

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 if 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.

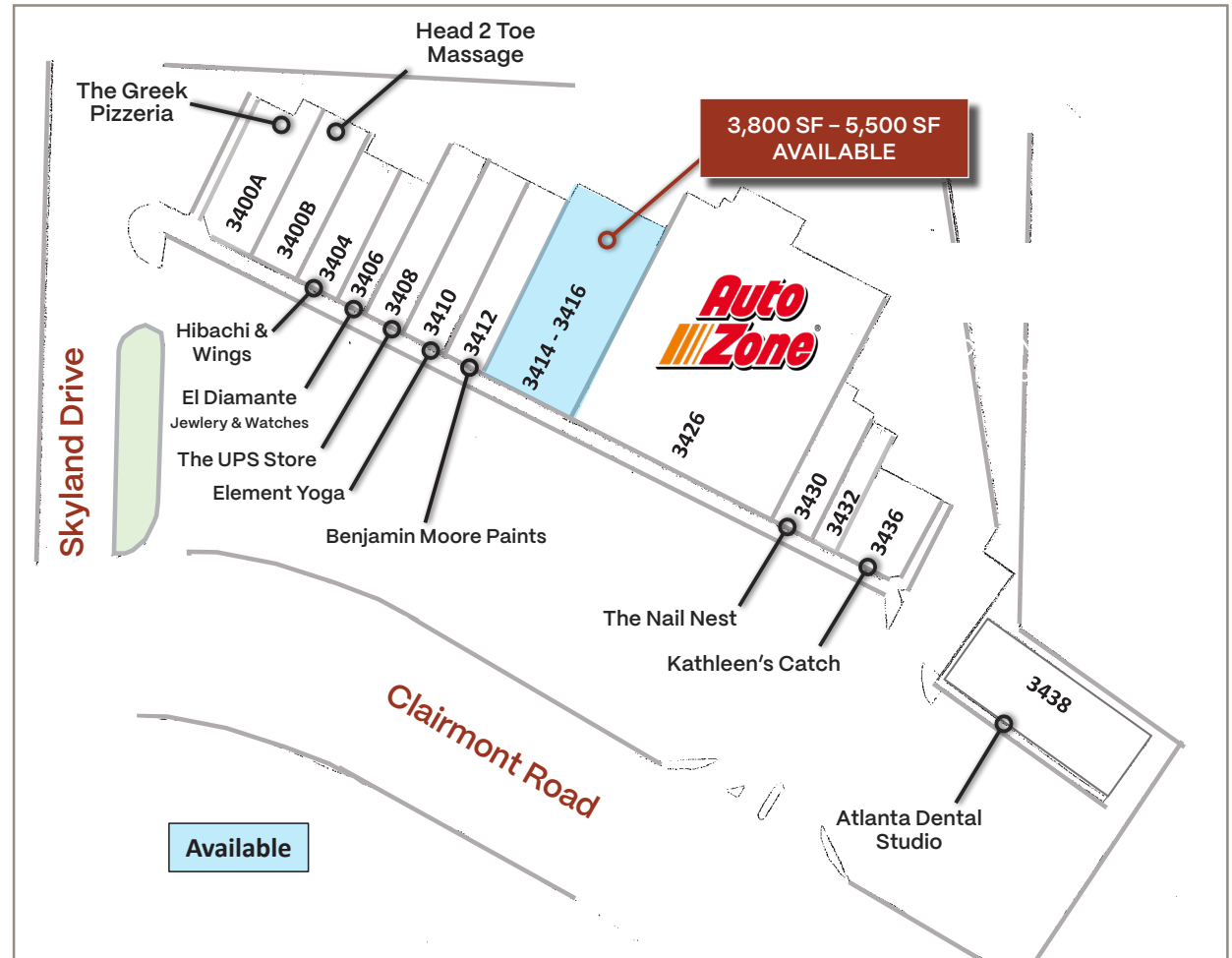


Available Space

3400-3438 Clairmont Rd.

