

CONFIDENTIAL

3680 PLEASANT HILL ROAD

INVESTMENT SALE

DULUTH, GA 30096



± 17,355 SF on 1.52 ACRES

100% LEASED TO MEDICAL AND PROFESSIONAL TENANTS

\$4,850,000 | 6.5 CAP



3680 PLEASANT HILL ROAD, DULUTH

EXECUTIVE SUMMARY

Jones Lang LaSalle Brokerage, Inc. (“JLL”) has been retained as the exclusive sales representative for 3680 Pleasant Hill Road, Duluth, GA 30096 (the “Property”, “Asset”, “Building”), a 100% occupied professional two-story office building totaling 17,355 square feet in Duluth, Georgia. The Property is currently 100% occupied by two medical tenants and one professional services company and has been fully occupied since it was constructed in 2007. Less than ½ mile from Northside Duluth Hospital at a traffic light, this well-located, well-constructed, attractive building offers investors a boutique investment opportunity near the Duluth medical corridor.

The property boasts a strategic location in Duluth and near Johns Creek, Berkley Lake, Peachtree Corners and Norcross, offering direct access to Pleasant Hill Road, near Peachtree Industrial, Buford Hwy, 141/Medlock Bridge and Interstate I-85. This location position tenants unparalleled connectivity throughout the northeast Atlanta sub-market. Situated within the active west side of Duluth, the property is in close proximity to the area’s prime amenity-rich environment, with access to restaurants, medical services, entertainment venues, and mixed-use developments.

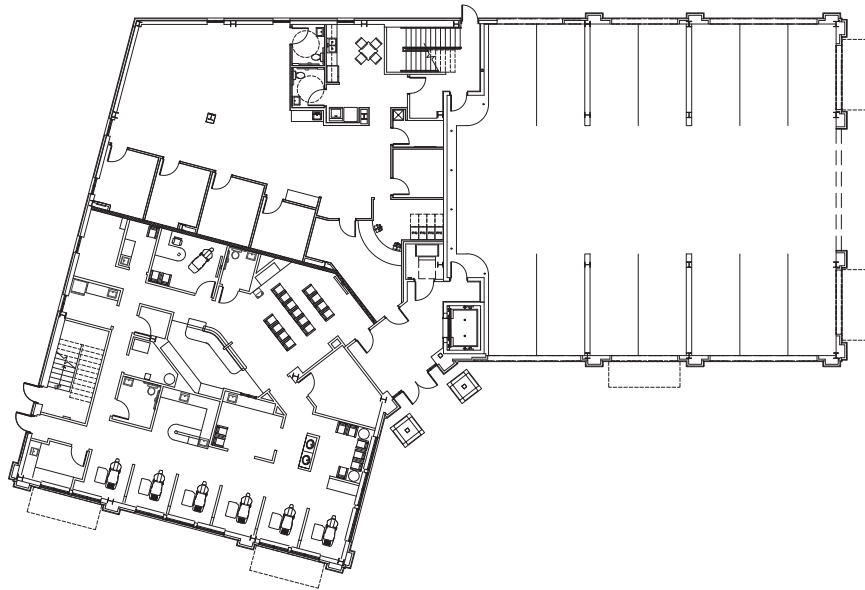
The building offers investors an investment opportunity that couples in-place cash flow, driven by its 100% occupancy, with incredible upside potential from future leasing in this flourishing market.



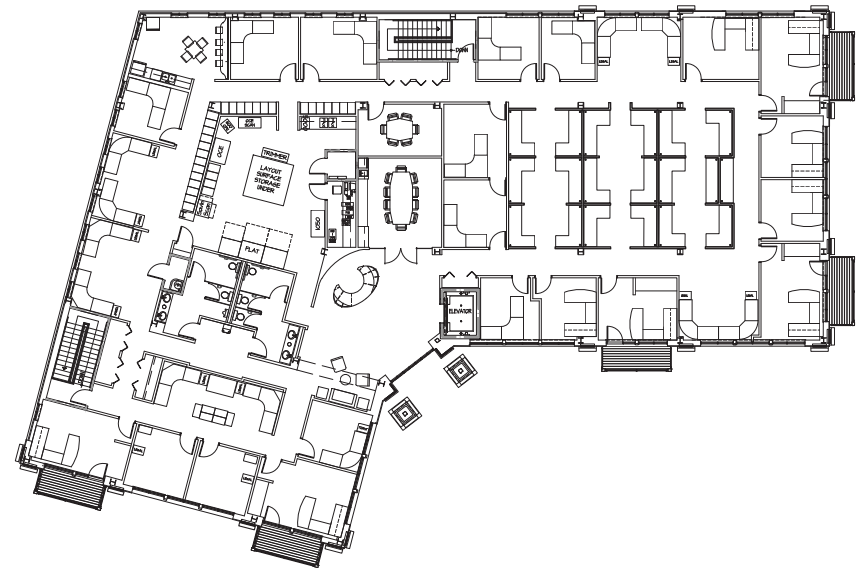
**SCAN HERE TO VIEW
ADDITIONAL PHOTOS**

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



3680 PLEASANT HILL ROAD, DULUTH

PROPERTY DESCRIPTION

TOTAL BUILDING SF

17,355 SF

YEAR BUILT

2007

SITE AREA (ACRES)

