
MH COMMERCIAL
NEW DEVELOPMENT
FOOD COURT SPACES
FOR LEASE
277 - 600+ SF
Duluth, GA
2131 Pleasant Hill Rd

PROJECT HIGHLIGHTS

Total Food Hall Space 28,499 SF

- **277 – 615 SF** turnkey kitchen stalls available, combine units for larger footprints
- **Built-In Hood Systems**, **Coolers** & **Freezers** Ready for Your Concept
- Under 1 mile to **I-85** (Exit 104) at Pleasant Hill Rd & Satellite Blvd
- Located within **Mall Corners Shopping Center** in Duluth
- **Delivery: Q1 2027**

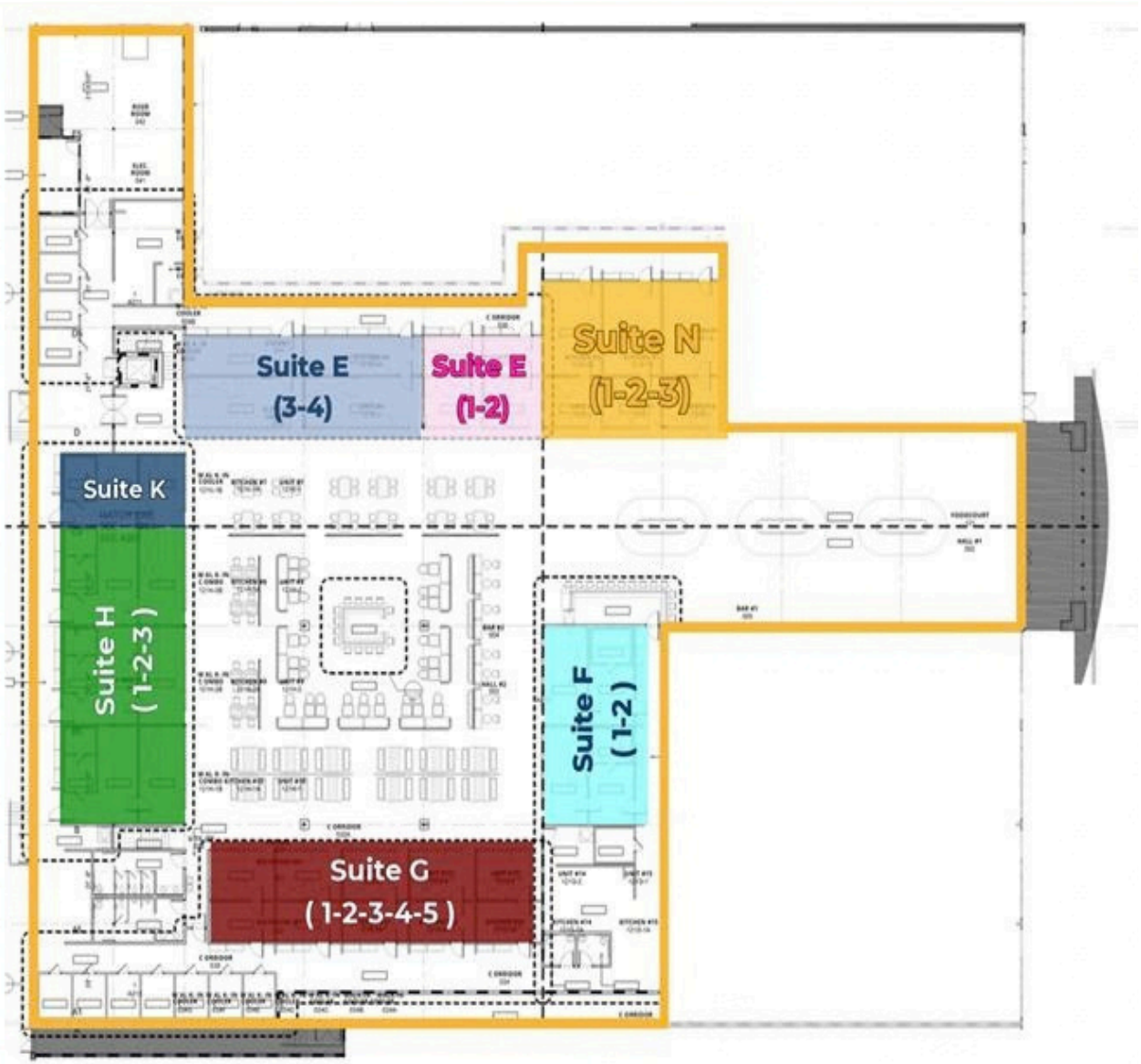


LOCATION MAP



High-Demand Area	Established commercial corridor in **Duluth**
Strong Retail Context	Near major Asian grocery, dining & retail destinations
Built-In Customer Traffic	Minutes from **H Mart**, **Mega Mart**, **GW Supermarket**, **Jusgo Supermarket**, **Costco** & **Sam's Club**
Convenient Connectivity	Under **1 mile** to **I-85** Exit 104; quick access to Exit 103
Proven Retail Environment	Located within **Mall Corners Shopping Center**

FOOD COURT FLOOR LAYOUT





SPACE AVAILABLE

- Suite N - 440 square feet
- Suite E (1-2) 277 square feet
- Suite E (3-4) 554 square feet
- Suite K - 452 square feet
- Suite H - 615 square feet
- Suite G - 314 square feet
- Suite F - 462 square feet

CONSTRUCTION CONCEPT









*Renderings are conceptual and for illustration purposes only. Final design subject to change.

