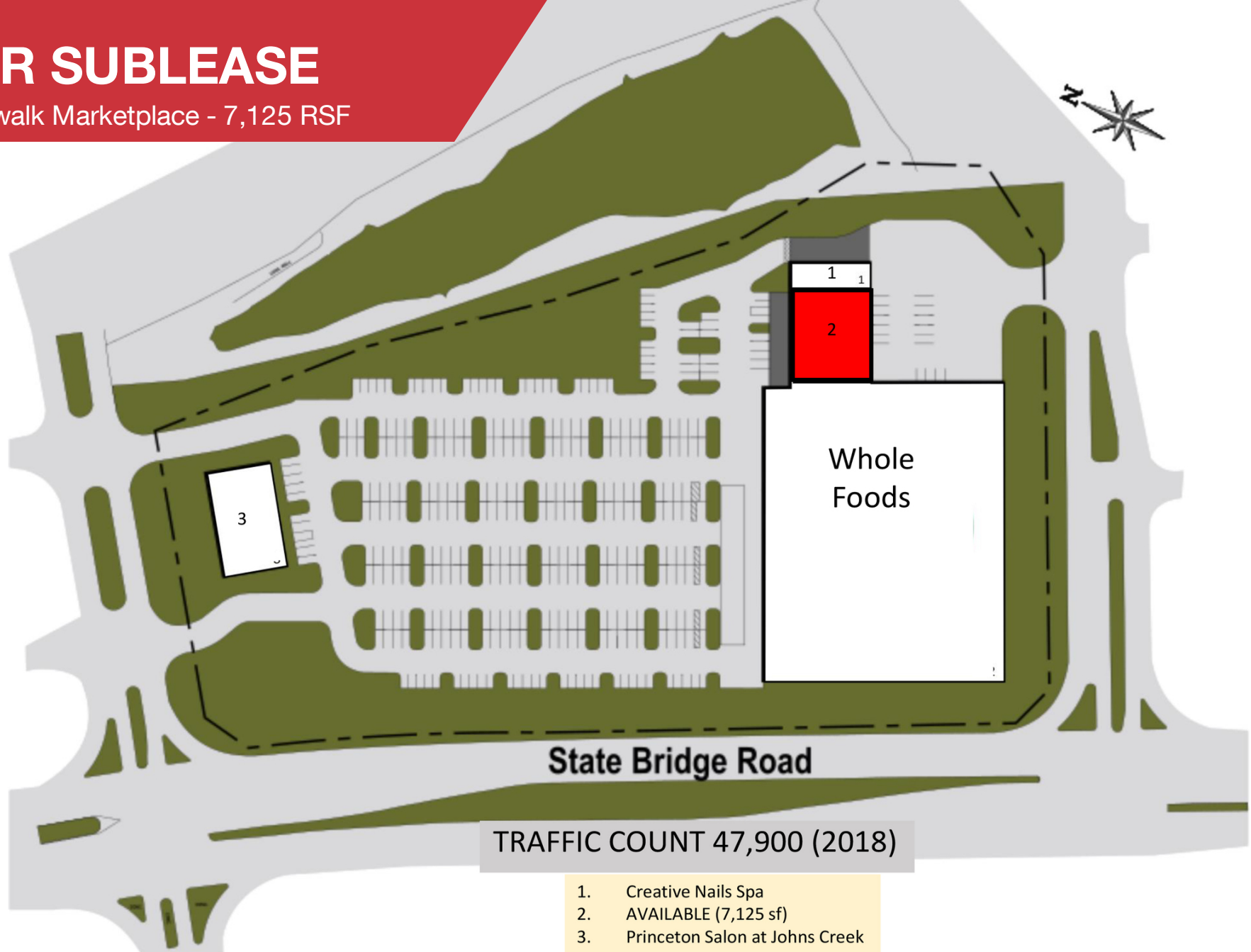
Information is deemed from reliable sources. No warranty is made as to its accuracy.

