Flex Space For Lease | 1,985 SF - 10,199 SF

3100 Breckinridge Blvd, Duluth, GA 30096

MH COMMERCIAL



FOR MORE INFORMATION CONTACT:

Ming Zhou, CCIM
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404-996-9037

Ben Lin
BenLin@MHCommercialBrokers.com
646-525-9686

PROPERTY HIGHLIGHTS

3100 Breckinridge Blvd is a professional **office and flex campus** in Duluth, offering modern, move-in-ready spaces with a well-maintained environment and ample parking.

Conveniently located near **I-85**, it provides easy access to Pleasant Hill Road, Old Norcross Road, and nearby retail and dining options.

The property features **on-site management**, attractive landscaping, and monument signage, making it ideal for businesses seeking a convenient and professional setting in Gwinnett County.







AVAILABLE SPACES

Building	Suite	Space Use	Size
400	1st Floor, Suite 400	Industrial	3,287 SF
	1st Floor, Suite 450	Office	1,985 SF
	1st Floor, Suite 460	Industrial	3,436 SF
	1st Floor, Suite 470	Industrial	3,365 SF
	1st Floor, Suite 480	Industrial	4,455 SF
500	1st Floor, Suite 528	Industrial	3,238 SF
	1st Floor, Suite 530	Office	6,277 SF
700	1st Floor, Suite 700	Office	10,199 SF

PHOTOS

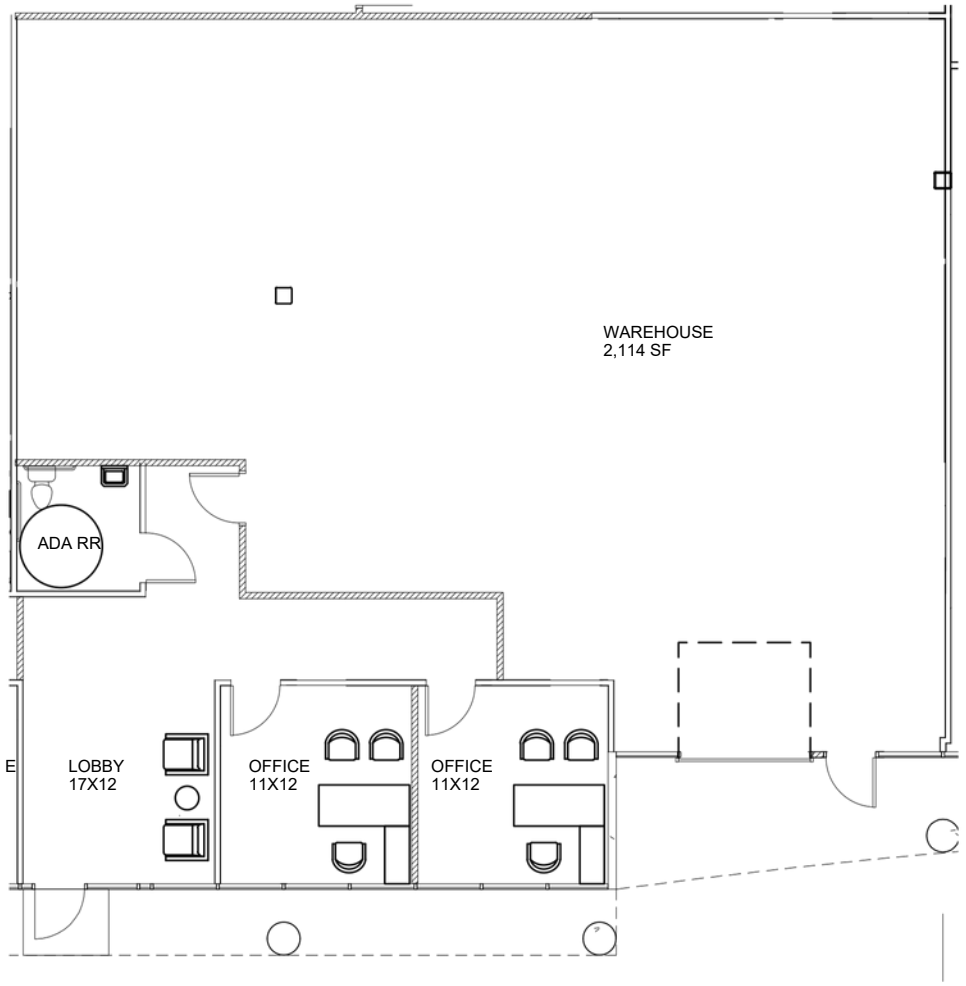








FLOOR PLAN



SCALE: N.T.S.

