

OFFICE SPACE FOR LEASE

# 3100 BRECKINRIDGE | OFFICE SPACE

3100 Breckinridge Blvd, Duluth, GA 30096



100 & 400 BUILDING | 1,512 SF - 9,206 SF

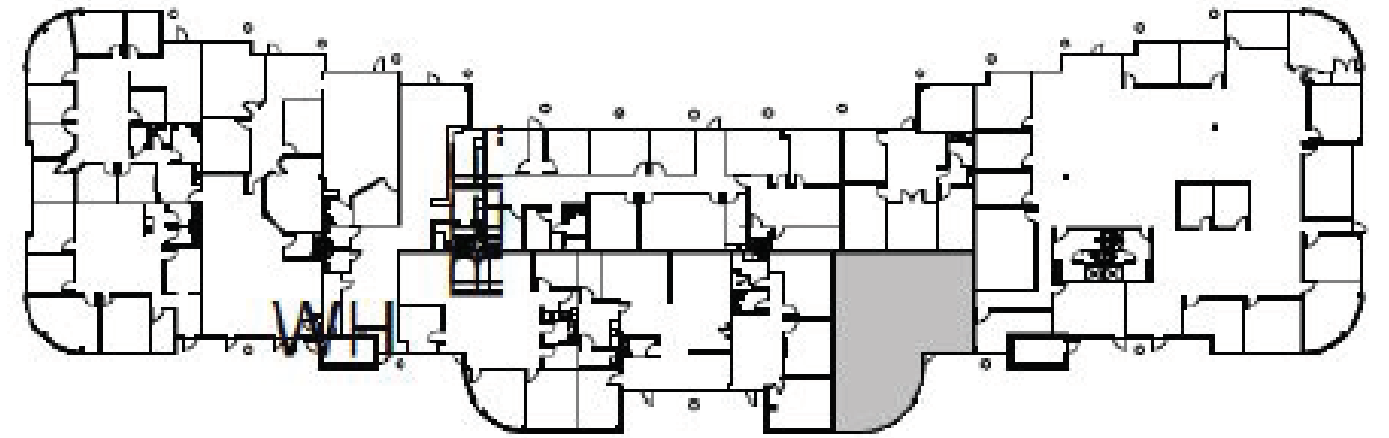
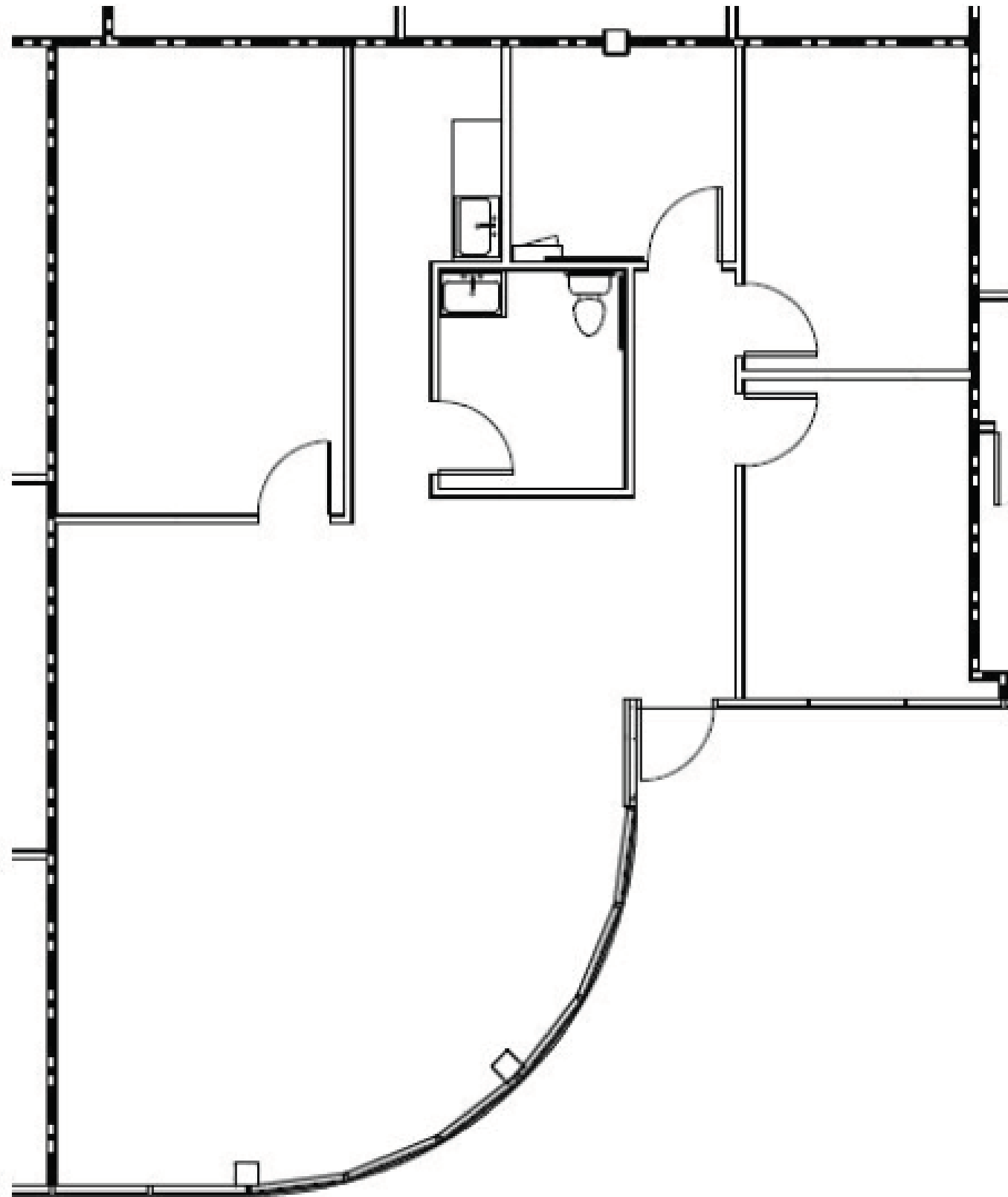