Tenants

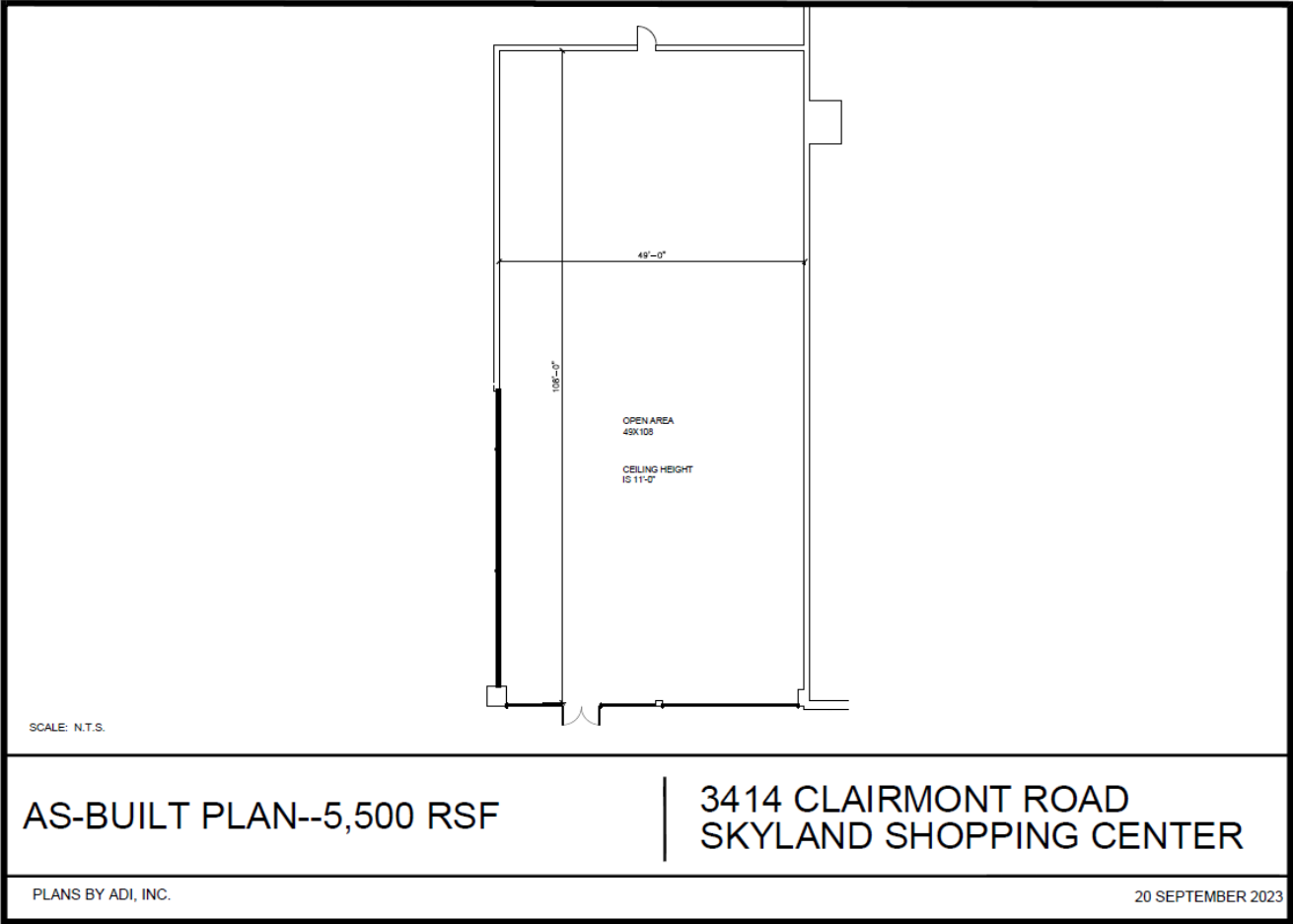
SUITE	TENANT	SF
3400-A	The Greek Pizzeria	1,963
3400-B	Head 2 Toe Massage	2,207
3404	Sumo Hibachi & Wings	1,875
3606	El Diamante Watches & Jewlery Repair	1,200
3408	The UPS Store	1,910
3410	Element Yoga	2,437
3412	Benjamin Moore Sunset Paints	2,500
3414-3416	AVAILABLE	5,500
Can Subdivide for 3,800 SF - 5,500 SF		
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