1.52 acres

ZONING

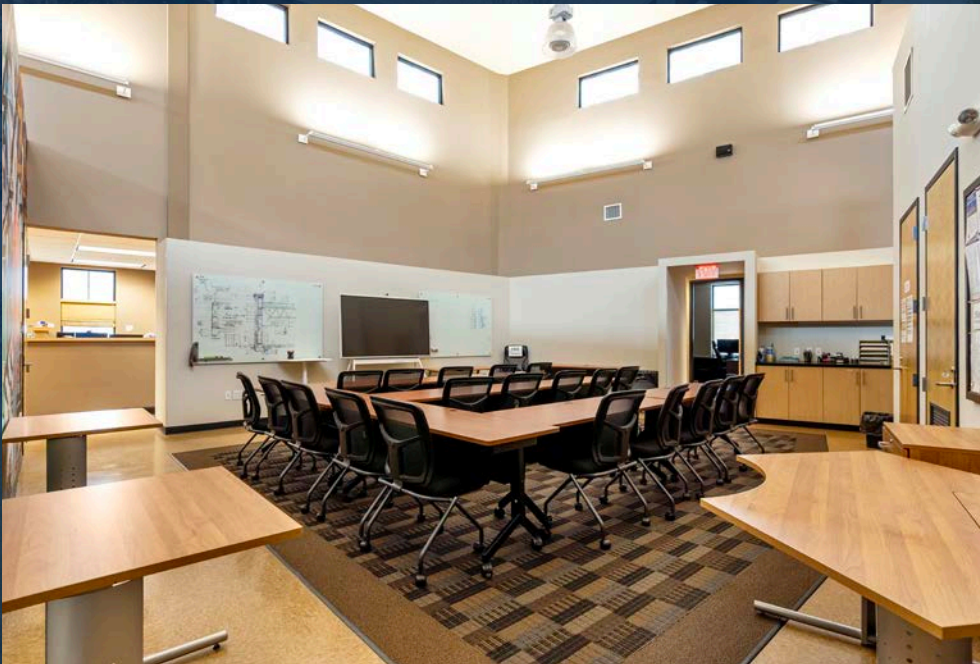
PUD

3680 Pleasant Hill Road is a well constructed and maintained suburban office buildings in Duluth, GA (Northeast Submarket of Atlanta, GA), which is one of Metro Atlanta's most dynamic and desirable suburban communities. It is fully leased, 17,355 SF, built in 2007, conveniently located in proximity to other professional buildings in Gwinnett County, Georgia, and more specifically in the northeast submarket of Atlanta, GA, very near Northside Hospital Duluth and the intersection of Pleasant Hill Road and Peachtree Industrial Blvd., less than four miles from Interstate 85. The building sits on approximately 1.5 acres of land with signage on and visibility from Pleasant Hill Road at the intersection of Park Bluff Lane. The building contains offices on the main and upper floor and has covered and surface parking on the main floor level, with a parking ratio of 3.6/1,000 SF.

3680 Pleasant Hill Road benefits from steady professional and residential growth on the northeast side of Atlanta with direct access to an abundant amenity base and executive and middle class neighborhoods. The Property features a beautiful park-like, peaceful setting surrounded by lush trees. It is easily accessible Norcross, Duluth, Peachtree Corners and all of NE Metro Atlanta via I-85, Peachtree Industrial and Pleasant Hill Roads.

PROPERTY HIGHLIGHTS/BUILDING SPECS

- Lighted Parking: 63 Total Spaces, including 3 handicap spaces and 14 covered (3.6:1,000 ratio. Last sealed and striped in 2014
- PIN: 6-291-009
- % LEASED: 100%
- Number of floors: 2 Floors
- Building type: Brick and stone veneer with Hardi-Plank/Hardi-Shake siding. E.I.F.S
- Fire protection system: Non-sprinklered. Fire alarm panel in suite 200
- Roof type: Original roof. 50 year+ cement tiles
- HVAC system 12 split system units plus 1 mini split. Varying ages. All electric. No gas.
- Elevators: The building is served by one hydraulic passenger elevator with the elevator machine room located in the shared lobby, Cabs for the passenger elevators are of wood walls and tile floors. The passenger elevator is rated at 3,000 lbs. Elevator is original to the Property
- Electric Power: 1200-amp main power service provided and is 3-phase, 4-wire configured as 208Y/120 volt.
- Energy management: NEST, LED fixtures.
- Building Access: Key Fob Access Control System. Keyed tenant spaces downstairs.
- Waste disposal: Republic Services Dumpster onsite for Cardboard & Trash removal.
- Power: Georgia power
- Water/Sewer: Gwinnett County