# 3100 BRECKINRIDGE | Office Space





Floor plans

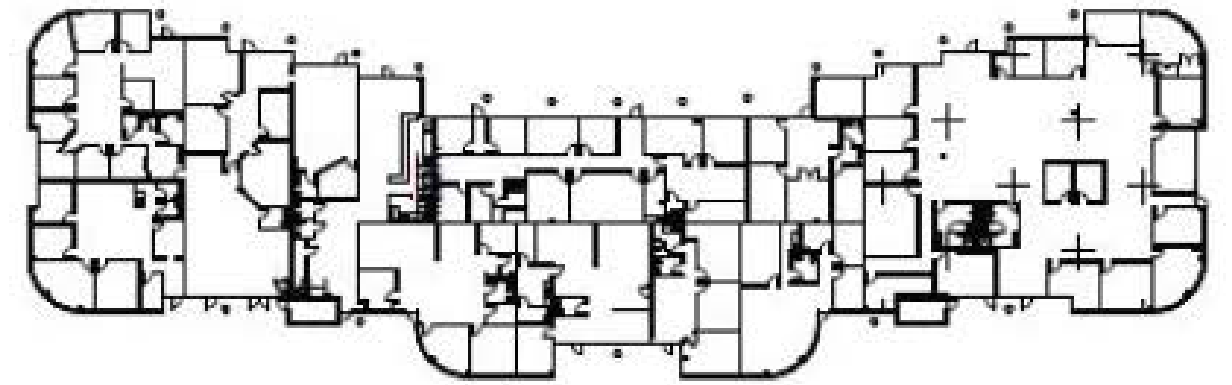
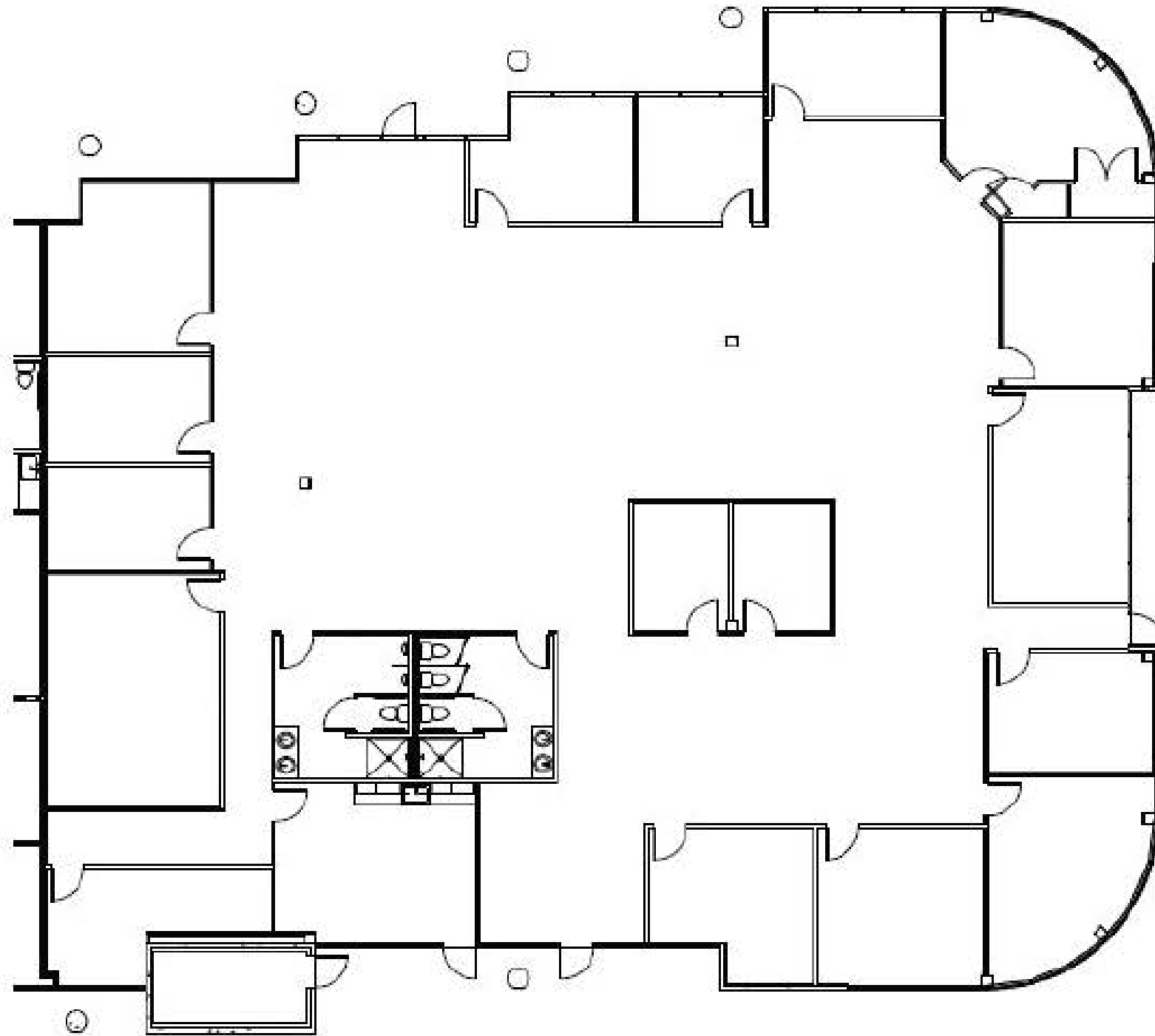


