



2ND GENERATION EVENT VENUE WITH FULL KITCHEN AND HIGHWAY EXPOSURE

3370 Venture Pkwy | Duluth, GA 30096



**ATLANTA LEASING
& INVESTMENT**

±11,000 SF event venue with full kitchen,
I-85 exposure and 150+ parking spaces



2ND GENERATION EVENT VENUE WITH FULL KITCHEN AND HIGHWAY EXPOSURE

±11,000 SF event venue with full kitchen, I-85 exposure and 150+ parking spaces

LEASE RATE *please inquire*

NNN EXPENSES *2022 estimated at \$2.06 /SF*

ADDRESS 3370 Venture Pkwy
Duluth, GA 30096

SQUARE FEET 11,000 SF + large patio area

ZONING [C3](#)

LEASE HIGHLIGHTS

- Rare opportunity to secure an established event venue space, ready for a new tenant to occupy
- Open floor plan layout
- Central air and heating
- High ceilings and grand event/ceremony area
- Private outdoor courtyard
- Fully equipped commercial kitchen
- High parking ratio: 7.1/1,000 SF
- High traffic count on I-85 and nearby Pleasant Hill Rd
- Walking distance to several hotels, restaurants and entertainment options
- Incredible location at intersection of Atlanta Highway (SR 6) aka Hwy 278 and Charles Hardy Parkway (SR 120) with +/- 40,000 vehicles/day
- 5-mile radius demographics indicate \$79K median household income and 10% growth over the last 5 years

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer this ±11,000 SF 2nd generation event venue with full commercial kitchen and 2.5 acre parking lot overlooking Interstate 85 (the "Premises") for lease just off Pleasant Hill in booming Gwinnett County. Event Space/Restaurant/Retail single tenant building available for lease. The 11,000 square feet provides you with a blank canvas to create the perfect space with accommodation for up to 400+ guests. Located in the heart of Gwinnett, great for weddings, small concerts, shows, movie nights, corporate parties, holiday parties, birthdays, and more.

DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	58,419	289,393	1,003,987
2022 Population	59,488	364,577	1,206,851
2027 Population Projection	60,496	387,064	1,277,063
Annual Growth 2010-2022	0.2%	2.2%	1.7%
Annual Growth 2022-2027	0.3%	1.2%	1.2%
Median Age	36.6	38.1	37.1
Bachelor's Degree or Higher	52%	59%	48%
U.S. Armed Forces	10	172	679

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DEMOGRAPHICS - INCOME

Radius	1-Mile	3-Mile	5-Mile
2022 Avg Household Income	\$61,307	\$72,061	\$81,432
2022 Median Household Income	\$51,671	\$55,735	\$61,946
< \$25,000	829	6,434	14,241
\$25,000 - 50,000	1,349	9,678	21,951
\$50,000 - 75,000	1,294	8,269	19,404
\$75,000 - 100,000	524	4,016	10,823
\$100,000 - 125,000	216	2,595	7,903
\$125,000 - 150,000	47	1,394	4,575
\$150,000 - 200,000	117	1,513	4,912
\$200,000+	105	1,507	5,413

