

REYNOLDS CROSSING

3090 Steve Reynolds Blvd.
Duluth, GA 30096



For Leasing Information:

404-381-2220

info@bridger-properties.com

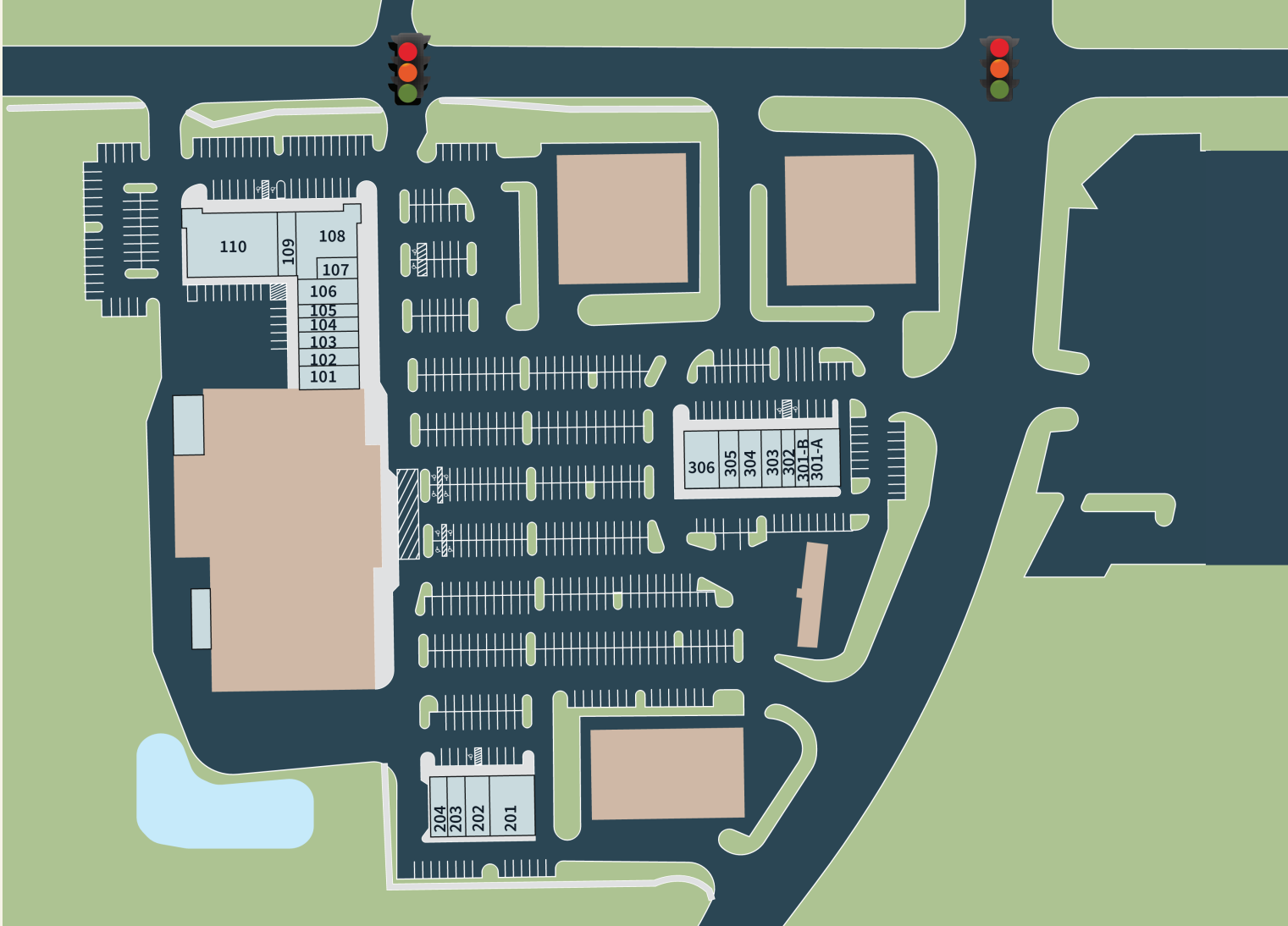


- 45,809 SF Kroger-Anchored shopping center at Steve Reynolds Blvd and Old Norcross Rd in Duluth, Georgia.
- Located in the heart of the neighborhoods with 93,897 Residents within 3 miles.
- Daily needs center with over \$1.2M visits annually.

- Great exposure with combined Traffic Counts of 48,800 VPD at the intersection.
- Super-Regional Access via Proximity to I-85 (269K VPD)& HWY 316 (105K VPD).
- Gwinnett Retail Node is 4th most visited retail node in Georgia (out of 161).

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SITE PLAN



UNIT	TENANT	SF
101	Wellbeing Massage Studio	1,500
102	Cricket Wireless	1,500
103	UPS	1,500
104	Tony's Salon	1,200
105	Diamond Nails	1,200
106	Vegan Fusion	2,400
107	Smoke Shack	1,200
108	Kyuramen and TBar	4,683

UNIT	TENANT	SF
109	Mochi Bees	1,500
110	9292 Shabu, Inc.	7,875
201	Chase Bank	3,500
202	G&A Beauty Supply	2,000
203	Little Caesar's	1,400
204	Swan Dry Cleaners	1,500
301A	AVAILABLE	2,501
301B	Duluth Injury & Rehab	1,050

UNIT	TENANT	SF
302	Amazing Burger	1,400
303	Hope Dentistry, LLC	1,400
304	Quickly	1,800
305	Kabobs House	1,650
306	Intown Duluth, Inc.	2,870
ANCHOR	Kroger	
OP1	Bank of Hope	
OP2	PNC Bank	

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TRADE AREA OVERVIEW



Total Population 2024

1 Mile	14,674
3 Mile	93,897
5 Mile	249,683



Daytime Population 2024

1 Mile	17,122
3 Mile	113,834
5 Mile	288,093



Households 2025

1 Mile	4,898
3 Mile	34,170
5 Mile	87,390



Household Income 2020

1 Mile	\$73,404
3 Mile	\$78,906
5 Mile	\$92,711

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