**Building 100**

**Suite 145**

**1,597 RSF**

## Floor plans



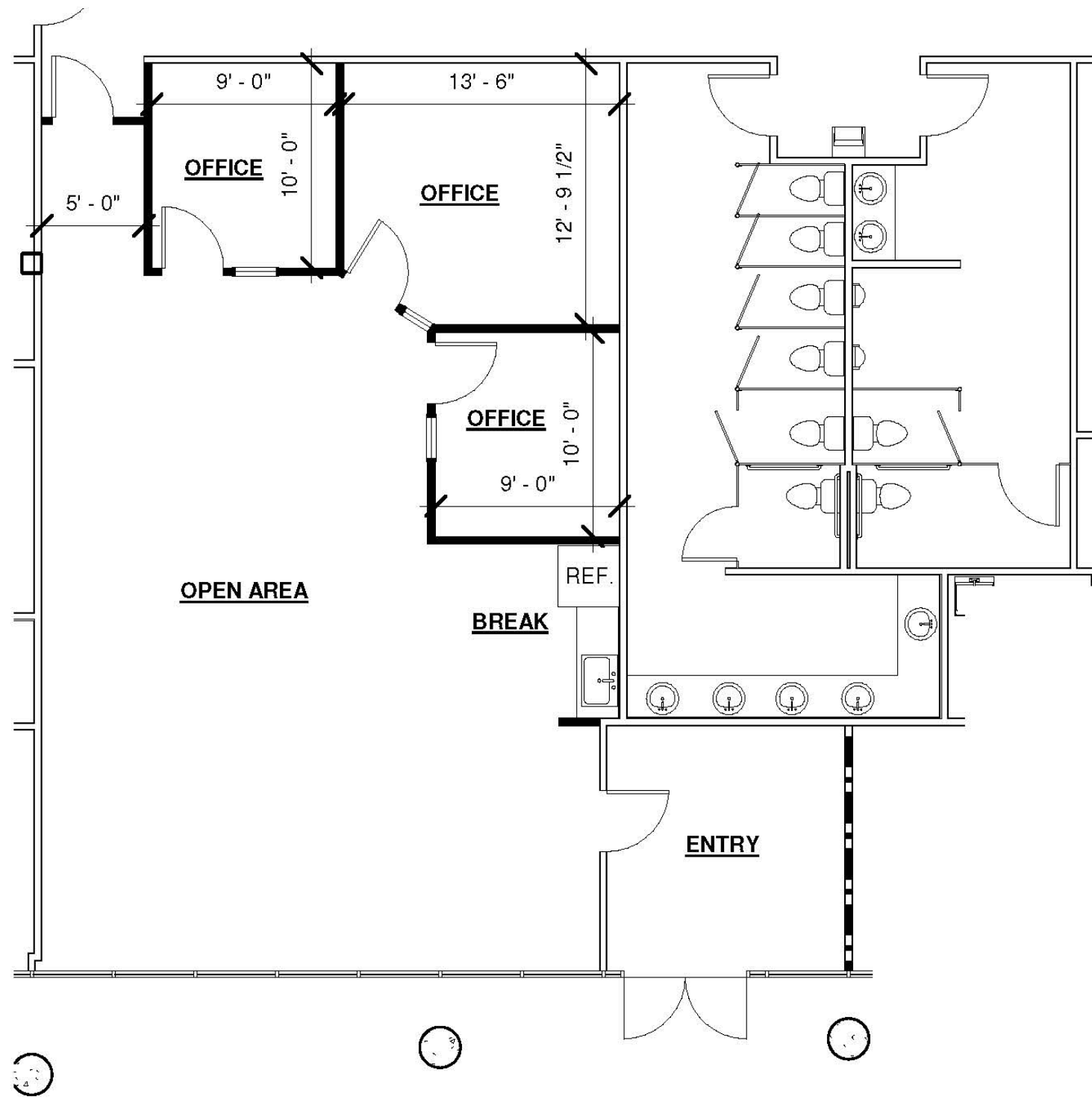
**Building 100**