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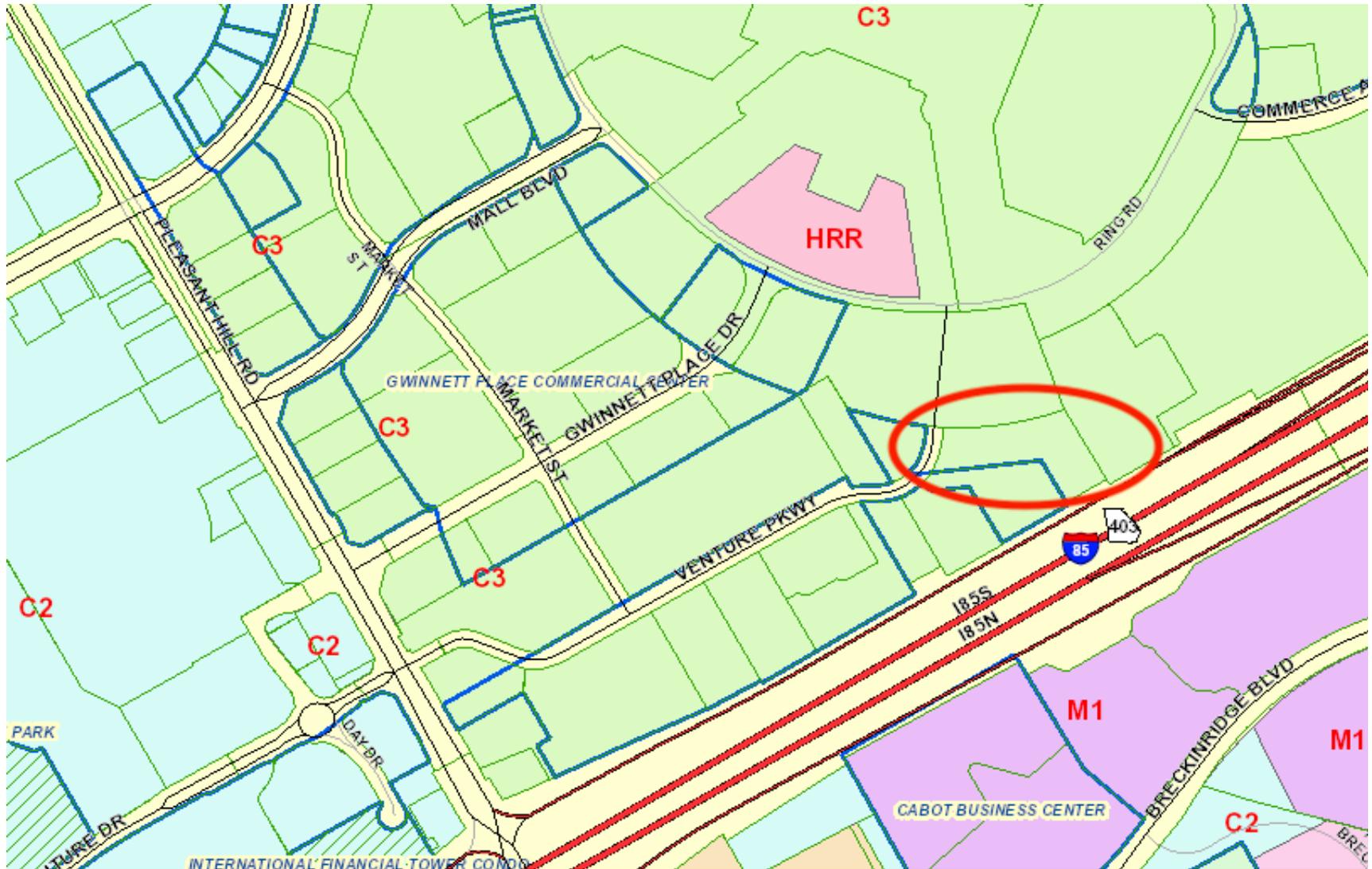
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ZONING



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ZONING

Section 210-180. C-3 Highway Business District. [\(see page 34 of hyperlink\)](#)

210-180.1 Purpose and Intent.

The C-3 Highway Business District is intended for business uses which require locations accessible to major highways and arterials that serve significant portions of the community. The C-3 district allows an intensity of development and uses that is greater than in the C-2 General Business District because it is intended to serve a greater population and to offer a wider range of goods and services. Due to the nature of the businesses permitted within the C-3 district, the zoning district should be limited to property fronting on principal arterials, major arterials or minor arterials, not indicated as residential arterials, as shown on the Long Range Road Classification Map. C-3 Districts should provide an internal transition in intensity or provide a step-down to less intensive zoning districts when adjacent to residential districts.

210-180.2 Permitted Uses.

Uses permitted in the C-3 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130. [\(See pages 69-77 of hyperlink\)](#)

210-180.3 Accessory Uses and Structures.

Accessory uses and structures shall be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO. [\(See page 78 of hyperlink\)](#)

210-180.4 Special Uses.