✉ **John L. Grim**
404 812 4036
jgrim@naibg.com

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Riverwalk Marketplace - 7,125 RSF



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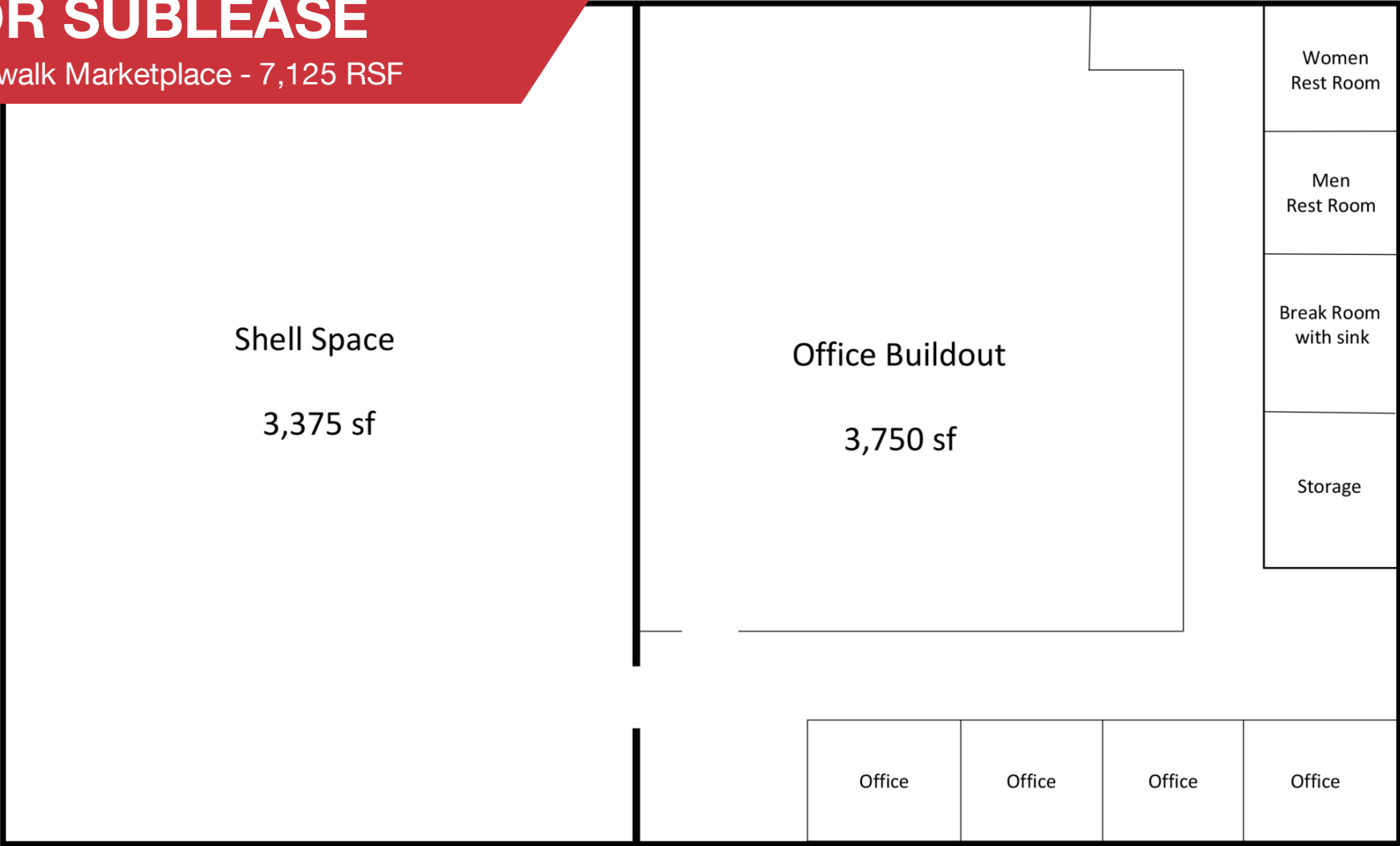
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Riverwalk Marketplace - 7,125 RSF

