



Atlanta-Sandy Springs-Alpharetta, GA  
**VENTURE POINTE**

33.949025, -84.140972  
 3900 Venture Drive | Duluth, GA 30096

**CENTER SIZE:** 155,172 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	15,241	96,646	240,753
🏠	6,010	34,427	82,508
💰	\$53,435	\$59,707	\$70,635

Power center located in one of Gwinnett County's major retail nodes at the intersection of I-85 and Steve Reynolds Blvd with convenient access and visibility from a diverging diamond interchange

Retail space for lease surrounded by a dense population of 96,000+ within a 3-mile radius

Close proximity to Gwinnett Place Mall, anchored by Macy's, Sears and JCPenney and adjacent to major national retailers including Costco, Sam's Club, Kohl's and Dave and Buster's

One of the top performing Studio Movie Grill locations in the chain

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**CURRENT RETAILERS**

N.A.P.1	Sam's Club	
N.A.P.2	PetSmart	
N.A.P.3	Shoe Carnival	
N.A.P.4	Costco	
N.A.P.5	Dave & Busters	
N.A.P.9	Kohl's	
10001	Ollie's Bargain Outlet	32,255 SF
10011	American Signature Furniture	55,727 SF
10101B	Studio Movie Grill	50,147 SF
10105	Lux Lighting	17,043 SF

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