Special uses may be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval

of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO. [\(See page 113 of hyperlink\)](#)

210-180.5 Property Development Standards.

Property in the C-3 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO. [\(see page 63 of hyperlink\)](#)

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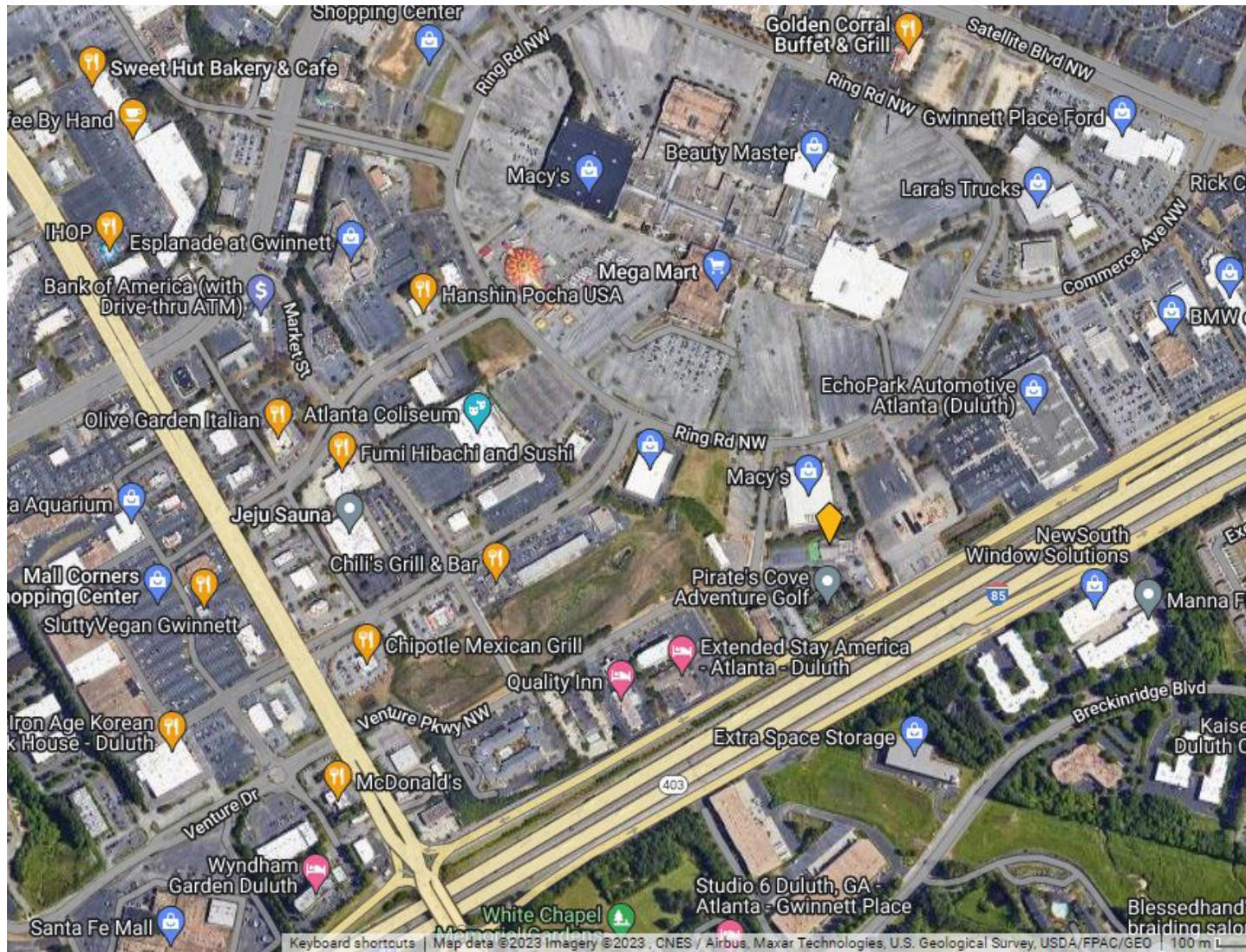
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AREA RETAIL MAP



