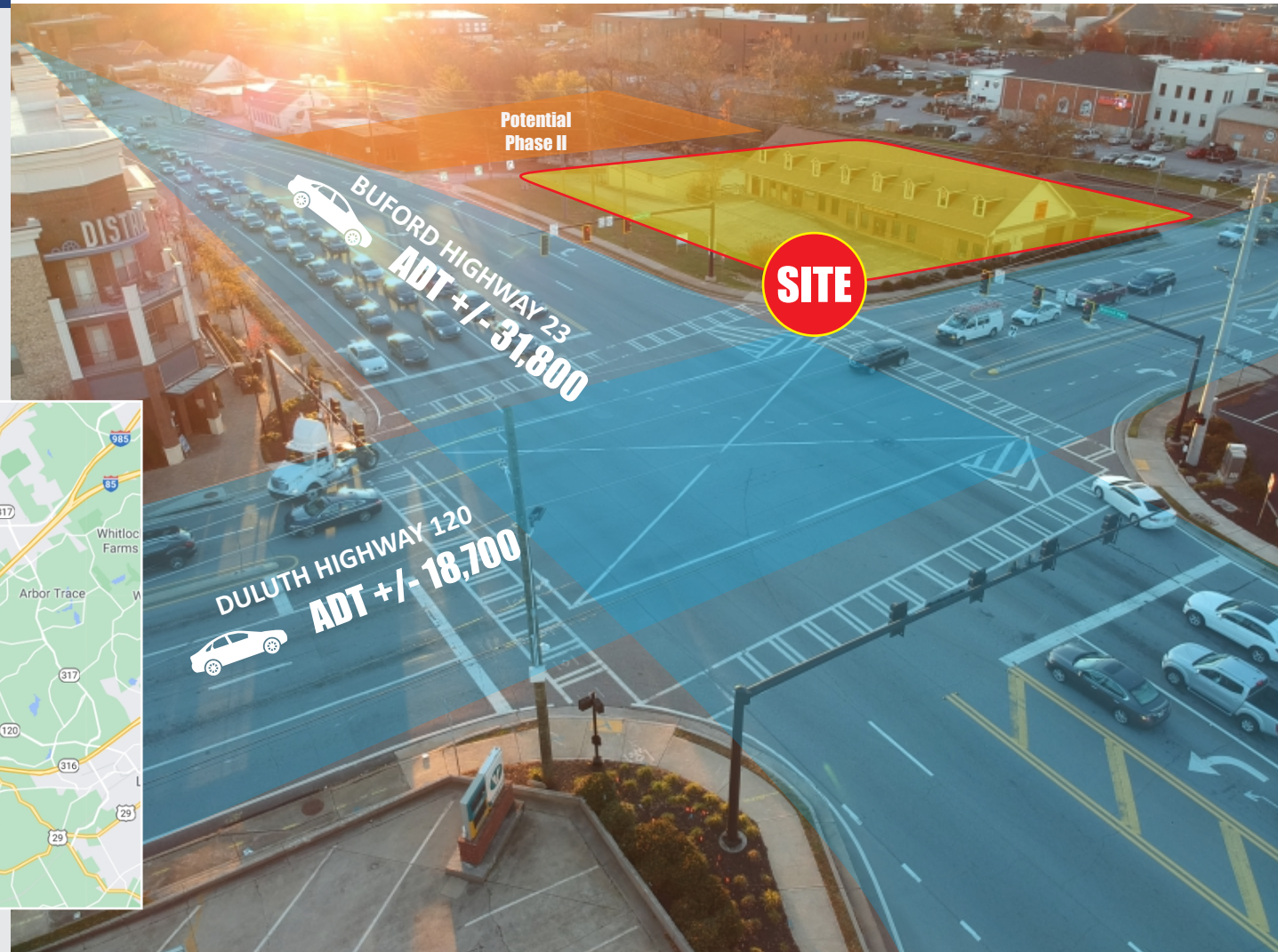


3509 Duluth Hwy 120
Duluth, GA 30096

HIGHLIGHTS:

- Downtown Duluth, GA
- .65 Acres
- .71 Acre - Potential Phase II

PIN CORNER - REDEVELOPMENT SITE



www.edenrockre.com



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brandon@EdenRockRE.com

www.midcitypartners.com



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CORNER OF:

