



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Duluth | Former Burger King | 4,066 ± SF | 0.98 ± AC

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

Ben Choi
678-320-4800 OFFICE
770-241-5658 MOBILE
ben.choi@cbcmetrobros.com

5775 Glenridge Drive Bldg. D
Suite #100
Atlanta, GA 30328

FOR SALE

**2770 Buford Hwy,
Duluth, GA 30096**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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EXECUTIVE SUMMARY

THE PROPERTY

2770 Buford Hwy.
Duluth, GA 30096

PROPERTY SPECIFICATIONS

Property Type:	Former Burger King restaurant
Building Size:	4,066 ± SF
Land:	0.98 ± AC
Number of Stories:	1
Year Built:	1997



PROPERTY TAXES

- Estimated Property Taxes (Year 2022)
 - Gwinnett County: \$10,272.00
 - City of Duluth: \$2,896.11

PRICE

Sale Price \$1,700,000 USD

INVESTMENT HIGHLIGHTS

- Former Burger King restaurant with a drive-thru
- Outparcel to a Publix-anchored retail center
- Direct road frontage on Buford Hwy (U.S. 23)
- See the interior photos (Pg. 8, 9)
- Ample parking with approximately 54 +/- spaces (see Pg. 10)
- Near rectangular shape parcel (see Pg. 10)
- Opportunity for owner-user to acquire a free-standing retail property facing Buford Hwy (U.S. 23) in Duluth, approximately 0.9 ± miles west of

Downtown Duluth

LOCATION HIGHLIGHTS

- 0.9 ± miles west of **Downtown Duluth**
- 0.2 ± miles east of the intersection of Buford Hwy NE (U.S. 23) / Rogers Bridge Road NW / Old Peachtree Road NW
- 1.2 ± miles east of the intersection of Buford Hwy and Sugarloaf Parkway
- 1.2 ± miles to Peachtree Industrial Blvd
- 2.4 ± miles east of the intersection of Pleasant Hill Road and Buford Hwy
- 3.9 ± miles west of I-85
- Easy access to major key corridors
- Nearby retailers include
 - Publix (0.2 ± miles)
 - Walgreen (0.2 ± miles)
 - Chase Bank (0.2 ± miles)
 - McDonald's (0.2 ± miles)
 - Chipotle (1.4 ± miles)
 - Banfield (1.4 ± miles)
 - Lidl (1.4 ± miles)



