

For Sale

3,130 SF Available

3580 W Lawrenceville St., Duluth, Georgia



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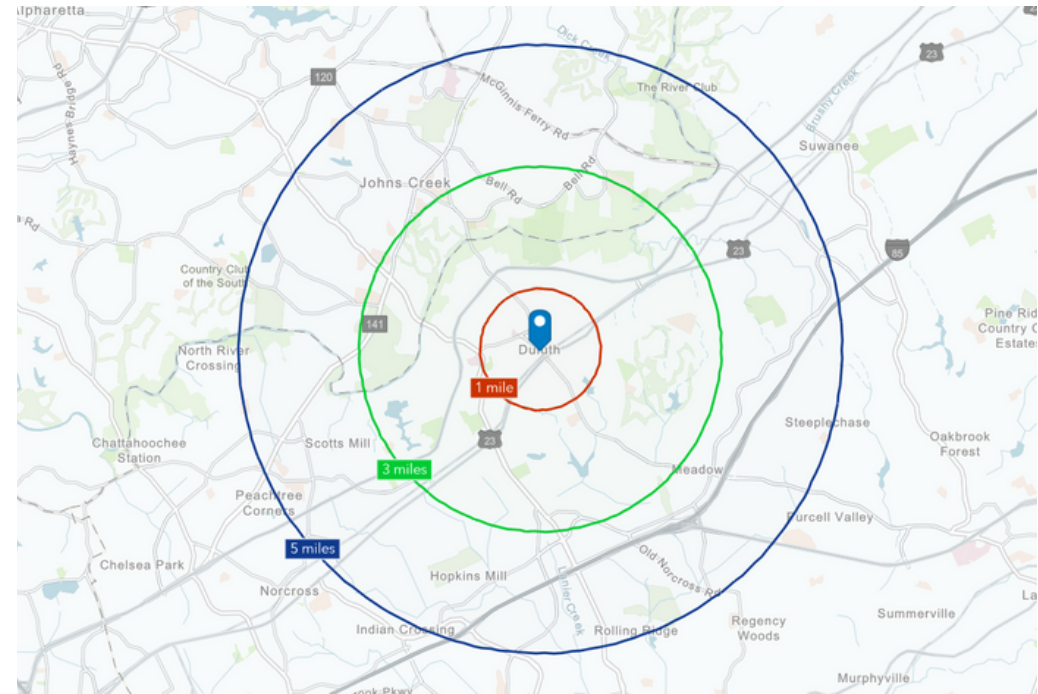
JLL
3344 Peachtree Road NE Suite 1200
Atlanta, GA 30326

For Sale

3,130 SF Available

High-Visibility Restaurant Space

- Prime corner location with dual frontage: 143' on Hill St NW and 119' on W Lawrenceville St NW
- Seating Capacity - 75 indoor seats plus 40 outdoor seats
- FF&E Negotiable
- Located in downtown Duluth with co-tenancy that includes Maple Street Biscuit Company, Dreamland BBQ, Local On North.



Estimated Demographics

1-mile

3-mile

5-mile

Total Population

8,735

65,459

211,593

Median Household Income

\$105.6k

\$97.2k

\$94.6k

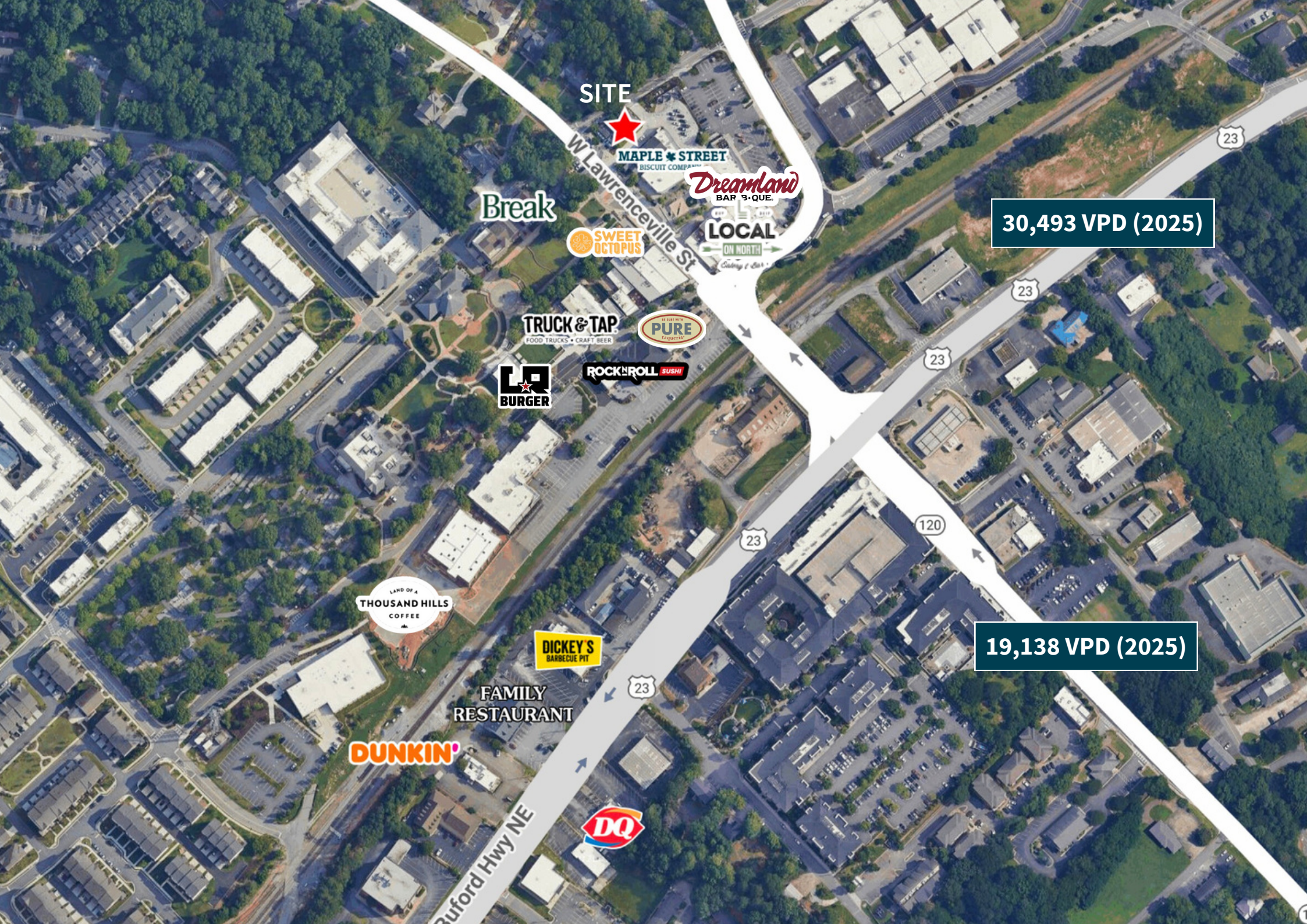
Median Age

41

39.9

38

Source: Esri, 2025



SITE



MAPLE STREET
BISCUIT COMPANY

Dreamland
BAR-B-QUE

LOCAL
ON NORTH

SWEET
OCTOPUS

Break

TRUCK & TAP
FOOD TRUCKS • CRAFT BEER

PURE
taqueria

ROCK n ROLL
SUSHI

LA
BURGER

LAND OF A
THOUSAND HILLS
COFFEE

DICKEY'S
BARBECUE PIT

FAMILY
RESTAURANT

DUNKIN'

DQ

30,493 VPD (2025)

19,138 VPD (2025)

Contact for more information:

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