**Suite 135**

**9,206 SF**



## Floor plans

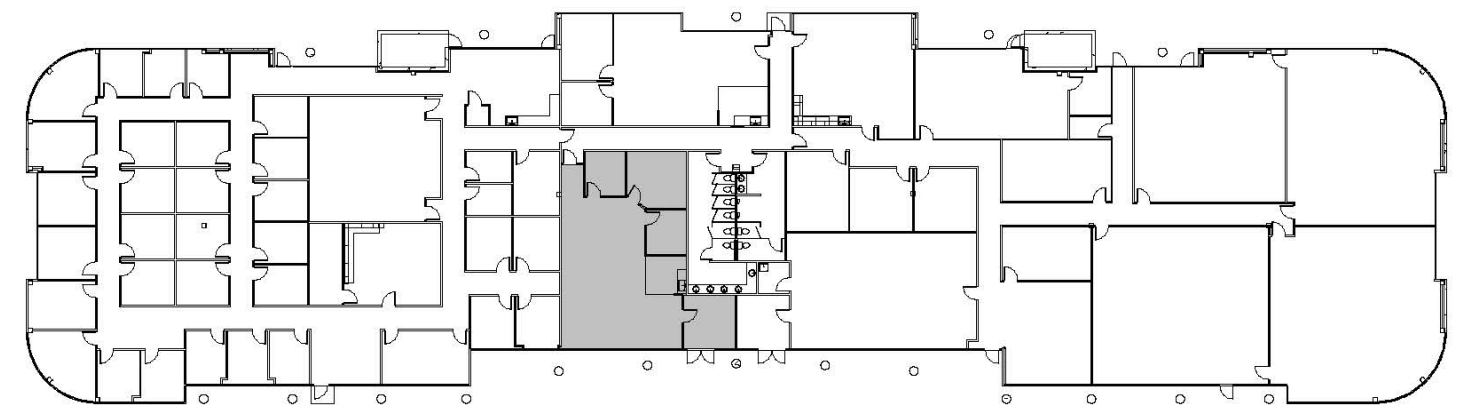


① Preliminary Plan 425  
1/8" = 1'-0"