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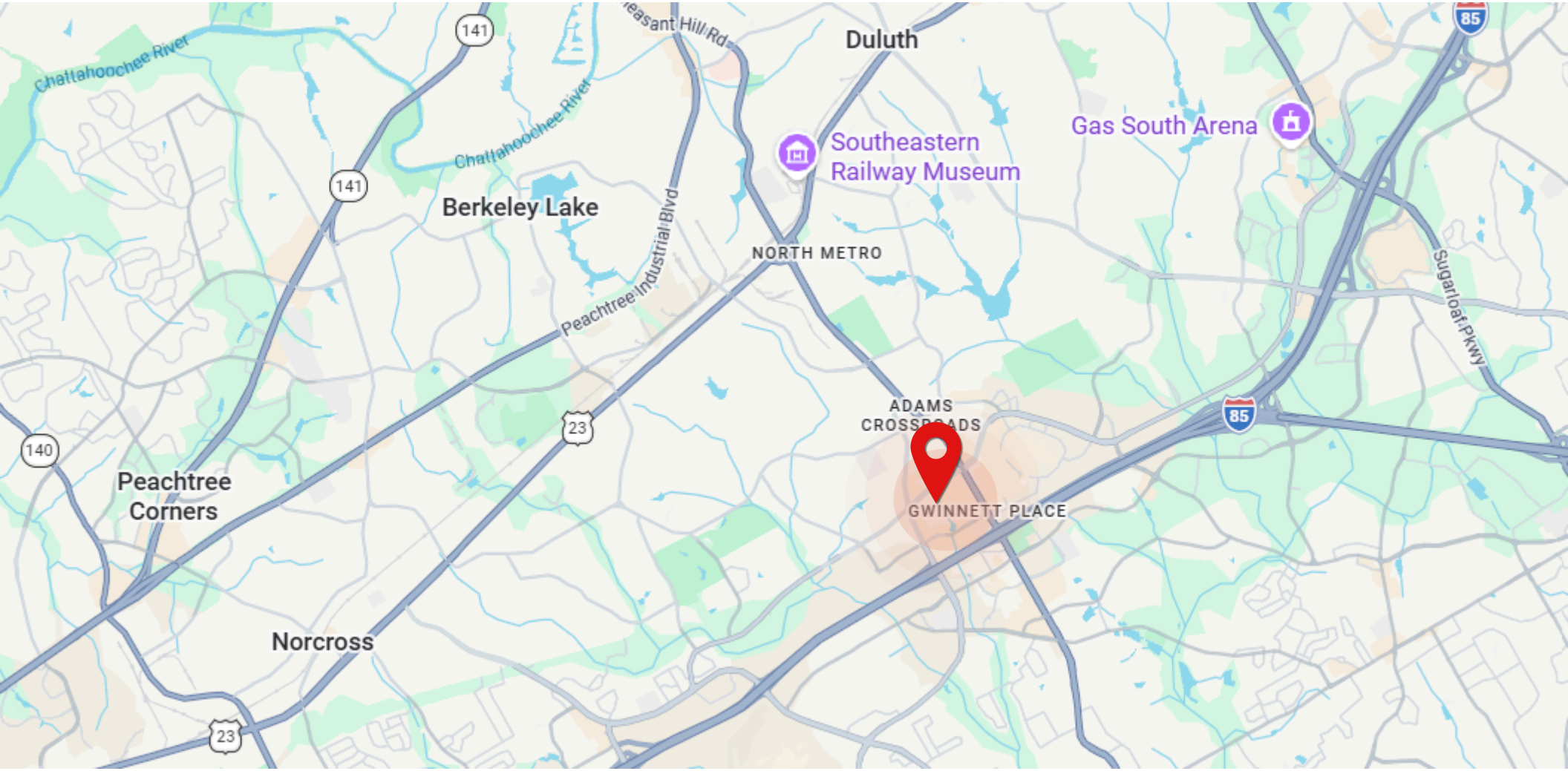
DEMOGRAPHICS



2025 POPULATION

2 MILES	5 MILES	10 MILES
48,264	250,865	883,862

MEDIAN HH INCOME

2 MILES	5 MILES	10 MILES
$57,822	$70,476	$88,353

2025 HOUSEHOLDS

2 MILES	5 MILES	10 MILES
18,574	87,930	310,418

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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