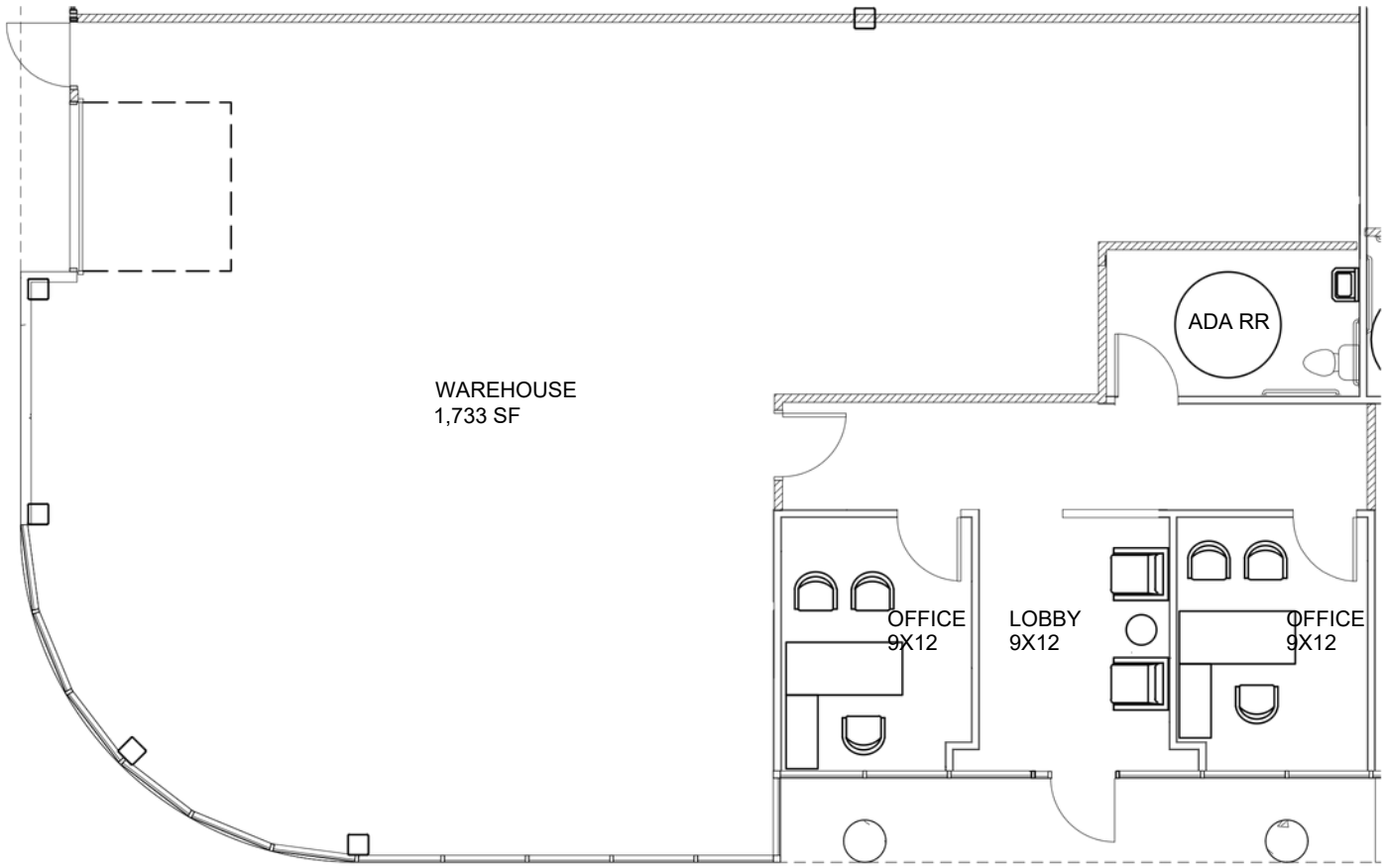
SPEC SUITE 400--3,238 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

PLANS BY ADI, INC.