an – Suites 102 and 103



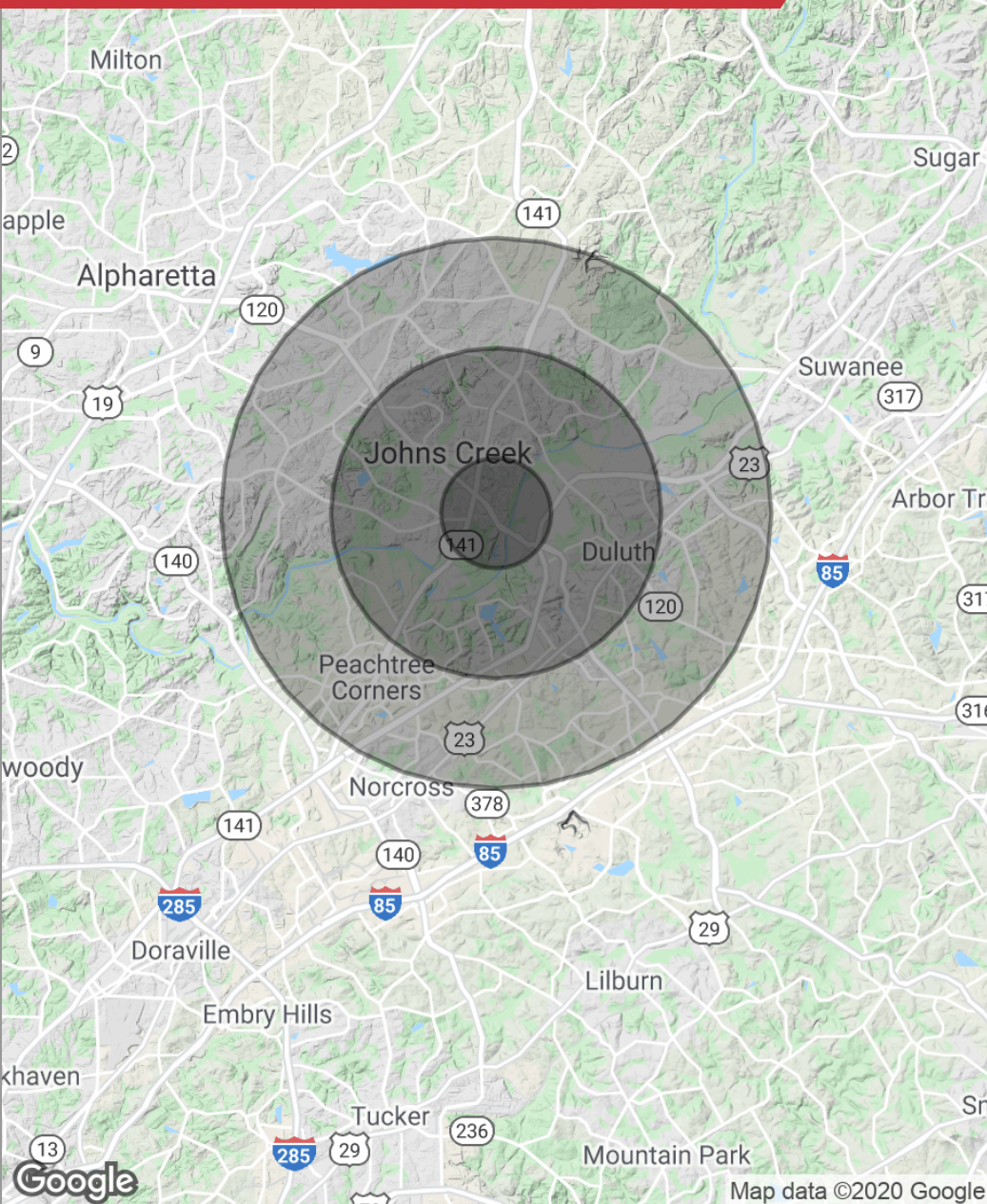
FRONT

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Riverwalk Marketplace - 7,125 RSF



Population

	1 Mile	3 Miles	5 Miles
Total population	7,117	62,428	176,927
Median age	36.9	36.5	36.1
Median age (male)	37.5	36.5	35.7
Median age (Female)	37.1	37.1	36.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,599	22,640	62,008
# of persons per HH	2.7	2.8	2.9
Average HH income	\$110,941	\$106,376	\$110,497
Average house value	\$389,357	\$341,182	\$351,985

Ethnicity (%)

	1 Mile	3 Miles	5 Miles
Hispanic	7.7%	9.1%	11.1%

Race (%)

	1 Mile	3 Miles	5 Miles
White	60.4%	58.5%	60.0%
Black	14.4%	14.4%	12.4%
Asian	20.9%	21.7%	20.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.2%	0.2%
Other	2.4%	3.4%	4.8%

