

BRAND Real Estate Services



SKYLAND SHOPPING CENTER

3400 – 3438 CLAIRMONT ROAD | BROOKHAVEN, GA 30319

Project Overview

3400-3438 Clairmont Rd.

Newly remodeled retail center located in Brookhaven where redevelopment is rapidly transforming the immediate trade area

Wrapped by Skyland Brookhaven, an upscale townhome community of 166 units priced from \$500K to \$800K

Excellent visibility on Clairmont Rd. (24,100 VPD) at the intersection with Buford Hwy. (22,900 VPD)

Easy ingress and egress

The diversity of the trade area has encouraged an abundance of dining options with authentic cuisines

Strong demographics with 135,011 residents within a 3 mile radius with Avg. HH Income of \$122,522 & Daytime Employment within 3 miles of 54,001



Demographics

3400-3438 Clairmont Rd.

Traffic Counts

Clairmont Rd.	24,100 VPD
Buford Hwy.	22,900 VPD

Demographics

	1 MILE	3 MILES	5 MILES
Population	18,696	135,011	344,654
Daytime Employment	5,465	54,001	342,226
HH Income	\$103,043	\$122,522	\$122,345

GPS Coordinates

33.8585594 Lat.

-84.3145439 Long.

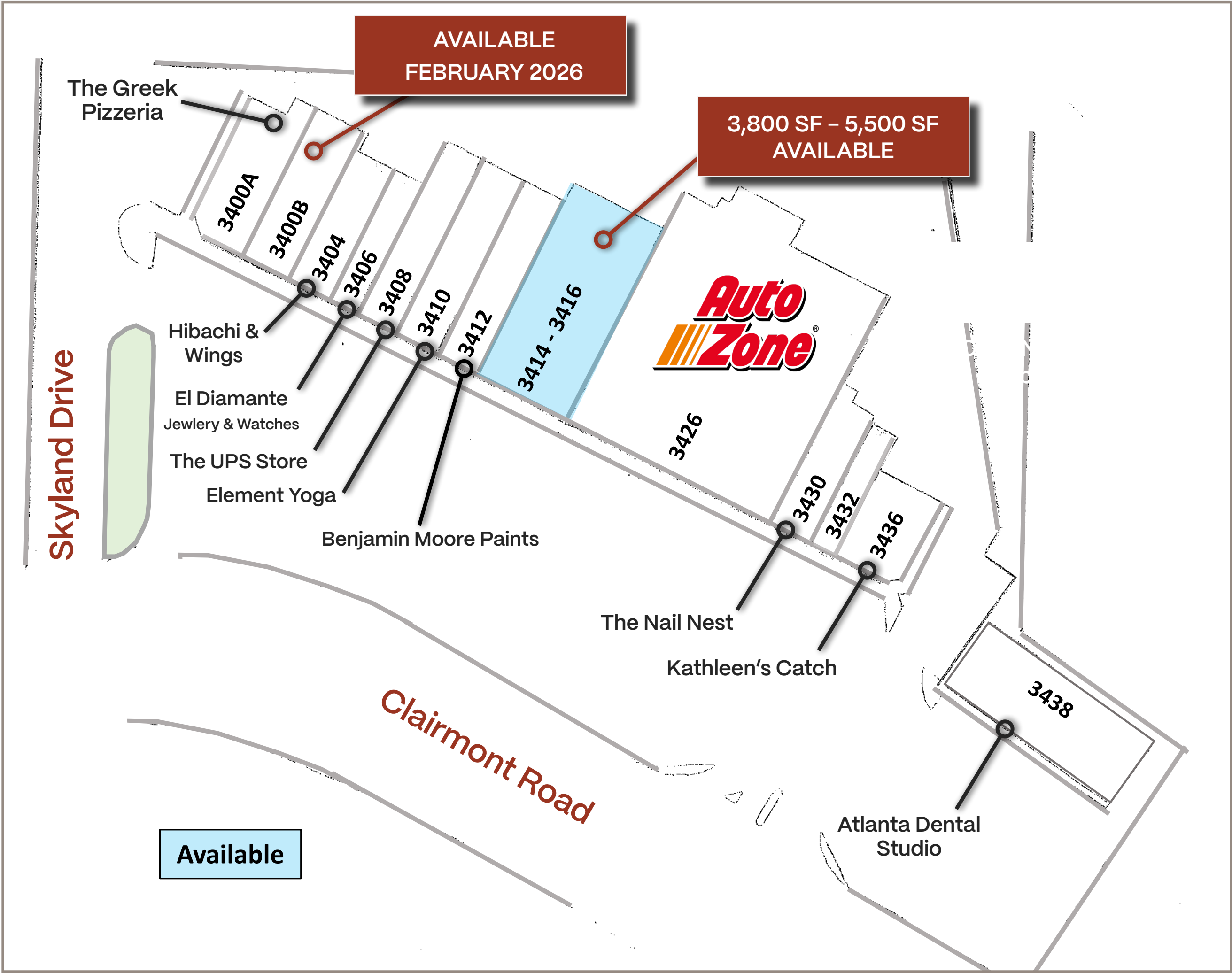


Available Space

3400-3438 Clairmont Rd.