**BUILDING 400**

**SUITE 425**

**1,909 SF**

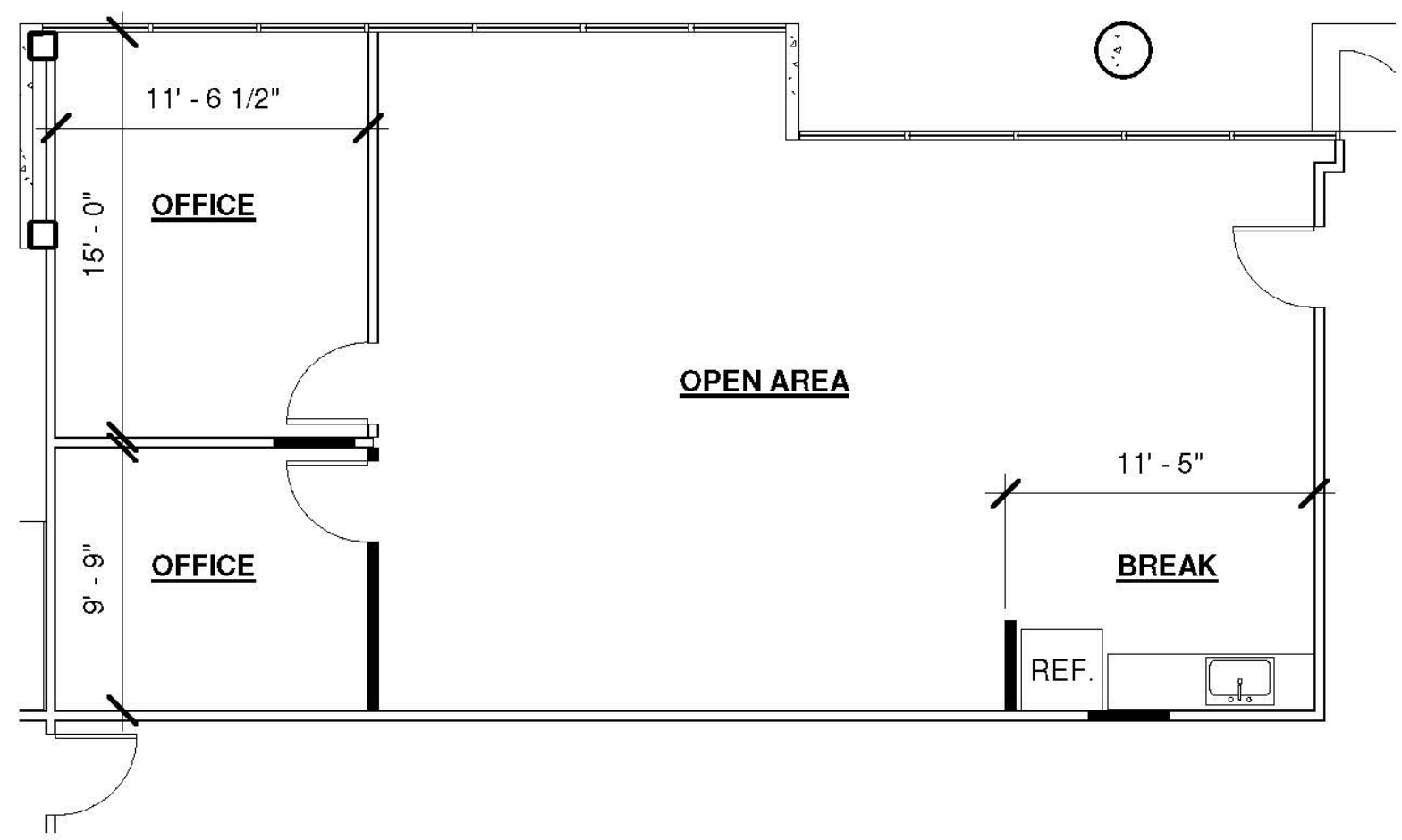


② Location Plan 425  
1" = 40'-0"