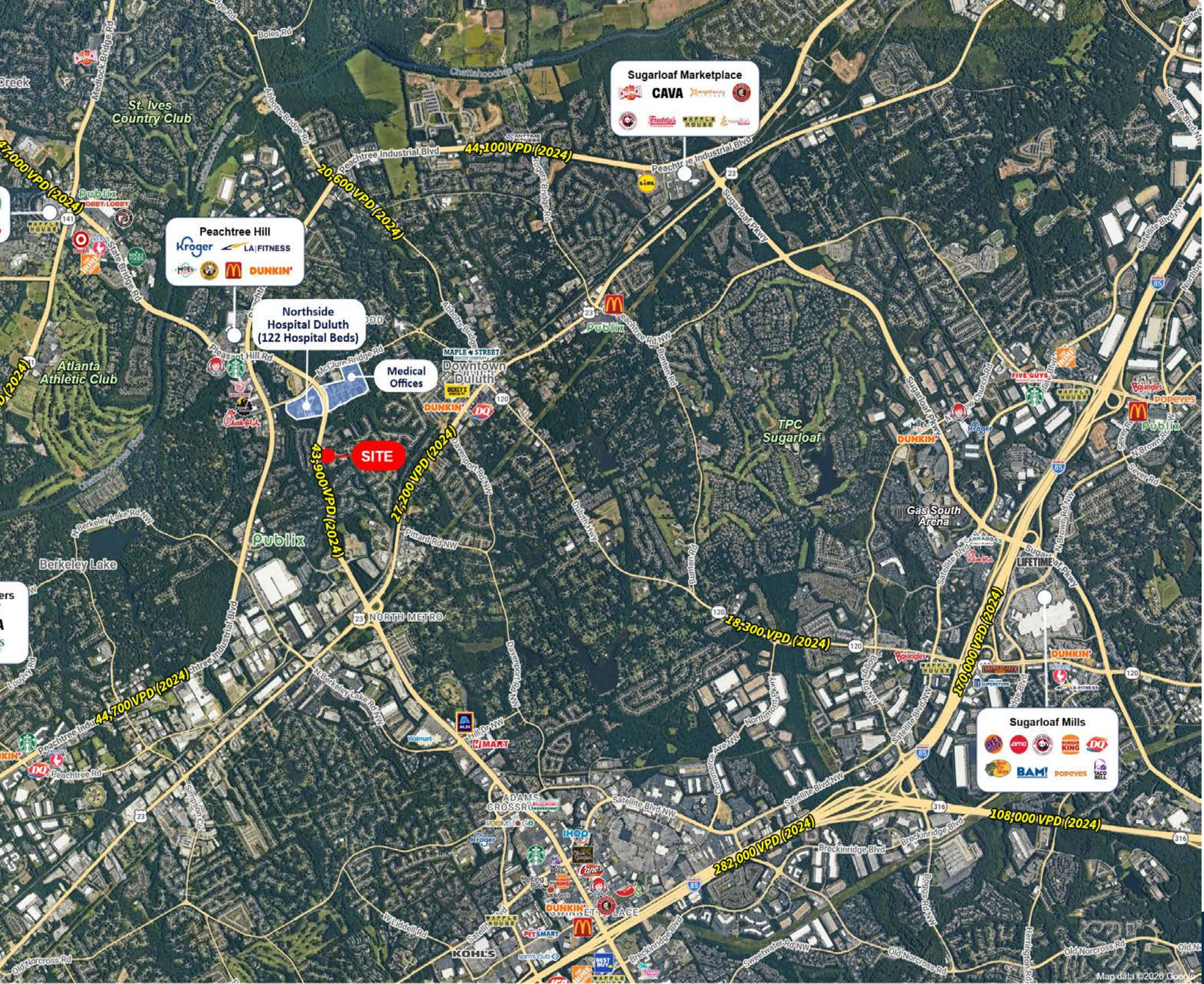
3680 PLEASANT HILL ROAD, DULUTH

LOCATION

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,785	74,386	214,611
MEDIAN HOUSEHOLD INCOME	\$81,881	\$97,951	\$94,023
POPULATION UNDER 5	738	4,536	13,645
2030 POPULATION	11,970	76,741	223,096
2030 MEDIAN HHI	\$90,373	\$110,650	\$106,247
2030 POPULATION UNDER 5	733	4,589	13,971





3680 PLEASANT HILL ROAD

CONTACT US

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