

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

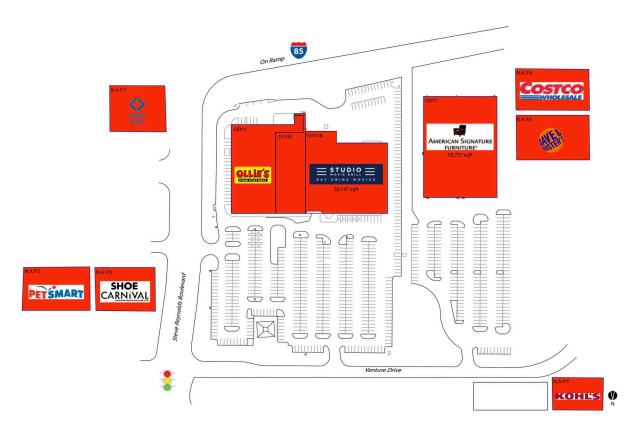


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TRACY LOJEK

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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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