



For sale



Condo at N Berkeley (#109 - #110) **PeterShin** INC.



## Suite #109 & #110 2645 N Berkeley Lake Rd., Duluth GA 30096

Peter Shin, Inc has exclusive right to sell 2,400 SF condo the property located at 2645 N. Berkeley Lake Rd. Suite 109 & 110, Duluth, GA 30096. It is on busy retail, office, flex with apartments mixed area behind Pleasant Hill Road in the city of Duluth, GA 30096.

Offering Price	\$495,000
Lot Size	Condo
Condo Size	2,400 SF
Built Year	2007

**PeterShin** INC.

404-642-0461  
retailcenter@gmail.com

- > CENTER OF DULUTH
- > "ATLANTA SPA", ANCHOR COMING SOON
- > 1ST FLOOR CONDO
- > STRONG DISCOUNT TO REPLACEMENT COST
- > END CAP
- > GOOD EXPOSURE



# Investment Highlights I

## Affordable Investment

- Own your real estate at a affordable price

## Location

- It is located the city of Duluth, Gwinnett county which is one of the fastest growing county in the U.S.A.
- H –Mart, Wal-Mart and Aldi are within 1/4 miles
- Great Wall and Zion Market are within 3/4 miles.

## Close to all

- Close to offices, retails, wholesalers, apartments, townhome, and single family homes.
- You are within minutes close to Costco, Sam’s Club, T J Max, TJ Max, Macy’s,

## Up - Side

- Rent rate goes up in similar properties in Duluth
- Atlanta Spa, 40,000 SF is coming soon

## Growth Trend

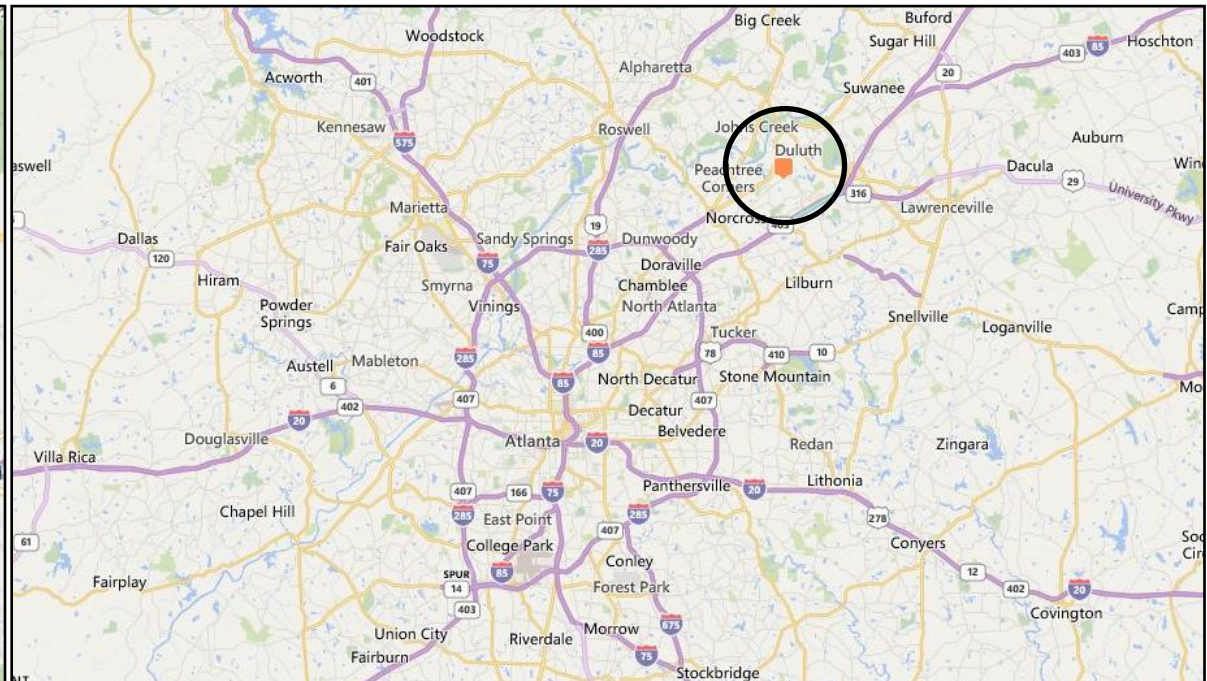
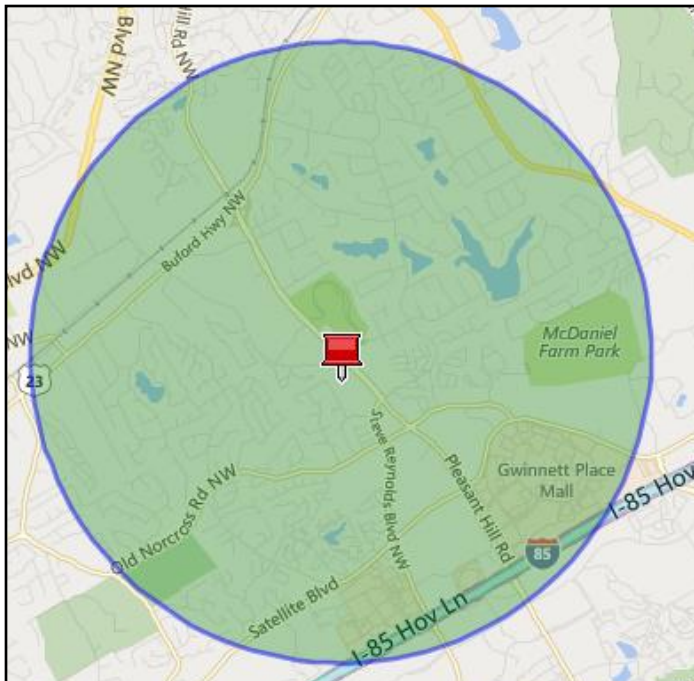
- Gwinnett added 90,000 new residents from 2010 to 2015.(Data: AJC)
- Atlanta had 3.8 % construction cost up Year over Year in 2016 (Data: AJC)
- 5th best city to live in Georgia