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PROPERTY PHOTOS





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TAX PARCEL MAP

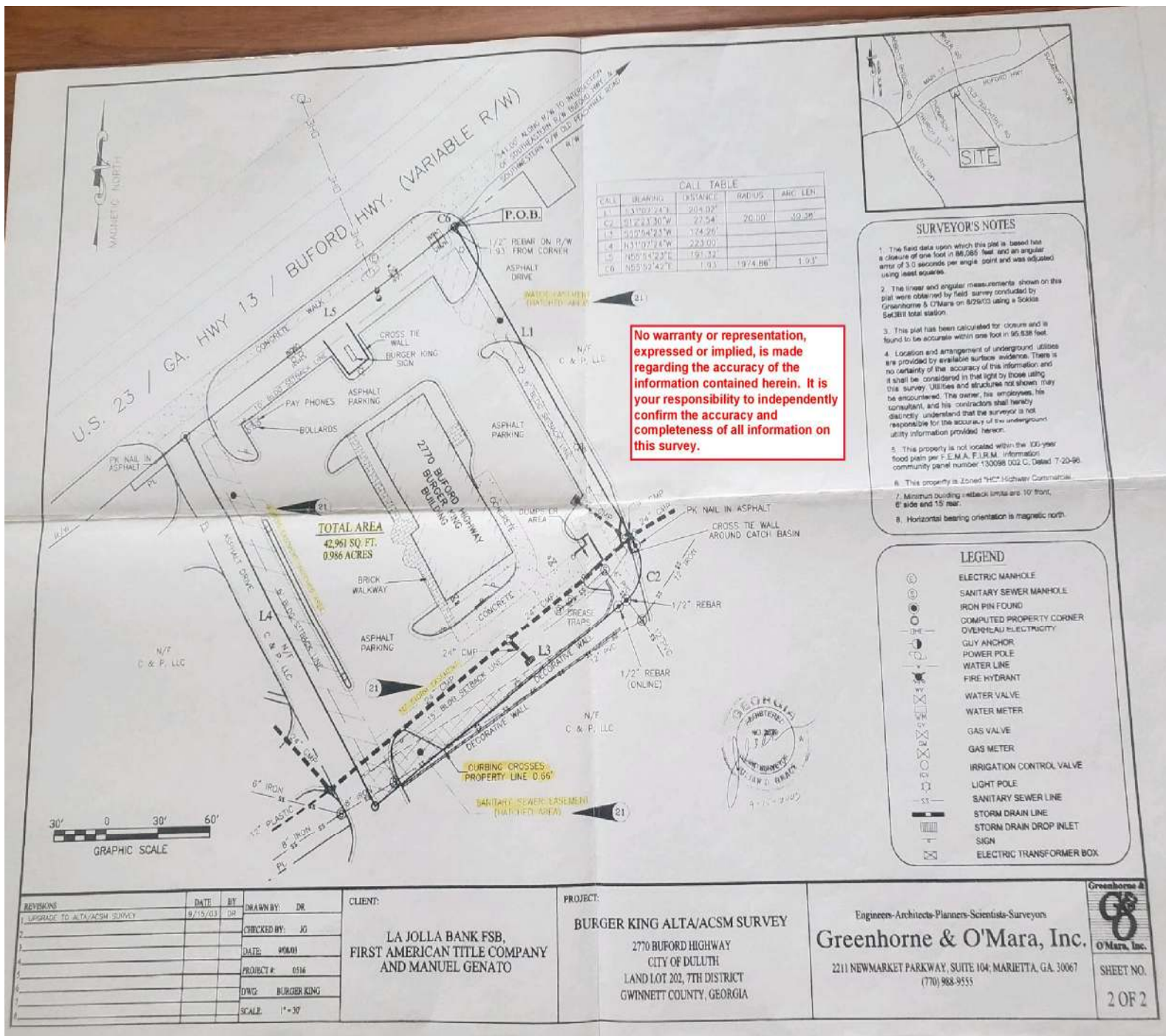


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



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SURVEY



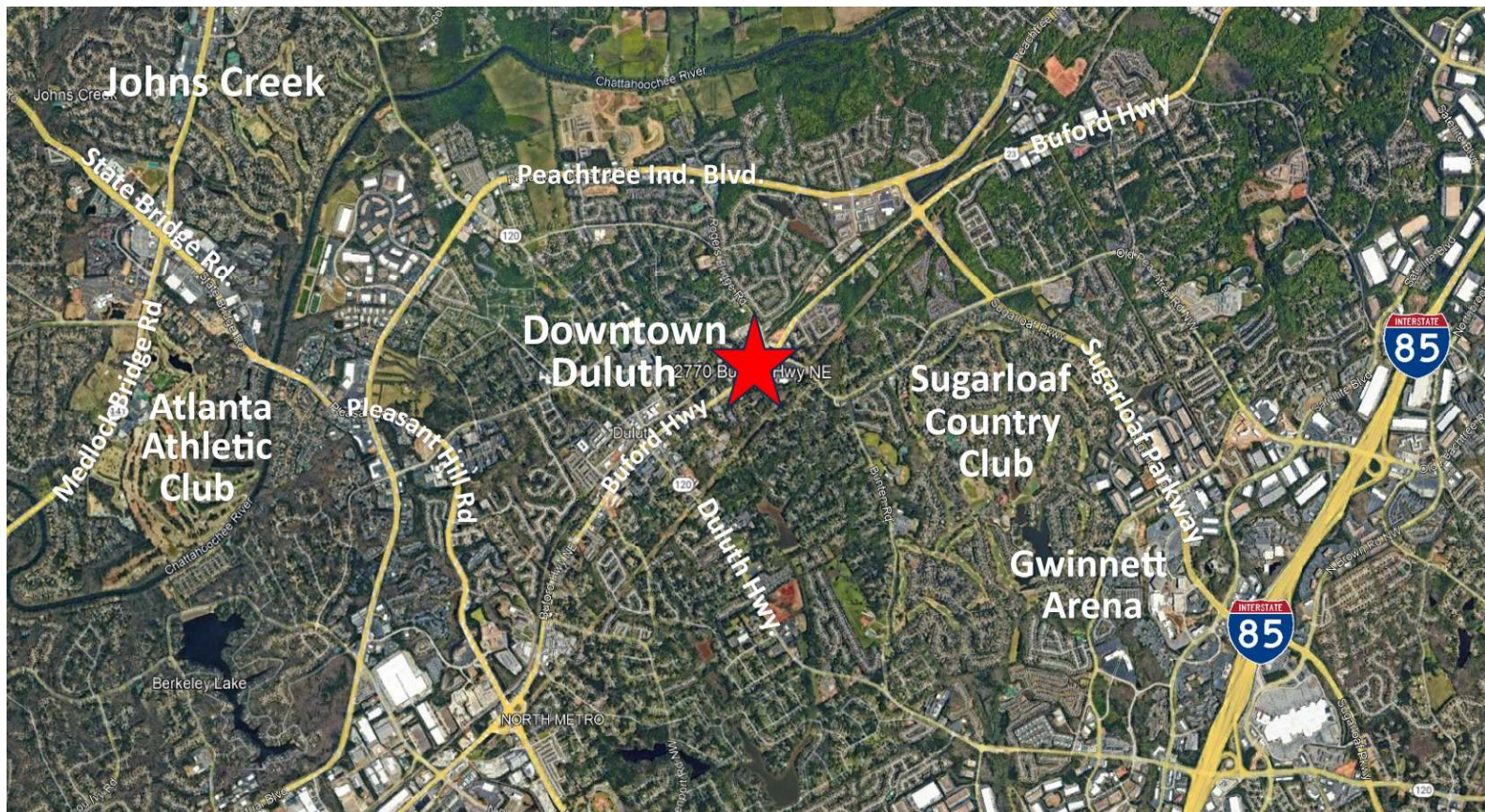
No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.