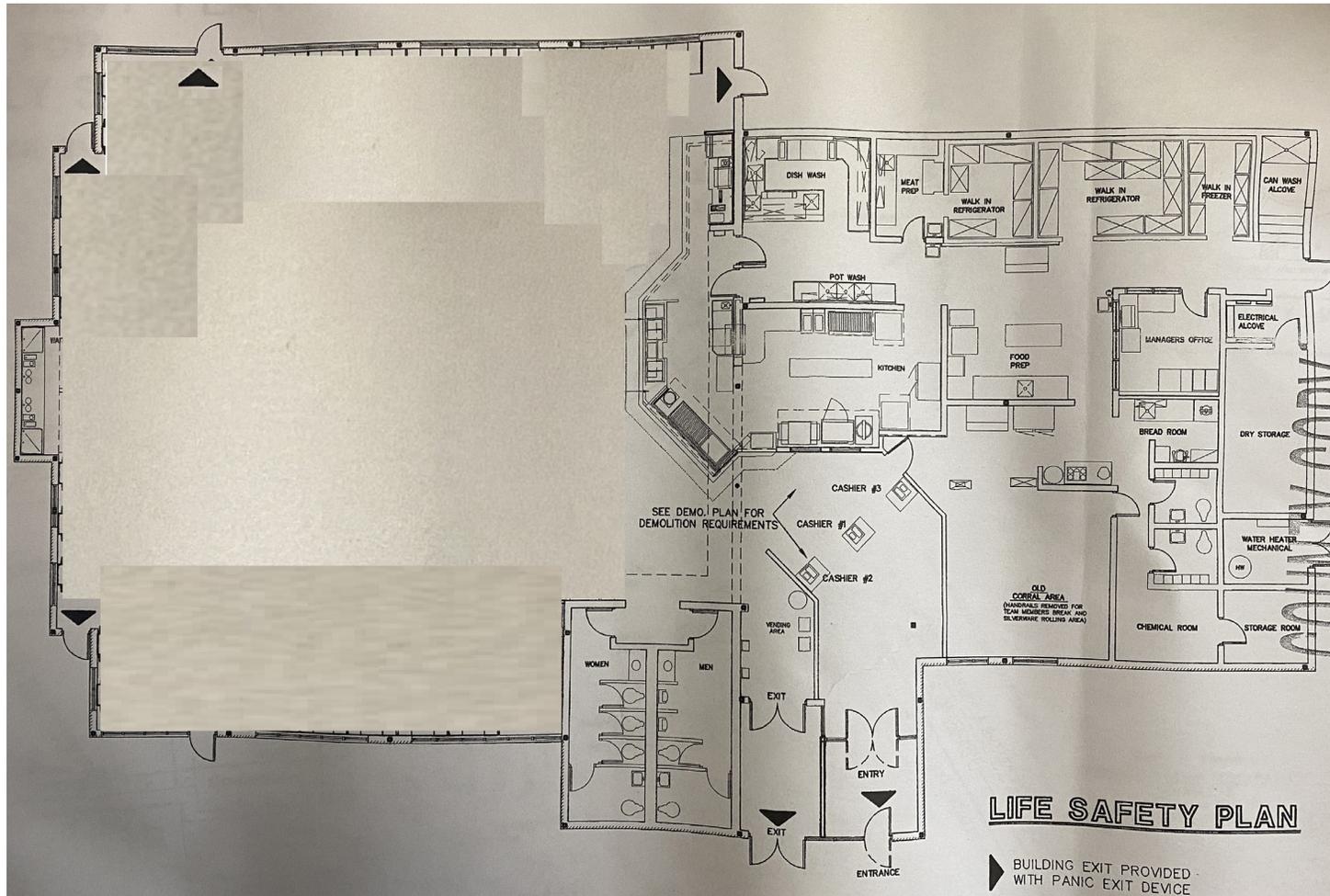
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FLOOR PLAN



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INTERIOR



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EXTERIOR



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