## Leasing Trend Sample in the Area

Retail Plaza near the area	Rent Rate
Park Village(H-Mart)	\$24 / SF NNN
Pleasant Hill Station	\$24 / SF NNN
Duluth Village	\$18 / SF NNN

# Rental Rate Comparison

Rent	Space Available	Lease Type	Date	Address	Subtype
\$14 /SF/Yr	3,200 SF	NNN	6/12/2017	2148 Duluth Hwy NW	
\$17 /SF/Yr	3,120 SF	NNN	6/12/2017	3111 Main St	Street Retail
\$15 /SF/Yr	2,100 SF	Other	6/1/2017	3940 Peachtree Industrial Blvd	
\$18 /SF/Yr	4,000 SF		5/30/2017	2255 Pleasant Hill Rd	
\$23.50 /SF/Yr	6,000 SF	Full Service	5/15/2017	3150 Main Street	Office Building
\$28 /SF/Yr	2,855 SF	NNN	5/9/2017	3580 West Lawrenceville St	
\$14 /SF/Yr	1,780 SF	NNN	5/3/2017	3095 Peachtree Industrial Blvd.	
\$15 /SF/Yr	1,100 SF	Other	4/18/2017	3940 Peachtree Industrial Blvd	Free Standing Bldg
\$23.05 /SF/Yr	4,300 SF		4/10/2017	2255 Pleasant Hill Rd	Power Center
\$14 /SF/Yr	1,900 SF	NNN	3/15/2017	3100 Peachtree Industrial Blvd.	
\$17 /SF/Yr	1,550 SF	NNN	2/24/2017	4300 Pleasant Hill Road	Strip Center
\$28 /SF/Yr	3,130 SF	NNN	2/24/2017	3580 West Lawrenceville St	
\$18 /SF/Yr	1,402 SF	NNN	1/28/2017	3585 Peachtree Industrial Blvd	Strip Center
\$18 /SF/Yr	2,400 SF	NNN	12/7/2016	10475 Medlock Bridge Rd	Neighborhood Center
\$16,000 /SF/Mo	11,550 SF	NNN	12/5/2016	1600 Pleasant Hill Rd	Restaurant



