

FOR SALE

BOARDWALK OFFICE

**Newly built
investment
opportunity in
Greater Duluth**

D U L U T H , G A

18,122 SF

\$302.21/SQFT

\$5,8MIL



BOARDWALK OFFICE

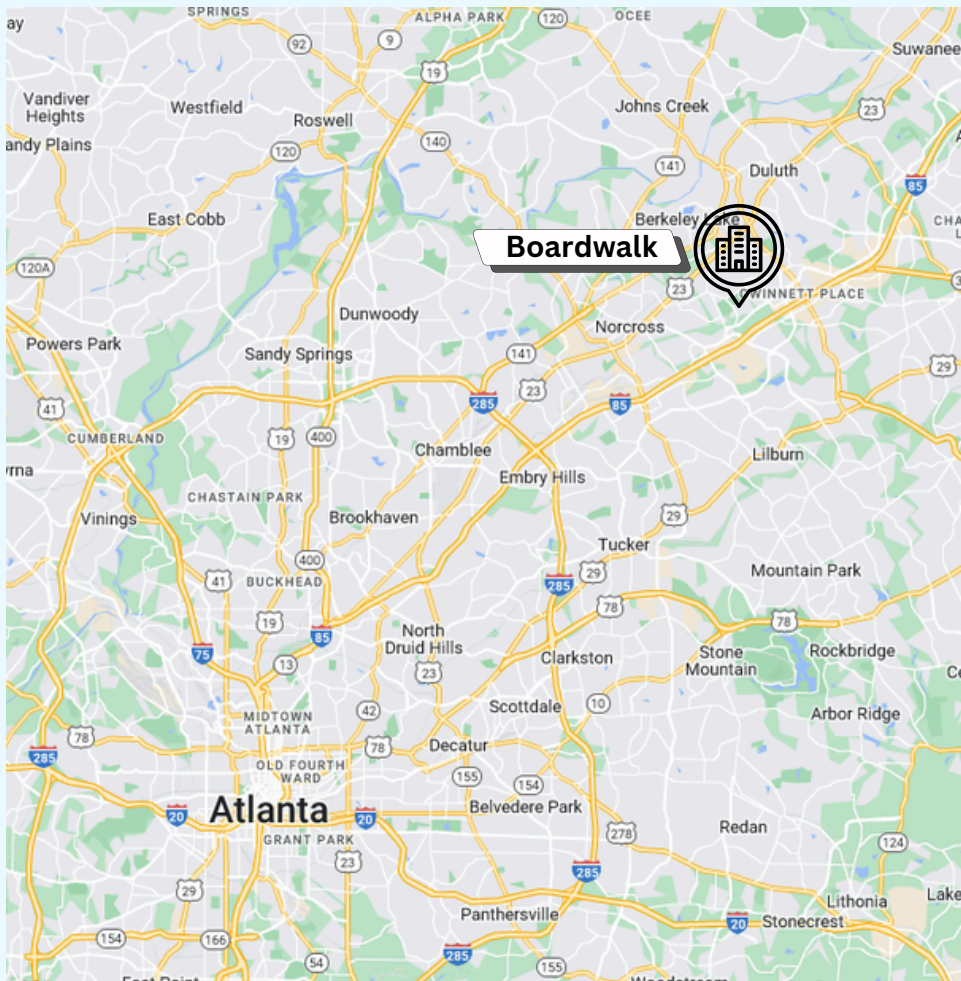
D U L U T H , G A

4560 Satellite Blvd

Duluth, GA 30096

Opening in Q4,2024. This 4-story building is just 1.5 miles from I-85 and Beaver Ruin Roa. Located between the Paragon Shopping Center and the Planned 68.5-acre Beaver Ruin Wetlands Park. It features a mixed-used design, including a rooftop event venue, restaurant, medical, and professional space. The site is less than 10 miles from Downtown Lawrenceville, Norcross, Peachtree Corners, Johns Creek, and 12 minutes from Downtown Duluth.





