

FOR SALE

VILLAGE AT RIVER GREEN

3305 Peachtree Industrial Boulevard
Duluth, GA 30096

LAVISTA
ASSOCIATES, INC.

Commercial and Industrial, Realtors®

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Investment Summary



LENDER-OWNED

Property Summary

Price: \$1,200,000

Multi-Tenant Retail Building

12,060+ SF Total

1.44 Acres

Zoned C-2 (Commercial)
Gwinnett County

Tremendous
Upside Potential

Priced Well Below
Replacement Cost

Built in 2007



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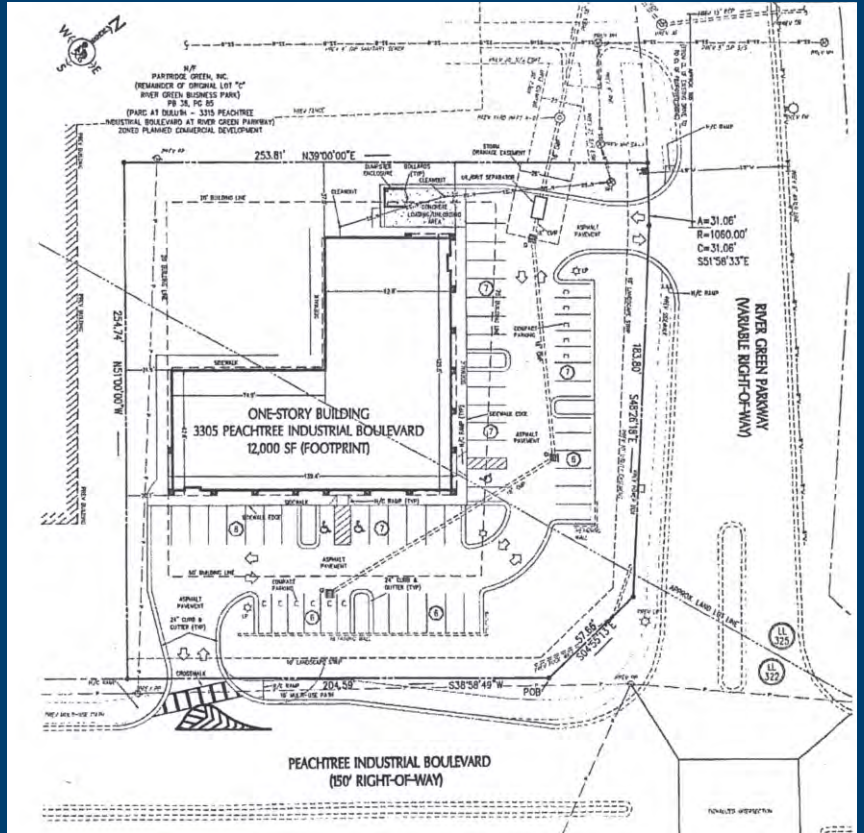
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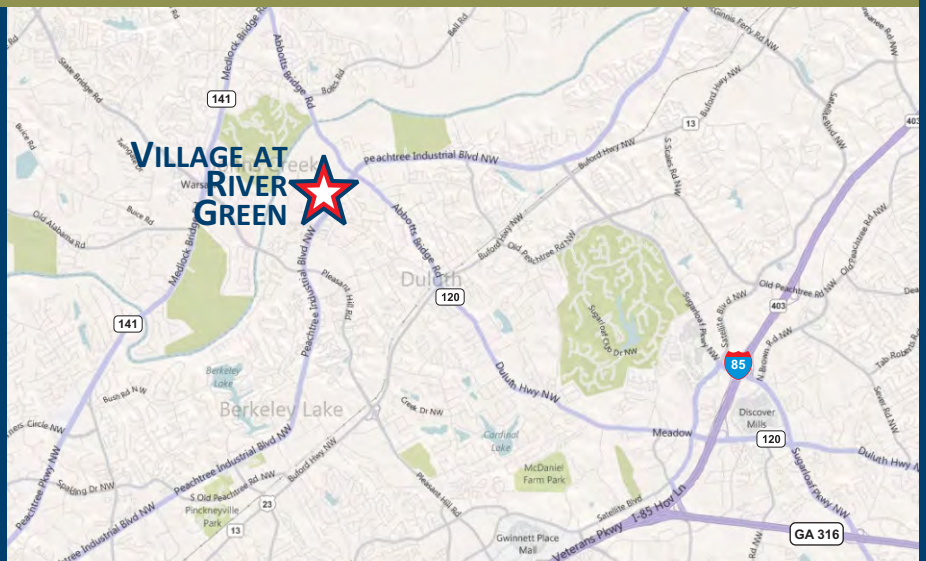
Photographs



Current Suite Configuration

SUITES

100	Kurt & Vreny's	2,400 SF
200	Vacant	1,200 SF
300	Vacant	1,684 SF
400	Vacant	1,507 SF
500	Vacant	1,369 SF
600	Vacant	3,900 SF



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