# Location



# Who are here ?

Atlanta Spa

PC나라 돌루스 당구클럽

Billiards

새예루살렘 아틀란타교회

boost

9988 HEALTH CENTER  
M630 운동기 무료 체험관

선치과 Sun Dental Care

홍삼 세계로

DREAM Studio

장원정

SKA Art & Design Learning Center

Sharon Yu, CPA

FARMERS INSURANCE

시골밥상

본죽

Circle

YING'S BEAUTY  
英之美 美容美发院 · 미용

GANGNAM STYLE  
KARAOKE 강남스타일 노래방

Chef Chang  
CATERING | KIMCHI | BIBIMBAP

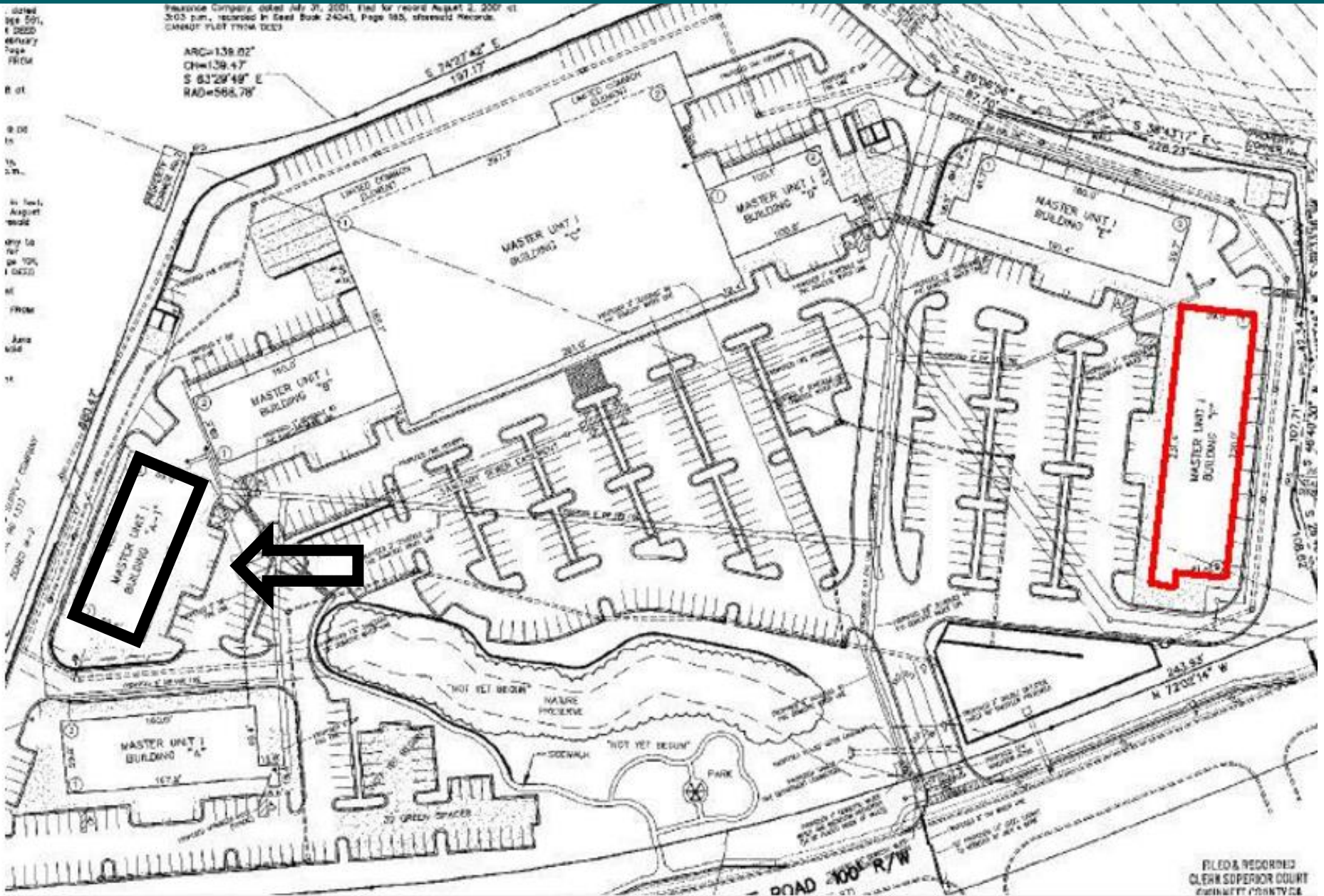
DULUTH International Village

본죽 Bonjuk	EVERYSING	UP UNITED	Chef Chang
Well-bean Tofu	장원정	동방 한의원	돌루스 당구클럽
홍대포차	YING'S BEAUTY GROUP	北京中醫院 Acupuncture	Circle Bar
홍삼세계로	STUDIO	Apex Gakuin	PC나라
카이로프랙틱 Chiropractic	SKA	DENTIST	Sharon Yu, CPA
TOP MASSAGE	HEALTH & SPA		

John Group  
JBSD Well-bean 순두부  
Well-being Korean Food Tofu



# Site Map



#109 & #110 are only portion of the arrow marked building on left

# Other Condo Units



**PeterShin** INC.





## Duluth: Parsons Alley

- 30,000-square-foot, \$13 million development in the City of Duluth with restaurant and shop space
- Developed by the city of Duluth



## Duluth: District at Duluth

- 8-acre, \$64 million mixed-use development in the heart of Downtown Duluth
- 375-unit multifamily rental complex featuring 11 retail/office storefronts with connected living space and two corner restaurant sites
- The Residential Group – developer

## City of Duluth Overview I

Duluth has a strong and diverse local economy. Major industry sectors include professional & corporate services, distribution & warehousing, advanced manufacturing and information technology.

Duluth is one of the leading corporate places in metro Atlanta and provides businesses with the vibrant environment needed to compete in today's global economy.

Among the 10 largest U.S. metro areas, metro Atlanta ranks #1 for lowest cost of doing business. (KPMG, 2016)

Metro Atlanta is also ranked 3rd in the nation for the most Fortune 500 companies. Two Fortune 500 companies are located in Duluth.