22DECEMBER2025

FLOOR PLAN



SCALE: N.T.S.

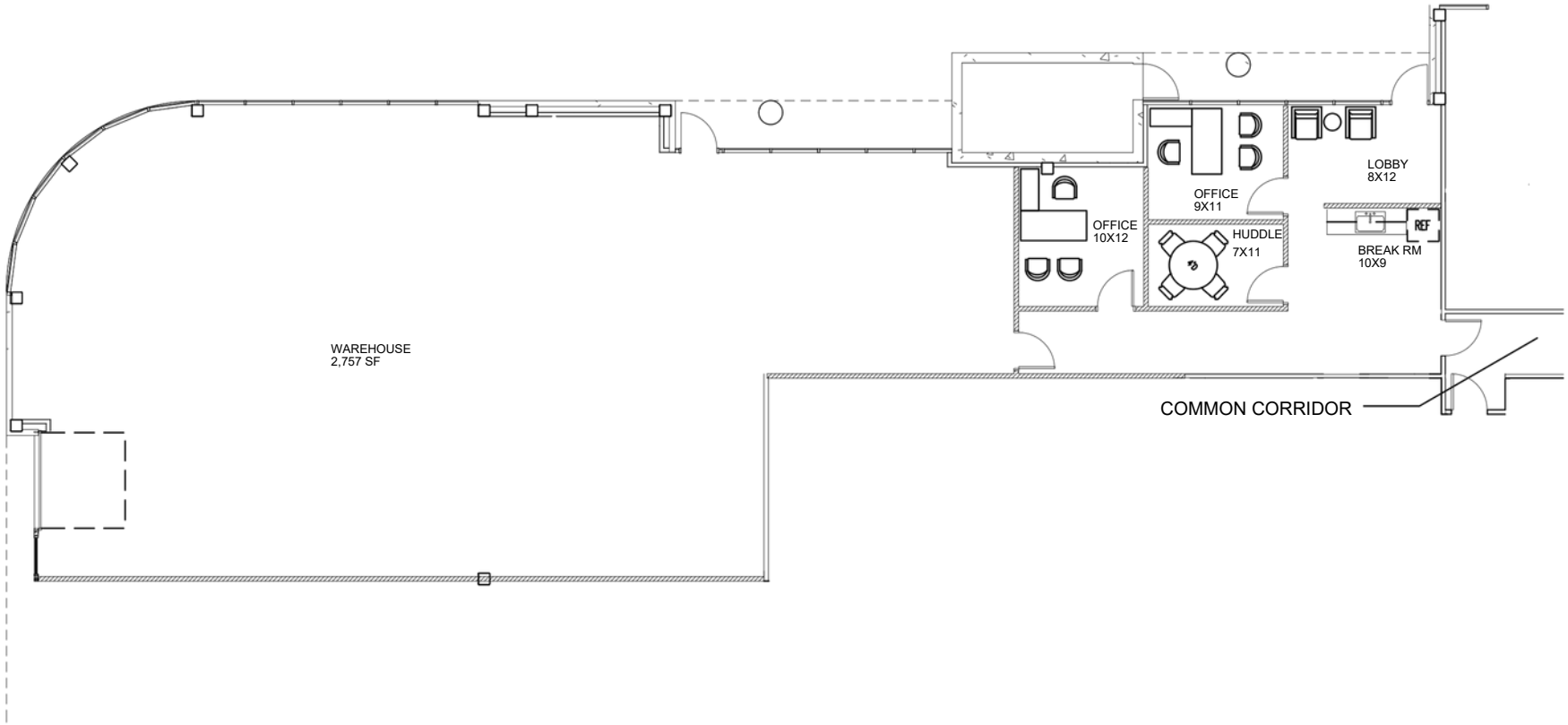
SPEC SUITE 410--2,600 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

PLANS BY ADI, INC.

22DECEMBER2025

FLOOR PLAN



SCALE: N.T.S.