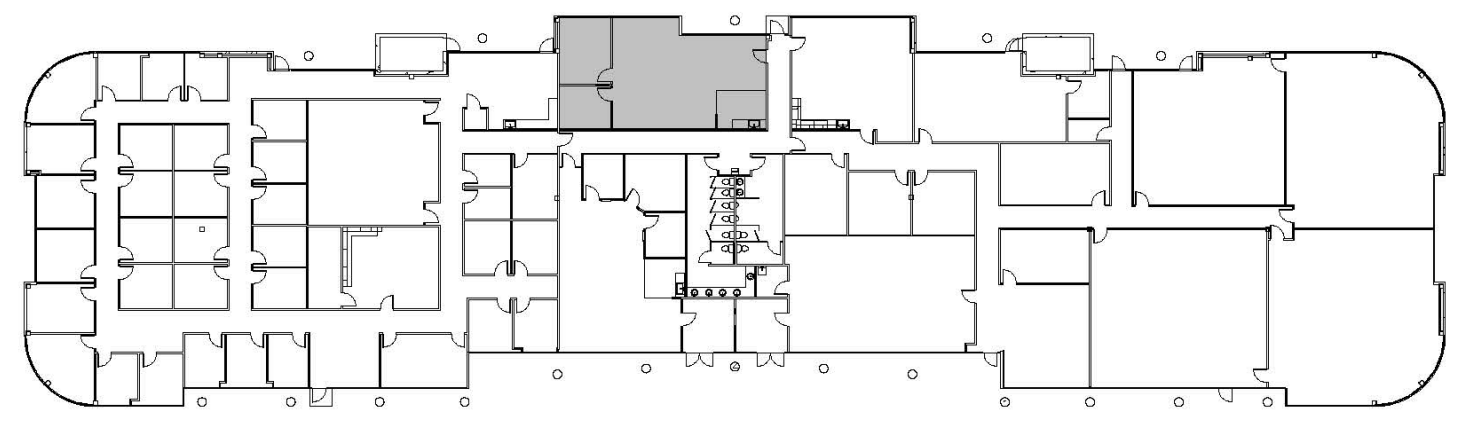


## Floor plans

SUITE 401



1 Preliminary Plan 401  
1/8" = 1'-0"



2 Location Plan 410  
1" = 40'-0"



# 3100 BRECKINRIDGE | Office Space





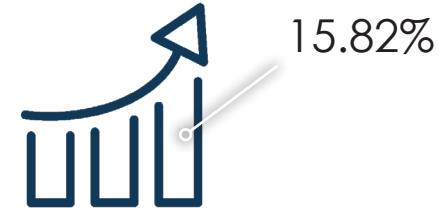
# Demographic Detail Report

## 3100 Breckinridge Blvd, Duluth, GA 30096

Building Type: **Class B Office** | RBA: **179,824 SF** | Available: **1,512-9,206 SF**  
 Rent/SF/Yr: **Call to confirm**

Population			
Radius	1 mile	3 mile	5 mile
2026 Projection	15,534	110,666	267,297
2021 Estimate	14,960	106,256	255,915
2010 Census	13,466	93,643	220,967
Growth 2021 - 2026	3.84%	4.15%	4.45%
Growth 2010 - 2021	11.09%	13.47%	15.82%

Population Growth 2010-2021



Predicated Population Growth 2021-2026



2021 Population by Age	14,960	106,256	255,915
Age 0 - 4	1,367	8,166	18,130
Age 5 - 9	1,367	8,628	19,556
Age 10 - 14	1,221	8,619	20,376
Age 15 - 19	958	7,502	18,477
Age 20 - 24	895	6,563	16,052
Age 25 - 29	1,297	7,886	18,123
Age 30 - 34	1,526	8,707	19,024
Age 35 - 39	1,550	9,325	20,459
Age 40 - 44	1,249	8,339	19,100
Age 45 - 49	1,023	7,703	18,776
Age 50 - 54	757	6,471	16,727
Age 55 - 59	599	5,714	15,425
Age 60 - 64	430	4,451	12,362
Age 65 - 69	295	3,214	9,101
Age 70 - 74	197	2,252	6,426
Age 75 - 79	114	1,351	3,836
Age 80 - 84	64	754	2,154
Age 85+	52	611	1,813
Age 65+	722	8,182	23,330
<b>Median Age</b>	31.20	33.30	34.50
<b>Average Age</b>	30.70	33.40	34.60



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## 3100 Breckinridge Blvd, Duluth, GA 30096

Building Type: **Class B Office** | RBA: **179,824 SF** | Total Available: **1,512-9,206 SF** | Rent/SF/Yr: **Call to confirm**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>9,687</b>	<b>104,676</b>	<b>11</b>
Retail & Wholesale Trade	1,782	23,014	13
Hospitality & Food Service	692	10,311	15
Real Estate, Renting, Leasing	449	3,491	8
Finance & Insurance	812	7,172	9
Information	272	3,770	14
Scientific & Technology Services	1,051	7,813	7
Management of Companies	16	65	4
Health Care & Social Assistance	1,569	8,174	5
Educational Services	204	8,350	41
Public Administration & Sales	54	935	17
Arts, Entertainment, Recreation	166	1,700	10
Utilities & Waste Management	517	9,504	18
Construction	721	5,048	7
Manufacturing	398	8,411	21
Agriculture, Mining, Fishing	8	70	9
Other Services	976	6,848	7



## OFFICE SPACE FOR LEASE

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