INVESTMENT HIGHLIGHT



STRONG TENENCY

94.8% occupancy next door at Paragon Town Center



NEWLY BUILT

Excellent design surrounded by to shopping, dining and residential



GREATER DULUTH

In the heart of the ever growing Gwinnett County



HIGH GROWTH AREA

Experiencing wave of New Investment

Address : 4560 Satellite Blvd, Duluth, GA 30096

Price/Sq Ft : \$302.21 SF

Zoning : C2

Property Type : Office, Retail, Special Purpose

Square Footage : 18,122 SF

Year Built : 2024

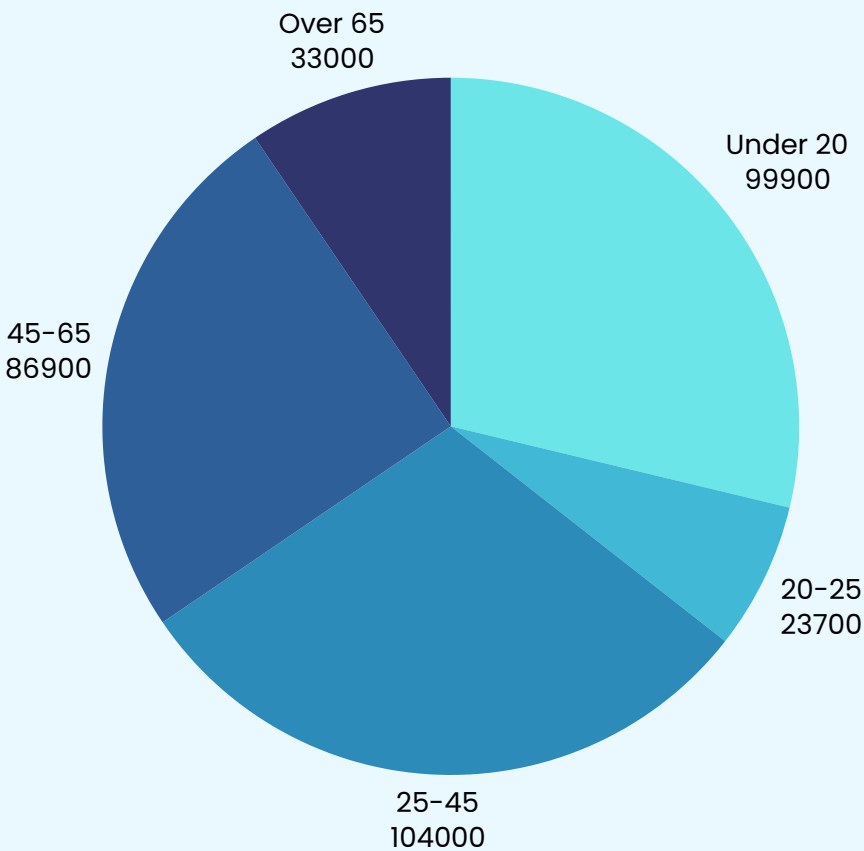
Construction Status : Q2 2025 Completion

Walking Score : 32 (Car-Dependent)