SPEC SUITE 420--3,853 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

PLANS BY ADI, INC.

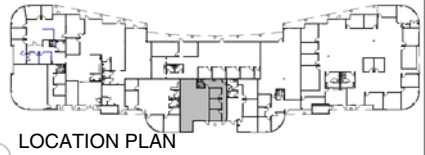
22 DECEMBER 2025

FLOOR PLAN

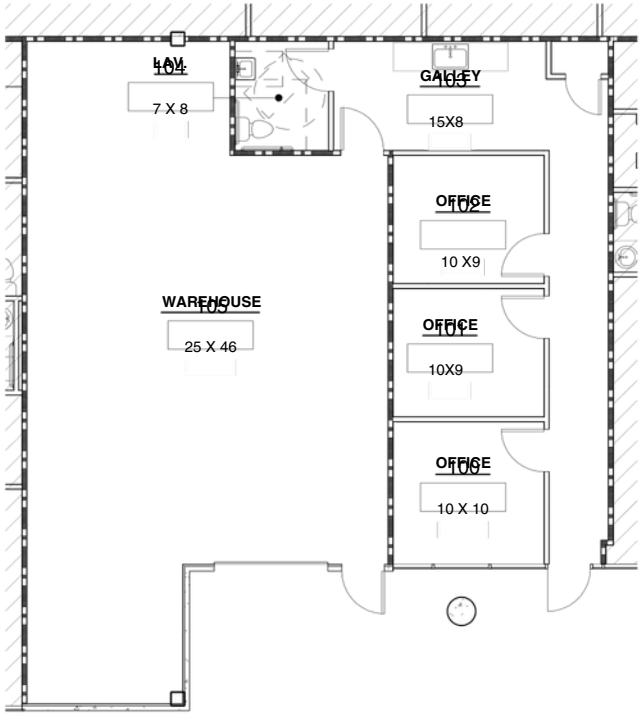
SPECS UITE1 80

3100 BRECKINRIDGE ROAD
DULUTH, GA 30069

1,770 SF



1 LOCATION PLAN
1" = 100'-0"



HUGHES TURNER PHILLIPS
ARCHITECTURE|INTERIOR DESIGN|
2970 CLAIRMONT ROAD NE, SUITE 300, ATLANTA, GA 30329
SPACE PLANNING
1.4042333533

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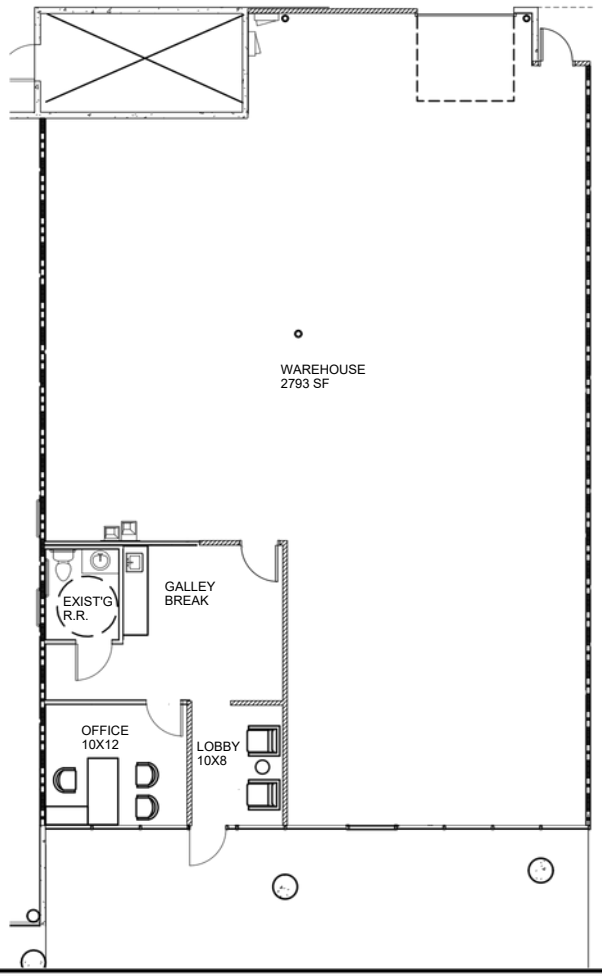
FLOOR PLAN



OFFICE--445 SF
WAREHOUSE--2,793 SF

SCALE: N.T.S.

