



4020 Satellite Blvd, Duluth, GA 30096

Undisclosed

4020 Satellite Blvd.

Retail | 2 spaces available | 800 sq. ft. - 1,630 sq. ft.



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Listing Added: 07/14/2021

Listing Updated: 05/06/2022



Building Details

Property Type	Retail
Subtype	restaurant
Tenancy	Multiple
Minimum Divisible SQFT	800
Max Contiguous SQFT	1,600
County	Gwinnett County

Building Description

This is a new construction gas station with a c-store. We have restaurant space with a grease trap. The gas station and c store are not for lease. Construction should be complete in August. \$30/ ft. NNN.

- 100: 1,630.00 ft.
- 200: 810.00 ft.
- 400: 970.00 ft.
- 500: 810.00 ft.
- 600: 810.00 ft.
- 700: 1,130.00 ft.
- 800: 1,100.00 ft.
- 900: 800.00 ft.

Building Location (1 Location)

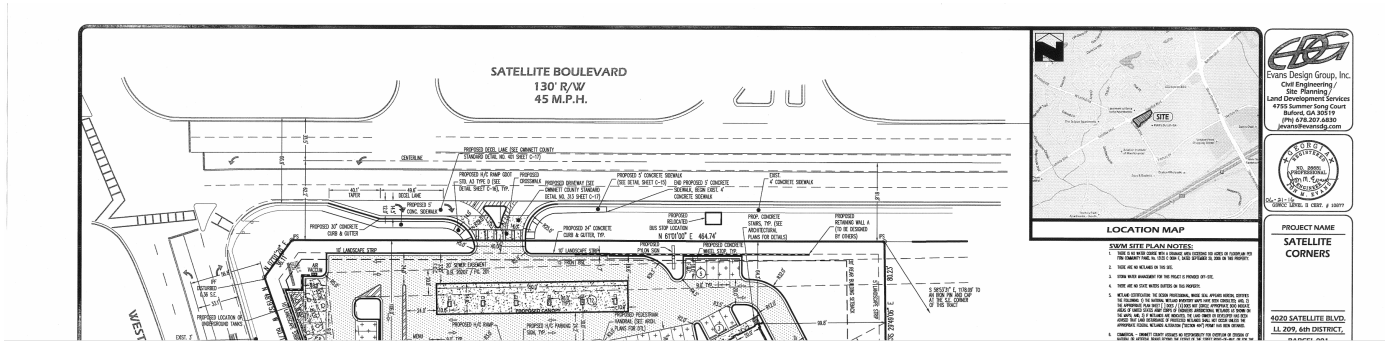


Available Space 1 Details

Listing Type	Direct
RSF	800 SF

Lease Type	NNN
Lease term	5+ years
Total Monthly Rent	\$2,000
Days on Market	348 days

Available Space 1 Floorplan



Available Space 2 Details

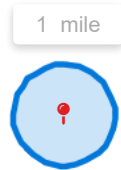
Listing Type	Direct
RSF	1,630 SF
Lease Type	NNN
Lease term	5+ years
Total Monthly Rent	\$4,075
Days on Market	348 days

Available Space 2 Floorplan



Building Photos (5 photos)

Demographic Insights



Population

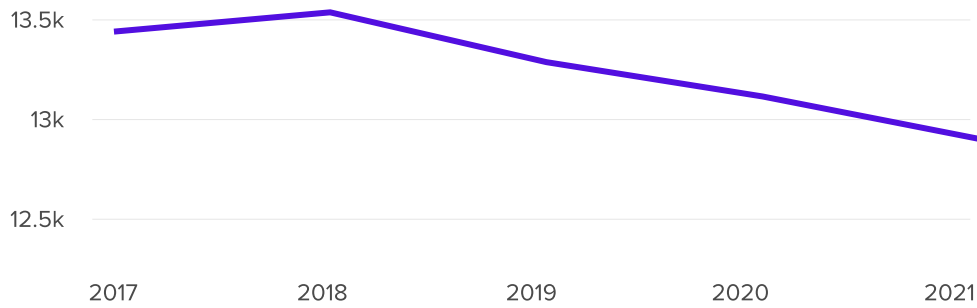
12.9k

↓ -1%

Compared to 13.1k in 2020

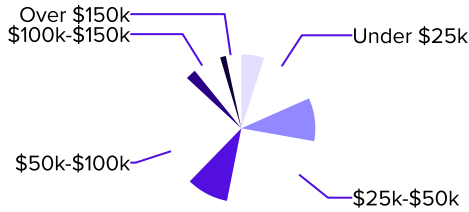
↓ -3%

Compared to 13.4k in 2017



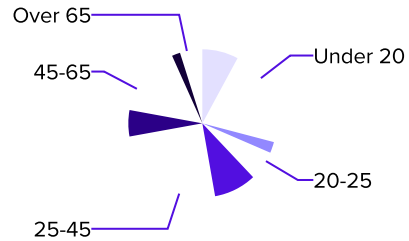
Household Income

\$46.7k **\$51.5k** **↑ 2%**
 Median Income 2026 Estimate Growth Rate



Age Demographics

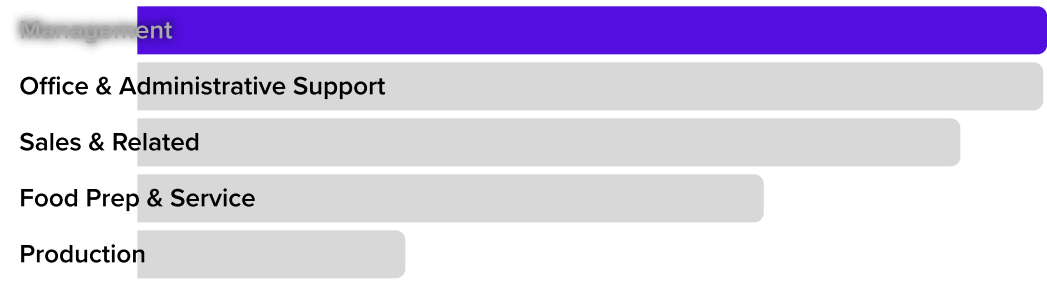
32 **31** **↓ -2%**
 Median Age 2026 Estimate Growth Rate



Number of Employees

10k

Top 5 Employment Categories



Housing Occupancy Ratio

9:1
 10:1 predicted by 2026

Occupied

Renter to Homeowner Ratio

3:1
 3:1 predicted by 2026

Renters

Vacant

Homeowner