Tenants

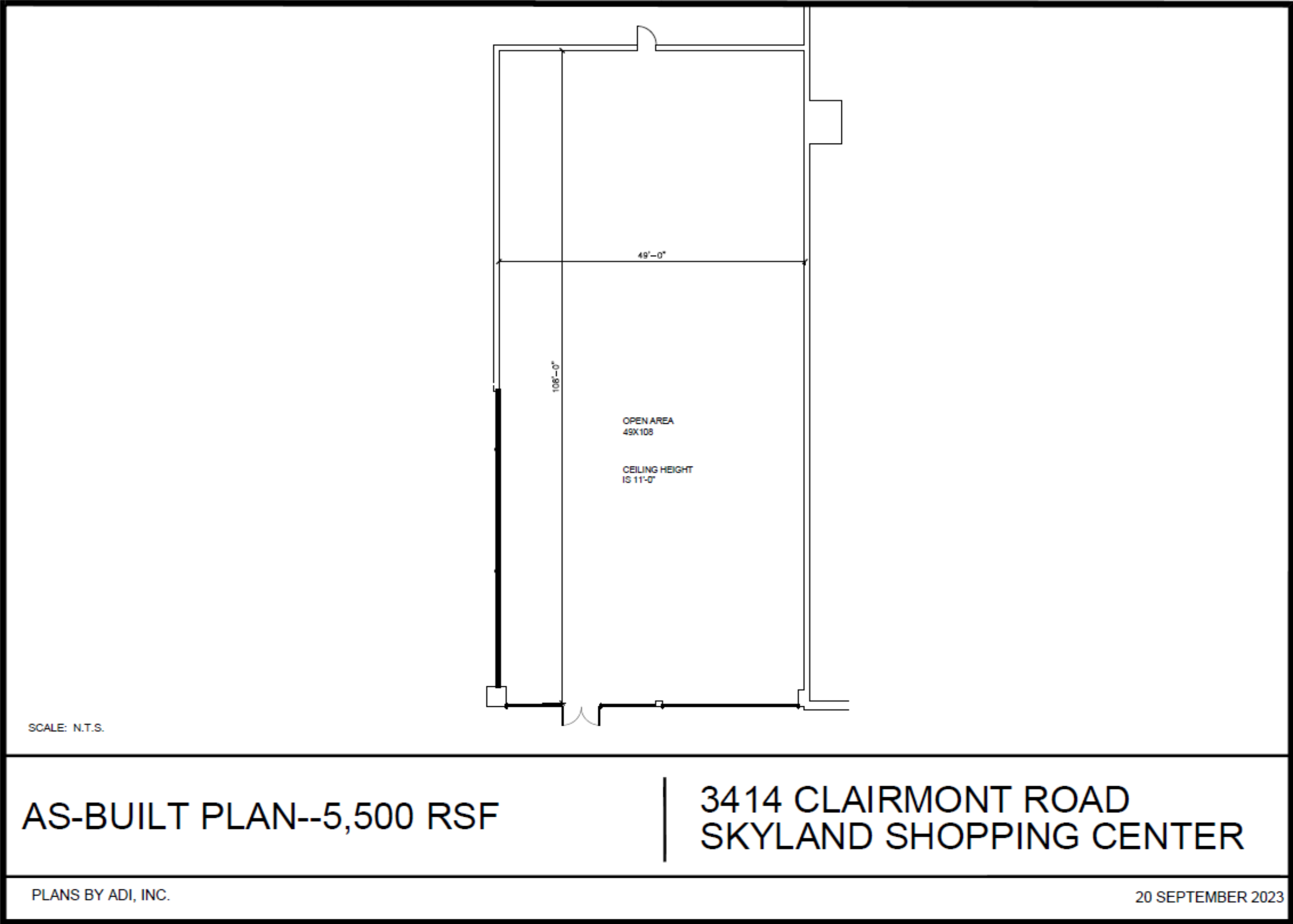
SUITE	TENANT	SF
3400-A	The Greek Pizzeria	1,963
3400-B	AVAILABLE 02/2026	2,207
3404	Sumo Hibachi & Wings	1,875
3606	El Diamante Watches & Jewlery Repair	1,200
3408	The UPS Store	1,910
3410	Element Yoga	2,437
3412	Benjamin Moore Sunset Paints	2,500
3414-3416	AVAILABLE Can Subdivide for 3,800 SF - 5,500 SF	5,500
3426	Advance Auto Parts	15,065
3430	The Nail Nest	1,560
3432	Danbi Coffee	1,320
3434-3436	Kathleen's Catch	1,475
3438	Atlanta Dental Studio	4,000
TOTAL SQUARE FEET		43,012