DULUTH HIGHWAY (120) and BUFORD HIGHWAY



OFFICE
BUILDING



BACKSTAGE
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TRUCK & TAP
FOOD TRUCKS • CRAFT BEER



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AERIAL OVERVIEW

3509 Duluth Hwy 120, Duluth, GA 30096

**2020
NEW
DEVELOPMENT**

SOUTH ON MAIN TOWNHOME'S - 80 UNITS

SENIOR LIVING BY GREYSTAR

**GWINNETT
COUNTY LIBRARY**

**PARK AT PARSONS
36 UNIT TH's**

**MARRIOTT COURTYARD
HOTEL**

**Potential
Phase II**

TOWN GREEN

SITE

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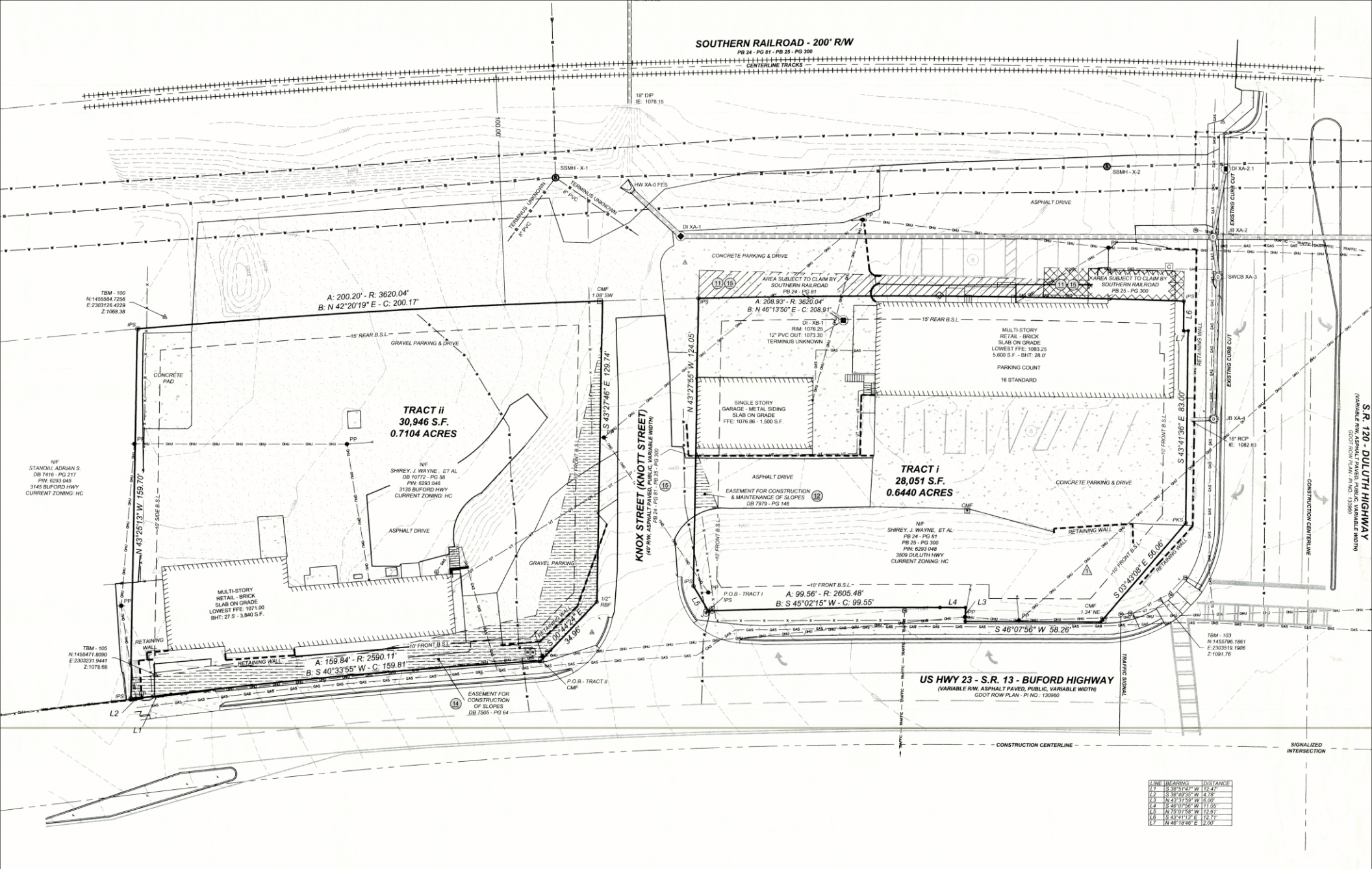
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DOWNTOWN DULUTH

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SITE SURVEY