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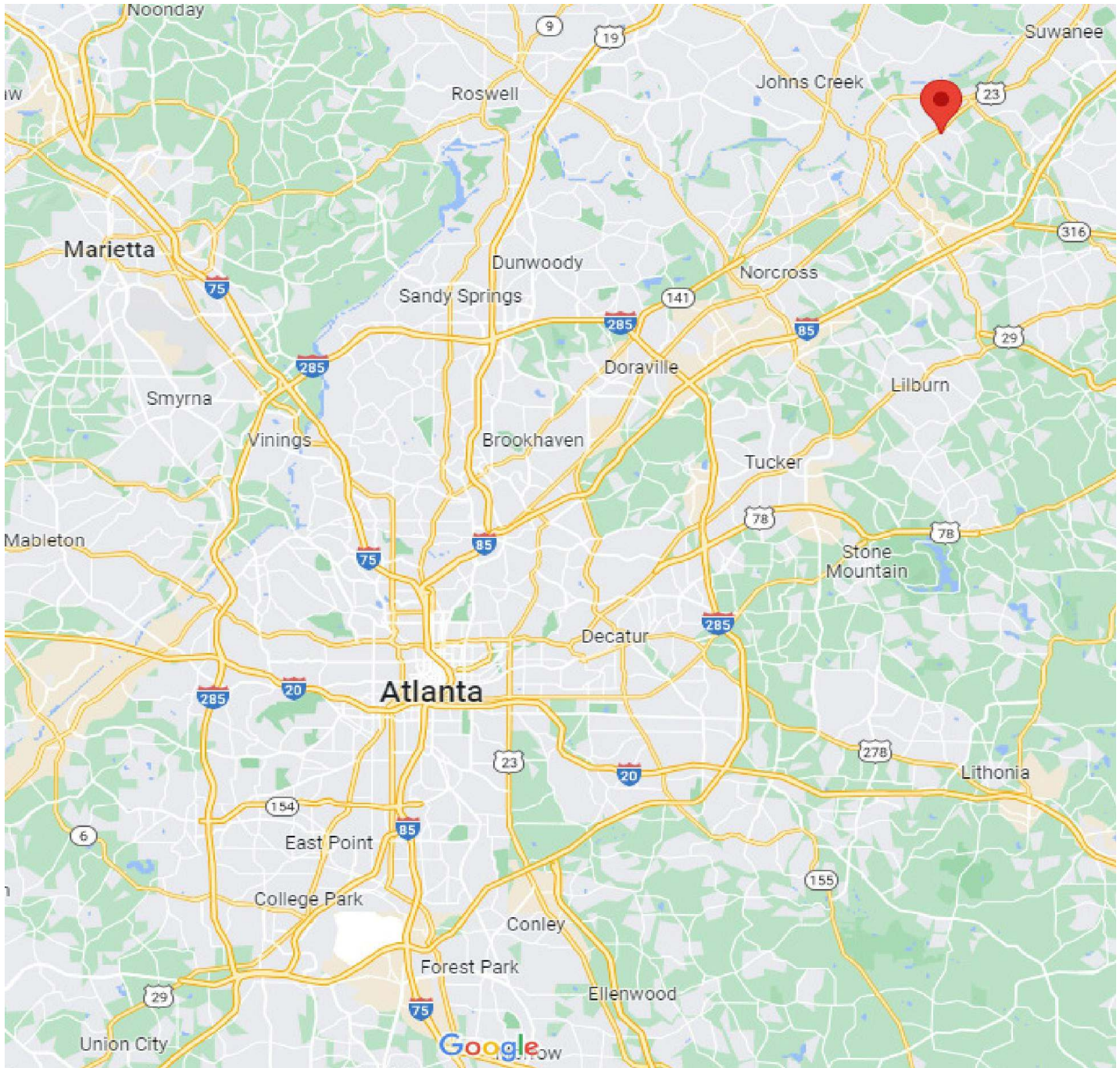
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MAPS & AERIALS