SPEC SUITE 528
3,238 RSF

3100 BRECKINRIDGE BLVD.
DULUTH, GA 30096

PLANSBYADI,INC.

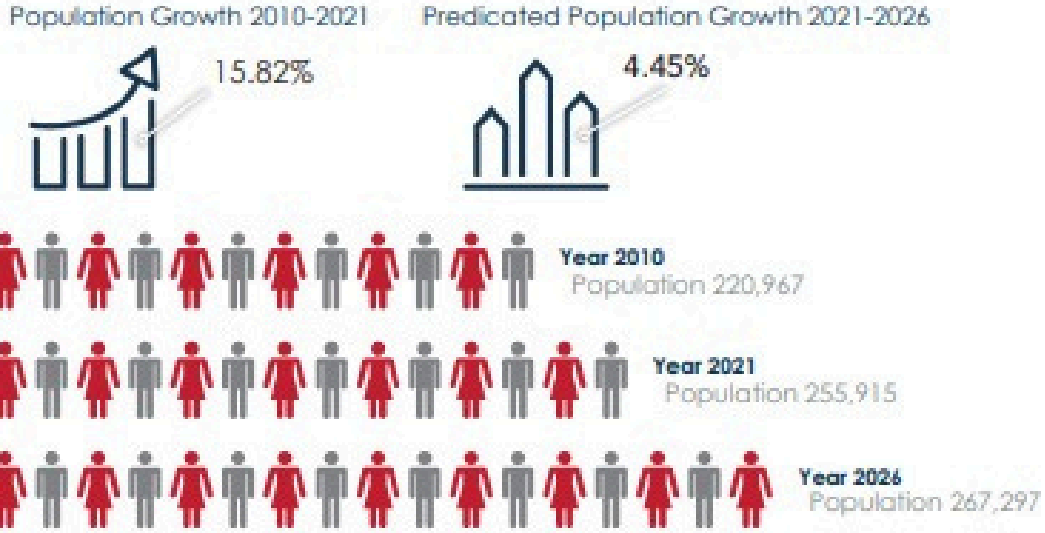
15JANUARY 2026


STRATEGICALLY LOCATED ALONG I-85 BETWEEN TWO FULL INTERCHANGES AT PLEASANT HILL ROAD AND BOGGS ROAD WITH FLYOVER ACCES TO SATELLITE BOULEVARD
PLUS IMMEDIATE ACCESS TO GA-316 (HIGH GROWTH CORRIDOR TO ATHENS)
120
120
MEADOW
120
Satellite Blvd
85
Boggs Rd
Breckinridge Blvd
Old Norcross Rd
Pleasant Hill Rd
Satellite Blvd
316
403
85
3100 Breckinridge Blvd, Duluth, GA 30096
Old Norcross Rd
THE WILDIN
403
85
K1 Speed -

Demographic Detail Report

3100 Breckinridge Blvd, Duluth, GA 30096

Building Type: **Class B** | RBA: **179,824 SF** | Available: **1,500-7,825 SF** Rent/SF/Yr: **Call to confirm**



Population			
Radius	**1 mile**	**3 mile**	**5 mile**
2026 Projection	15,534	110,666	267,297
2021 Estimate	14,960	106,256	255,915
2010 Census	13,466	93,643	220,967
Growth 2021 - 2026	3.84%	4.15%	4.45%
Growth 2010 - 2021	11.09%	13.47%	15.82%