## Success Builds Here



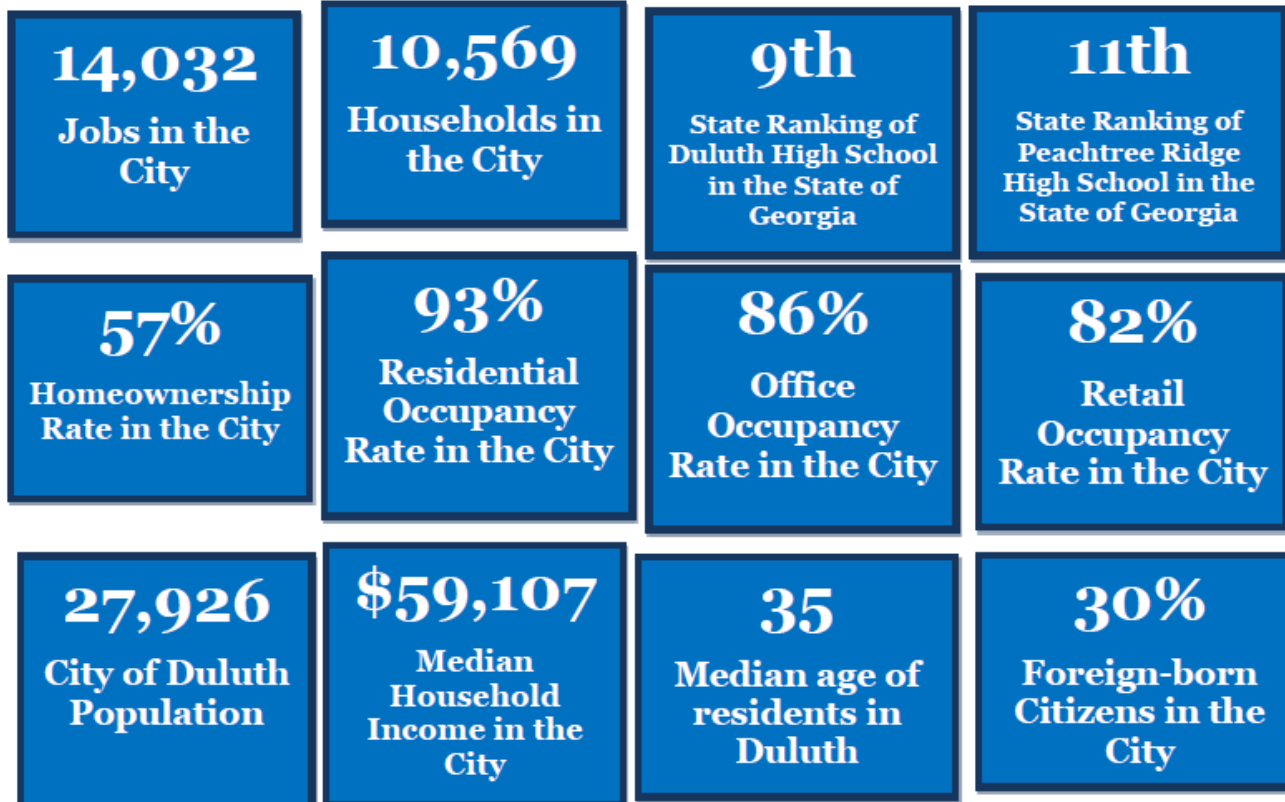
## Infinite Energy Center Marriott

- \$70 million public/private partnership project
- 300-room, full-service Infinite Energy Center Marriott

# City of Duluth Overview II

- 4th** Most Exciting Place in GA
- 6th** Safest City in GA
- 7th** Best Place in GA - Movoto
- 5th** Best City to Live in GA - Credit Donkey

## Duluth by the Numbers



Sources: US Census Duluth QuickFacts, US Census OnTheMap, CoStar, US News and World Report



# DEVELOPMENTS, IN DULUTH, 2016 & 2017

**Sugarloaf Market Place, Satellite Blvd & PIB, \$90 M**



**Berkeley Village, 139 Units of Home**



**District of Duluth, 375 luxury units, \$64 M**



**Duluth Hwy & Meadow Church Rd. 21 Acres Announced by Legacy Partners LLC in 2017**



# DULUTH DOWNTOWN NEW PHASE



# DOWNTOWN DULUTH, CURRENT DEVELOPMENT

Approved this 10th Day of June, 2015 by the City of Duluth.