MAPS & AERIALS





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DEMOGRAPHICS

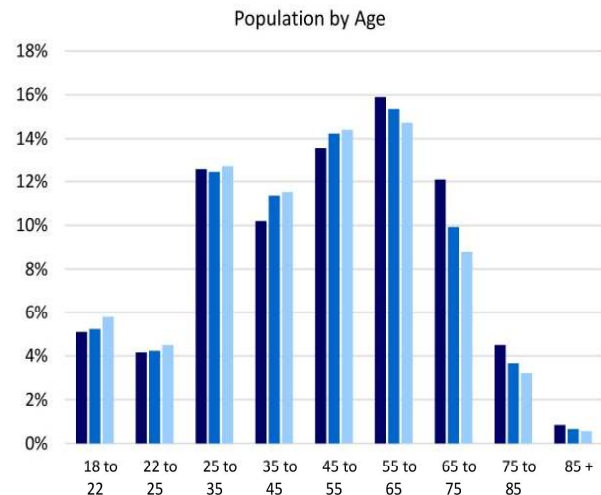
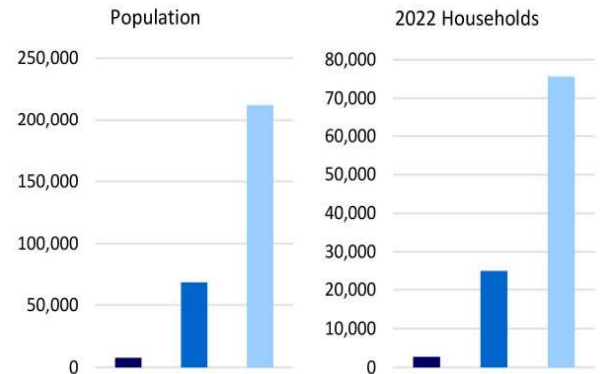
Demographics for 2770 Buford Hwy, Duluth, Georgia 30096, United States



Consumer Profile Report

STI: PopStats, 2022 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2022 Population	7,752	---	67,944	---	212,068	---
2027 Projected Population	8,579	---	74,879	---	234,110	---
Pop Growth (%)	10.7%	---	10.2%	---	10.4%	---
2022 Households	2,738	---	25,081	---	75,623	---
2027 Projected Households	3,028	---	27,522	---	83,252	---
HH Growth (%)	10.6%	---	9.7%	---	10.1%	---
Census Year						
2000 Population	5,535	---	42,505	---	128,196	---
2010 Population	6,267	---	56,319	---	171,808	---
Pop Growth (%)	13.2%	---	32.5%	---	34.0%	---
2000 Households	1,862	---	15,977	---	46,840	---
2010 Households	2,211	---	21,041	---	61,799	---
HH Growth (%)	18.7%	---	31.7%	---	31.9%	---
Total Population by Age						
Average Age (2022)	40.8		39.1		37.9	
Children (2022)						
0 - 4 Years	439		4,268		13,639	
5 - 9 Years	449		4,367		14,279	
10-13 Years	375		3,624		11,344	
14-17 Years	371		3,317		11,258	
Adults (2022)						
18 to 22	395	5.1%	3,552	5.2%	12,278	5.8%
22 to 25	322	4.2%	2,878	4.2%	9,517	4.5%
25 to 35	974	12.6%	8,452	12.4%	26,934	12.7%
35 to 45	790	10.2%	7,712	11.4%	24,417	11.5%
45 to 55	1,052	13.6%	9,666	14.2%	30,550	14.4%
55 to 65	1,233	15.9%	10,433	15.4%	31,237	14.7%
65 to 75	937	12.1%	6,743	9.9%	18,633	8.8%
75 to 85	348	4.5%	2,485	3.7%	6,798	3.2%
85 +	65	0.8%	446	0.7%	1,184	0.6%