2021 Population by Age	14,960		106,256		255,915	
Age 0 - 4	1,367	9.14%	8,166	7.69%	18,130	7.08%
Age 5 - 9	1,367	9.14%	8,628	8.12%	19,556	7.64%
Age 10 - 14	1,221	8.16%	8,619	8.11%	20,376	7.96%
Age 15 - 19	958	6.40%	7,502	7.06%	18,477	7.22%
Age 20 - 24	895	5.98%	6,563	6.18%	16,052	6.27%
Age 25 - 29	1,297	8.67%	7,886	7.42%	18,123	7.08%
Age 30 - 34	1,526	10.20%	8,707	8.19%	19,024	7.43%
Age 35 - 39	1,550	10.36%	9,325	8.78%	20,459	7.99%
Age 40 - 44	1,249	8.35%	8,339	7.85%	19,100	7.46%
Age 45 - 49	1,023	6.84%	7,703	7.25%	18,776	7.34%
Age 50 - 54	757	5.06%	6,471	6.09%	16,727	6.54%
Age 55 - 59	599	4.00%	5,714	5.38%	15,425	6.03%
Age 60 - 64	430	2.87%	4,451	4.19%	12,362	4.83%
Age 65 - 69	295	1.97%	3,214	3.02%	9,101	3.56%
Age 70 - 74	197	1.32%	2,252	2.12%	6,426	2.51%
Age 75 - 79	114	0.76%	1,351	1.27%	3,836	1.50%
Age 80 - 84	64	0.43%	754	0.71%	2,154	0.84%
Age 85+	52	0.35%	611	0.58%	1,813	0.71%
Age 65+	722	4.83%	8,182	7.70%	23,330	9.12%
Median Age	31.20		33.30		34.50	
Average Age	30.70		33.40		34.60	