Nick A. Colonna  
Community Development Director

**BUILDING 100** THE PARSONAGE WITH PLANNED ADDITION  
TOTAL INTERIOR: 2,694 SF  
PATIO/TERRACE: 611 SF

**BUILDING SUITE 200** OLD CITY HALL WITH PLANNED ADDITION  
**210** TOTAL INTERIOR: 6,145 SF  
PATIO/TERRACE: 313 SF

**BUILDING SUITE 200** OLD CITY HALL WITH PLANNED ADDITION  
**220** TOTAL INTERIOR: 1,677 SF  
PATIO/TERRACE: 629 SF

**BUILDING SUITE 300** NEW BUILDING  
**310** TOTAL INTERIOR: 2,151 SF

**BUILDING SUITE 300** NEW BUILDING  
**320** TOTAL INTERIOR: 1,380 SF

**BUILDING SUITE 300** NEW BUILDING  
**330** TOTAL INTERIOR: 1,178 SF

**OUTDOOR PLAZA** PUBLIC PLAZA, SEATING, PATIO, & PARSONS ALLEY

**DREAMLAND BUILDING BBQ 400**  
TOTAL AREA: 6,500 SF

**NEW BUILDING SUITE 500**  
**510** TOTAL INTERIOR: 4,247 SF  
PATIO/TERRACE: 1,360 SF