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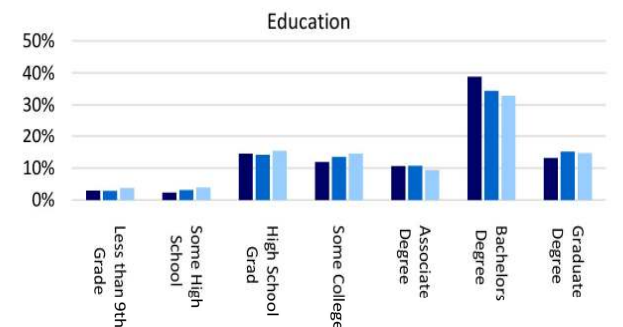
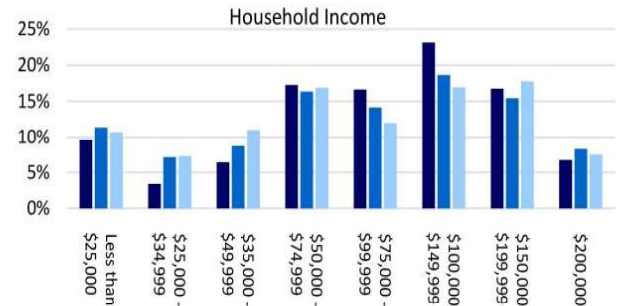
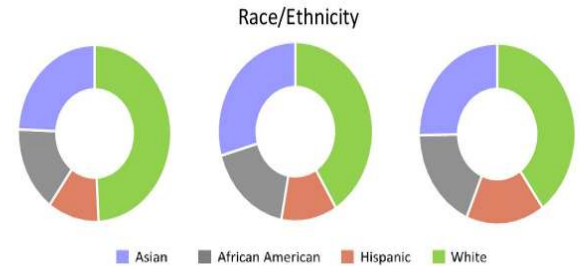
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Population by Race/Ethnicity (2022)						
White, Non-Hispanic	3,677	47.4%	27,093	39.9%	82,357	38.8%
Hispanic	811	10.5%	7,680	11.3%	33,337	15.7%
African American	1,170	15.1%	11,621	17.1%	37,554	17.7%
Asian	1,821	23.5%	19,300	28.4%	51,823	24.4%
Language at Home (2022)						
Spanish	699	9.6%	6,384	10.0%	27,510	13.9%
Asian Language	1,663	22.7%	13,456	21.1%	33,043	16.7%
Ancestry (2022)						
American Indian (ancestry)	20	0.3%	151	0.2%	394	0.2%
Hawaiin (ancestry)	2	0.0%	31	0.0%	88	0.0%
Household Income (2022)						
Per Capita Income	\$39,614	---	\$42,534	---	\$41,407	---
Average HH Income	\$112,171	---	\$115,226	---	\$116,118	---
Median HH Income	\$94,089	---	\$85,214	---	\$82,706	---
Less than \$25,000	264	9.6%	2,848	11.4%	8,088	10.7%
\$25,000 - \$34,999	93	3.4%	1,787	7.1%	5,530	7.3%
\$35,000 - \$49,999	176	6.4%	2,181	8.7%	8,328	11.0%
\$50,000 - \$74,999	473	17.3%	4,095	16.3%	12,741	16.8%
\$75,000 - \$99,999	456	16.6%	3,545	14.1%	9,046	12.0%
\$100,000 - \$149,999	633	23.1%	4,672	18.6%	12,801	16.9%
\$150,000 - \$199,999	458	16.7%	3,871	15.4%	13,423	17.7%
\$200,000+	185	6.7%	2,081	8.3%	5,667	7.5%
Education (2022)						
Less than 9th Grade	160	3.0%	1,330	2.9%	5,299	3.8%
Some High School	127	2.4%	1,445	3.1%	5,549	4.0%
High School Grad	781	14.5%	6,509	14.2%	21,463	15.4%
Some College	643	11.9%	6,189	13.5%	20,208	14.5%
Associate Degree	575	10.6%	4,933	10.7%	13,042	9.3%
Bachelors Degree	2,100	38.9%	15,835	34.5%	45,999	32.9%
Graduate Degree	711	13.2%	6,947	15.1%	20,495	14.7%