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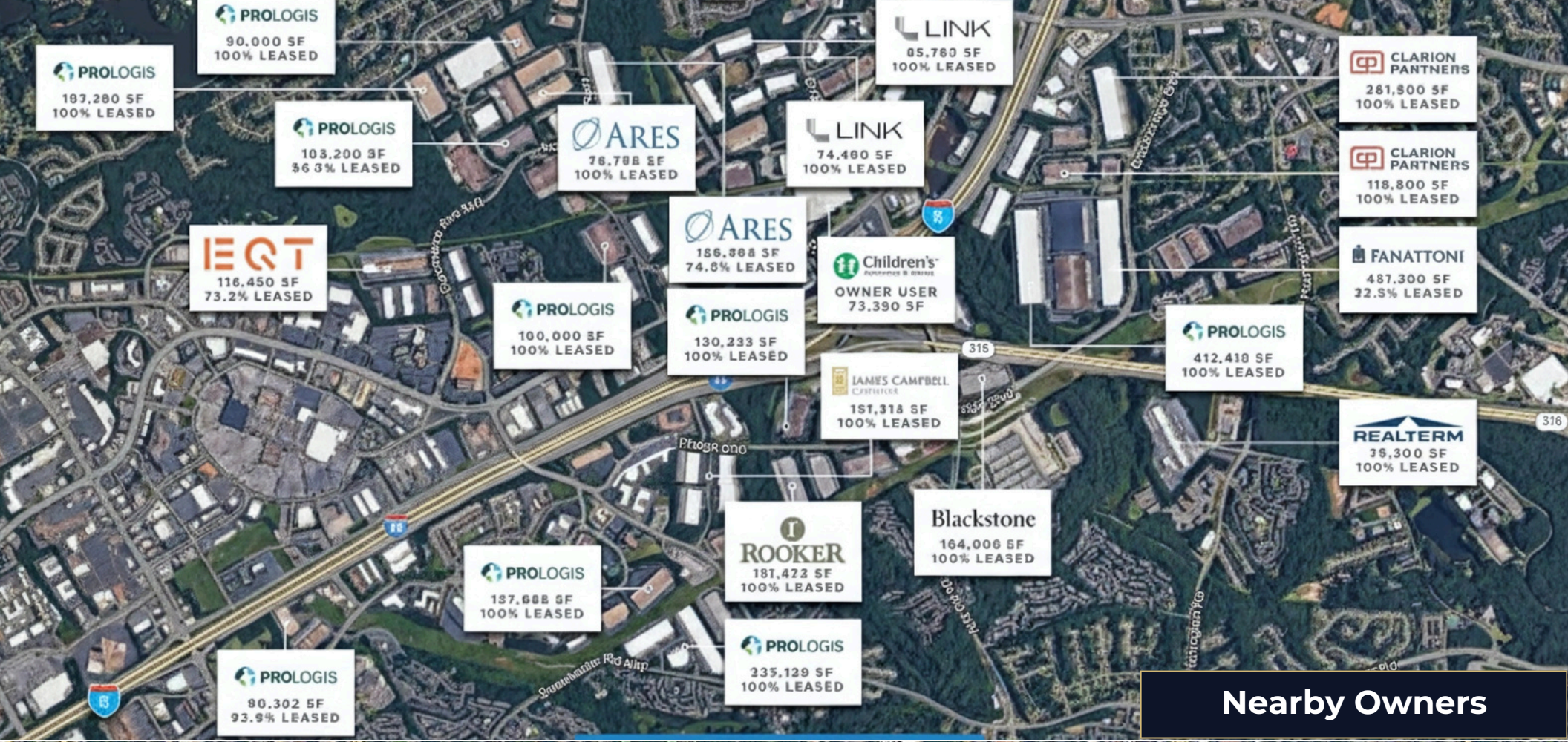
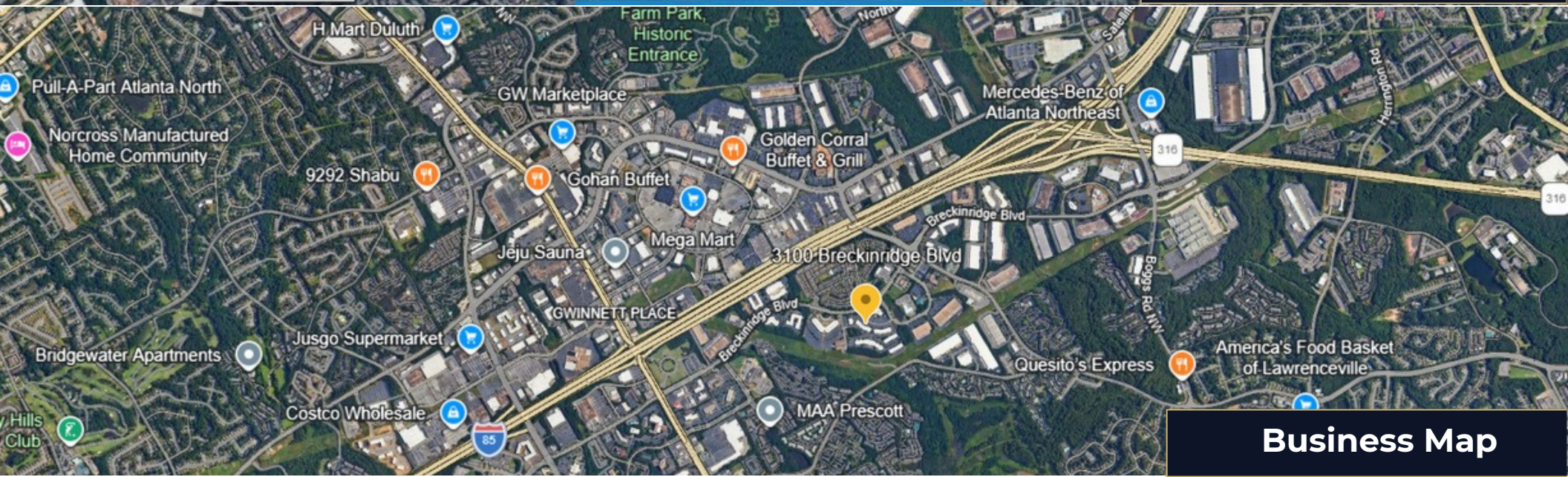
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**9,687**	**104,676**	**11**
Retail & Wholesale Trade	1,782	23,014	13
Hospitality & Food Service	692	10,311	15
Real Estate, Renting, Leasing	449	3,491	8
Finance & Insurance	812	7,172	9
Information	272	3,770	14
Scientific & Technology Services	1,051	7,813	7
Management of Companies	16	65	4
Health Care & Social Assistance	1,569	8,174	5
Educational Services	204	8,350	41
Public Administration & Sales	54	935	17
Arts, Entertainment, Recreation	166	1,700	10
Utilities & Waste Management	517	9,504	18
Construction	721	5,048	7
Manufacturing	398	8,411	21
Agriculture, Mining, Fishing	8	70	9
Other Services	976	6,848	7



Nearby Owners



Business Map



FLEX SPACE FOR LEASE

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