* Demographic data derived from 2010 US Census

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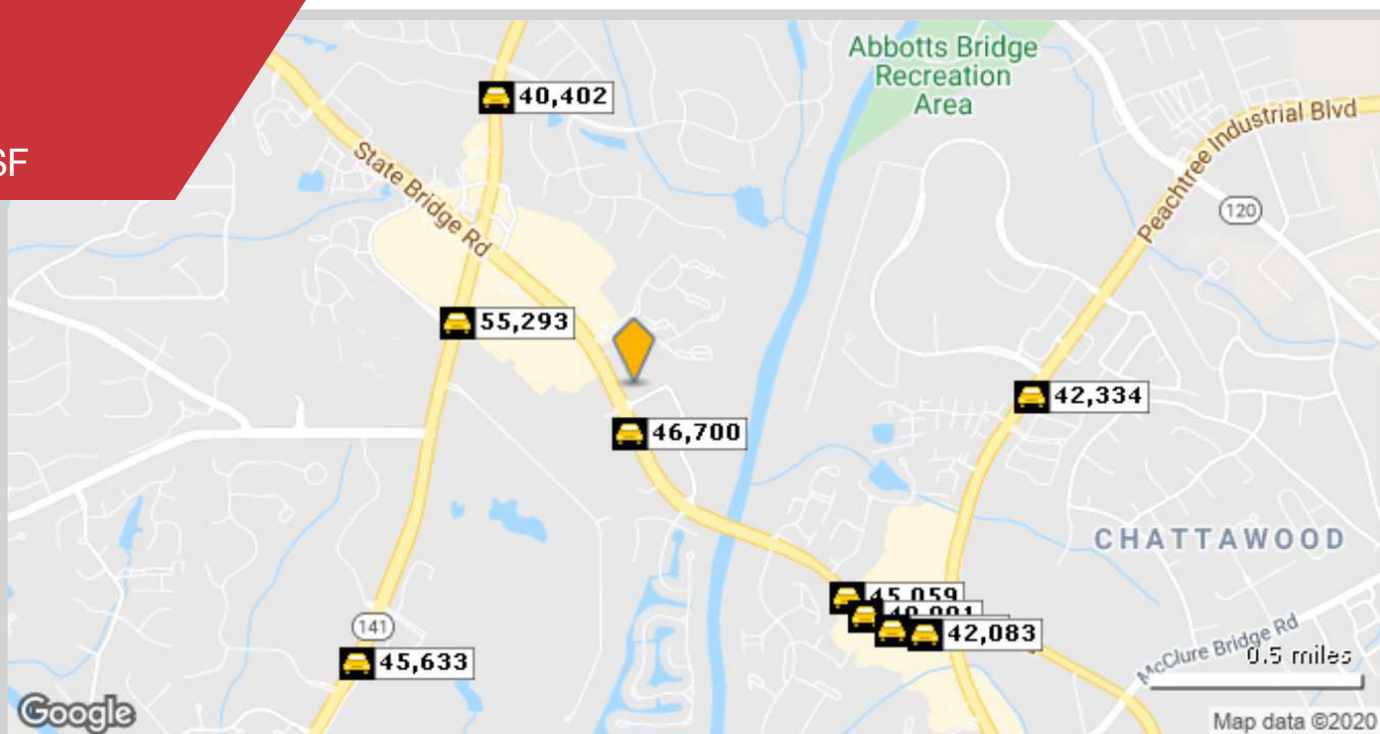


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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Bridge Rd	Camden Way	0.23 NW	2018	44,980	MPSI	.11
2	State Bridge Rd	Camden/avonlea	0.23 NW	2017	46,700	MPSI	.11
3	Medlock Bridge Rd	Medlock Crossing Pkwy	0.02 S	2018	55,293	MPSI	.45
4	Pleasant Hill Rd	Plantation Trace Dr	0.07 NW	2017	45,059	MPSI	.72
5	Medlock Bridge Rd	Grove Point Rd	0.07 N	2018	40,402	MPSI	.77
6	Pleasant Hill Rd	Plantation Trace Dr	0.13 NW	2017	40,991	MPSI	.78
7	Pleasant Hill Rd	Peachtree Industrial Blvd	0.14 E	2017	41,481	MPSI	.86
8	Pleasant Hill Rd	Peachtree Industrial Blvd	0.06 E	2018	42,083	MPSI	.92
9	Medlock Bridge Rd	Prestwick Club Dr	0.08 SW	2018	45,633	MPSI	.93
10	Peachtree Industrial Blvd	River Green Pkwy NW	0.05 NE	2018	42,334	MPSI	.96

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