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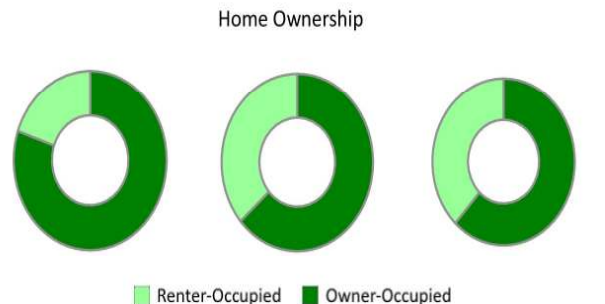
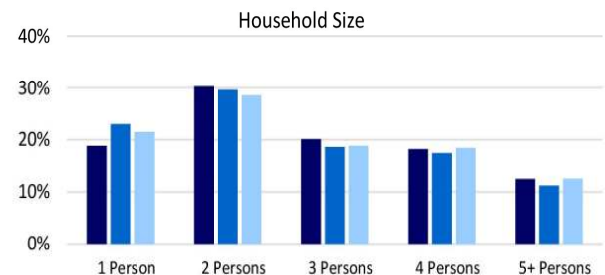
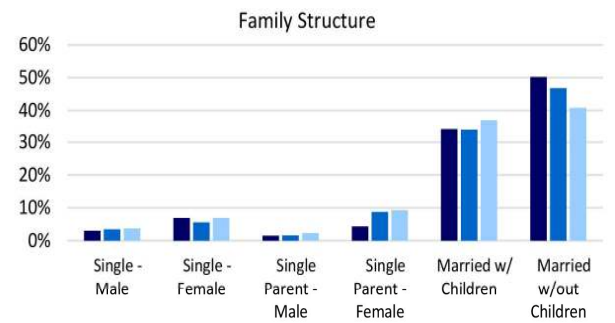
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Family Structure (2022)	2,126		18,397		56,038	
Single - Male	65	3.1%	638	3.5%	2,092	3.7%
Single - Female	146	6.9%	1,027	5.6%	3,863	6.9%
Single Parent - Male	33	1.6%	301	1.6%	1,301	2.3%
Single Parent - Female	92	4.3%	1,613	8.8%	5,228	9.3%
Married w/ Children	722	34.0%	6,211	33.8%	20,723	37.0%
Married w/out Children	1,067	50.2%	8,606	46.8%	22,831	40.7%
Household Size (2022)						
1 Person	516	18.8%	5,769	23.0%	16,280	21.5%
2 Persons	830	30.3%	7,435	29.6%	21,602	28.6%
3 Persons	551	20.1%	4,672	18.6%	14,263	18.9%
4 Persons	499	18.2%	4,384	17.5%	13,971	18.5%
5+ Persons	342	12.5%	2,819	11.2%	9,507	12.6%
Home Ownership (2022)	2,738		25,081		75,623	
Owners	2,198	80.3%	15,919	63.5%	46,775	61.9%
Renters	540	19.7%	9,162	36.5%	28,847	38.1%
Components of Change (2022)						
Births	82	1.1%	743	1.1%	2,431	1.1%
Deaths	83	1.1%	636	0.9%	1,813	0.9%
Migration	2	0.0%	-119	-0.2%	18	0.0%
Unemployment Rate (2022)	2.9%		2.1%		2.1%	
Employment, Pop 16+ (2022)	6,313		54,096		167,265	
Armed Services	1	0.0%	43	0.1%	67	0.0%
Civilian	4,466	70.7%	37,726	69.7%	116,752	69.8%
Employed	4,332	68.6%	36,927	68.3%	114,280	68.3%
Unemployed	133	2.1%	798	1.5%	2,471	1.5%
Not in Labor Force	1,848	29.3%	16,370	30.3%	50,513	30.2%
Businesses						
Establishments	365	---	3,193	---	8,099	---
Employees (FTEs)	5,734	---	50,215	---	120,358	---



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