As-Built Plan

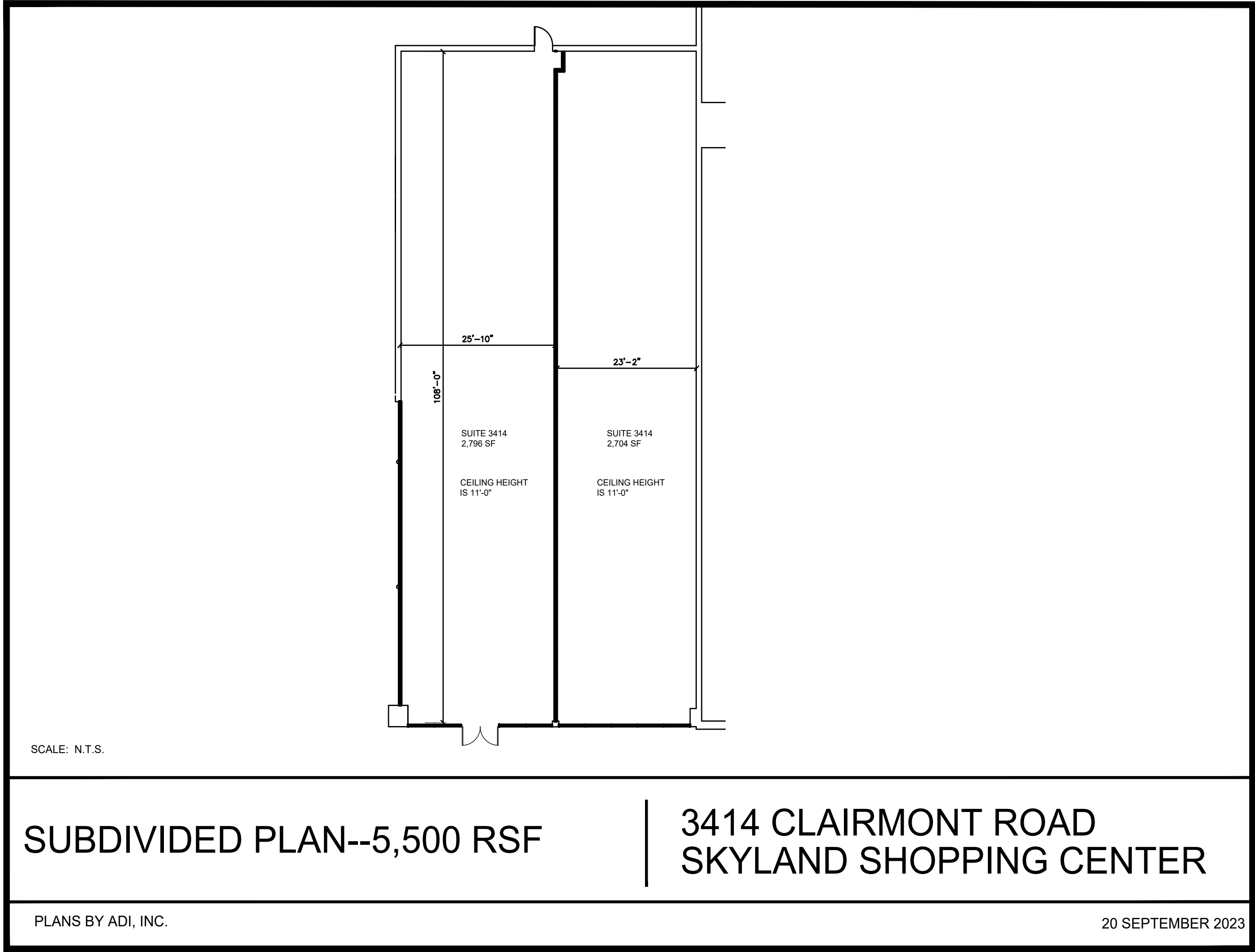
3400-3438 Clairmont Rd.

SUITE 3414-3418



SUBDIVIDED PLAN
SUITE 3414 – 3418

3400–3438 Clairmont Rd.



3,800 – 5,500 SF AVAILABLE



Contact

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