**NEW BUILDING SUITE 500**  
**520** TOTAL INTERIOR: 4,922 SF  
PATIO/TERRACE: 1,155 SF

**NEW BUILDING SUITE 500**  
**530** TOTAL INTERIOR: 3,730 SF

**NEW BUILDING BUILDING 600**  
TOTAL INTERIOR: 3,180 SF  
PATIO/TERRACE: 732 SF

**PARSONS A**  
DULUTH, GEORGIA

VANTAGE

THE PARK CAFE

TOWN GREEN

WEST L

HILL STREET

ABBOTT BRIDGE ROAD

MAIN STREET

PARSONS ALLEY

AMERICAN TRAVEL

THE WINDING PASSAGIA

UPPER PARK

THEATRE CITY HALL SHOPPING & DINING

BELL STANKUS ASSOCIATES

# Demographics

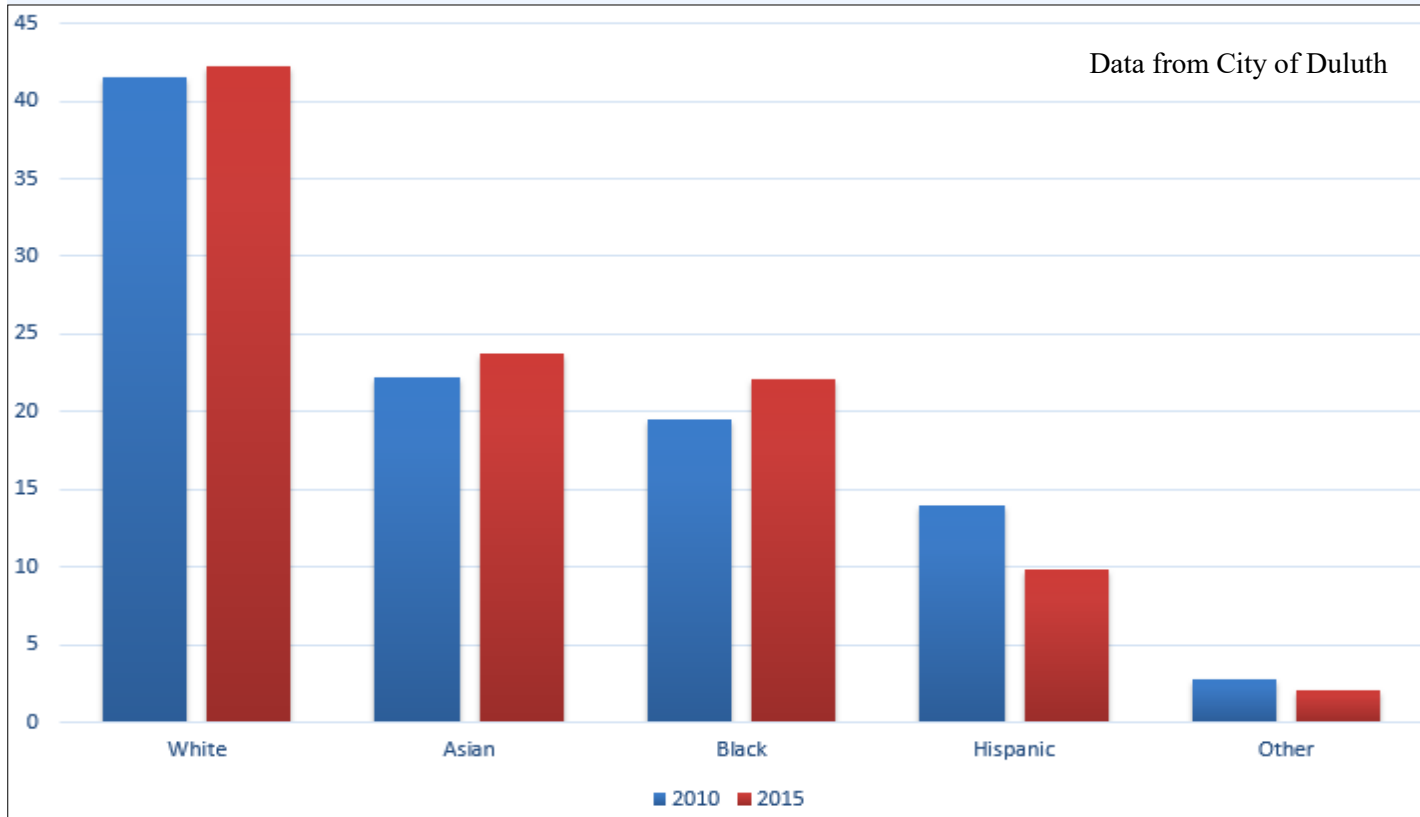
## Median Household Income

Residents in Duluth have higher disposable incomes than the national average:

Duluth: \$55,660

United States: \$53,889

*(Source: 2015 ACS Five-Year Estimates)*



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Data from City of Duluth

