

RETAIL BUILDING FOR SALE OR LEASE

3550 Mall Boulevard | Duluth | GA | 30096



Contact

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**Luxurious
contemporary
interior**

Ready for move-in

14,204 sq. ft.

**Opportunity Zone
provides tax
credits**

**Purchase
\$1,900,000**

\$133.77 per sq. ft.

**Lease
\$13,500/mo**

\$11.41 annual per sq. ft.

In the heart of Gwinnett County with outstanding access to I-85, this building is ready for you to set up shop very quickly. Beautifully finished inside as a restaurant and night club, it features multiple interior spaces creating a very versatile platform for any entertainment or hospitality use. The kitchen is equipped with hood, grease traps and walk-in cooler. Add in the outdoor patio and the property is ready to return to its former glory. With its convenient location and its adaptability, this building is a rare find!

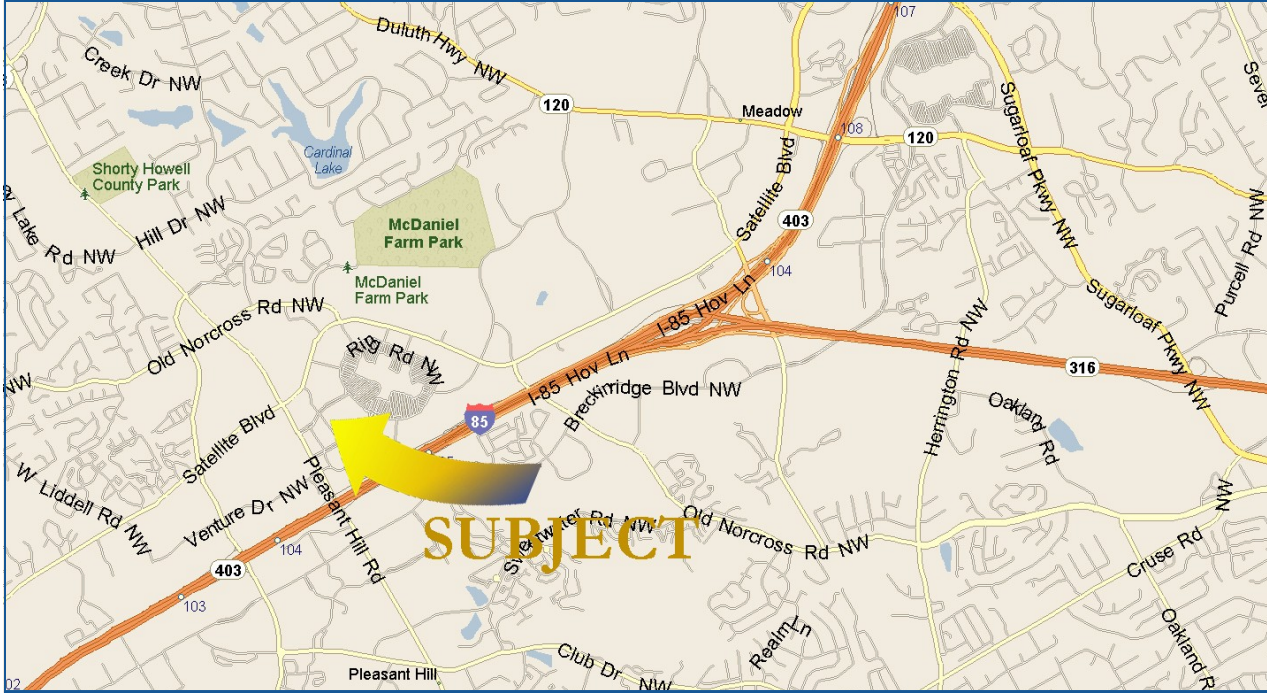
- Multiple interior spaces
- Modern trendy look
- Kitchen ready for equipment
- Stage and dance floor
- Convenient central location
- Outdoor patio

This opportunity won't last!

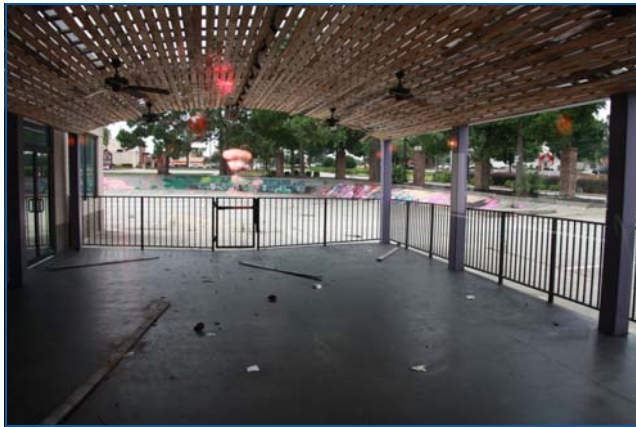
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Convenient location very close to I-85



Large outdoor patio



High-end contemporary design