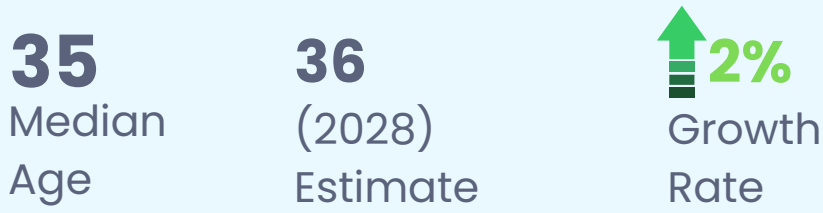
5 MILE RADIUS

Duluth, Georgia

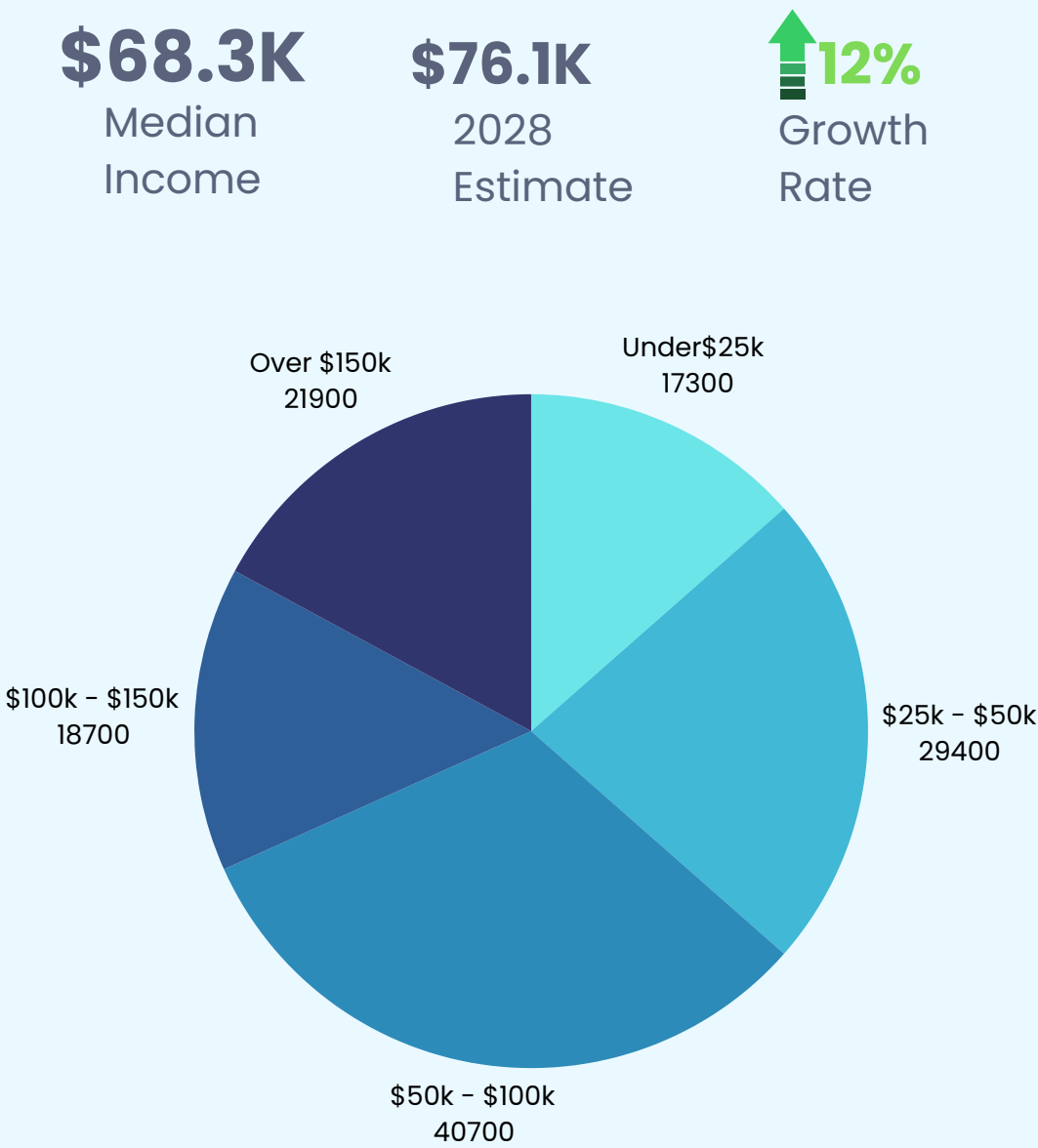
BY THE NUMBERS



AGE DEMOGRAPHICS



HOUSEHOLD INCOME



N D I M A X I M

**4500 Satellite Blvd. #1140
Duluth, GA 30096**

CONTACT US

If you have any questions or need additional details about a property, please contact us via phone, or email. Our dedicated team will get back to you promptly.

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REAL ESTATE