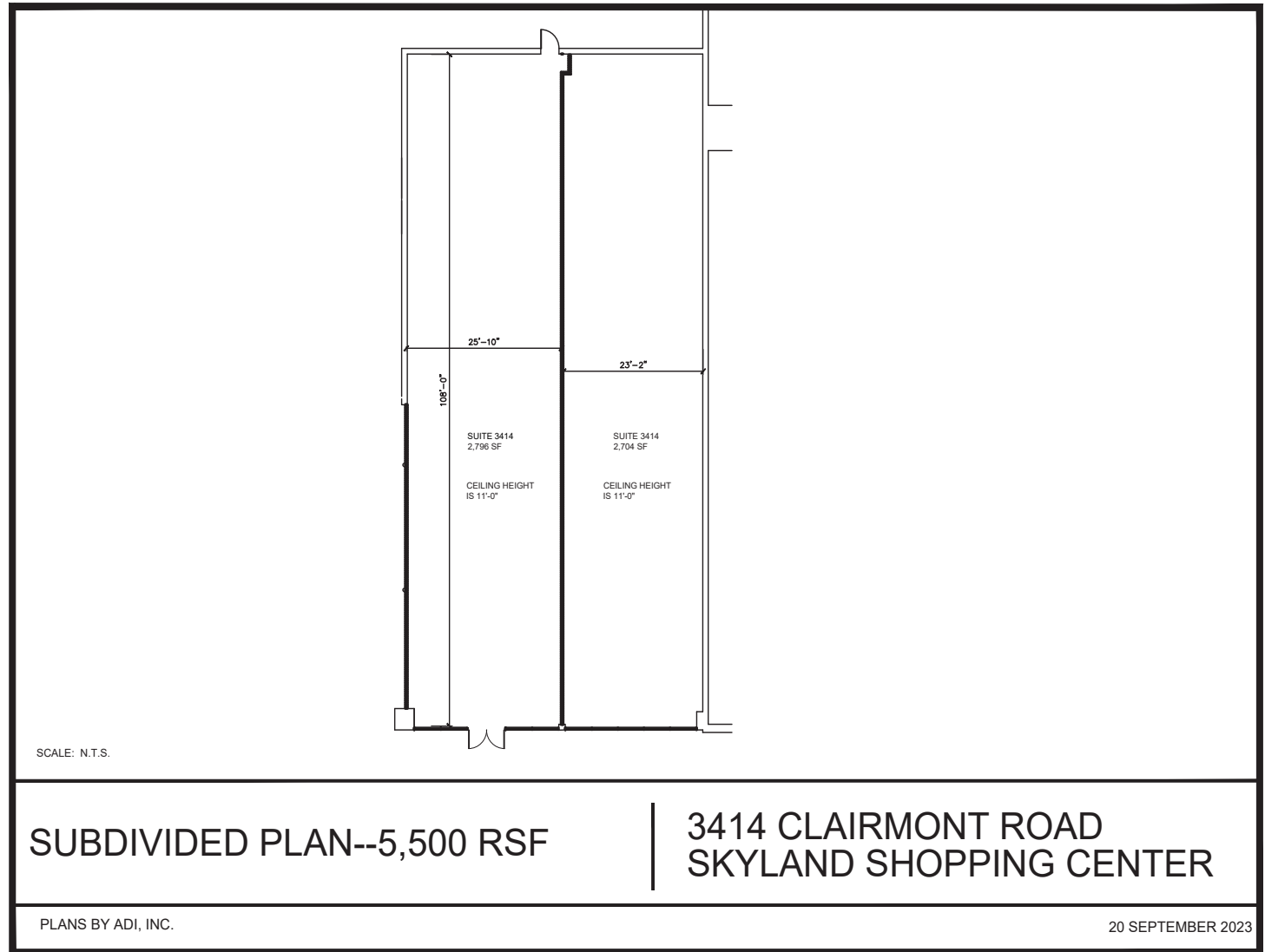
As-Built Plans

3400-3438 Clairmont Rd.

SUITE 3414-3418



SUBDIVIDED PLAN
SUITE 3414 - 3418



3,800 – 5,500 SF AVAILABLE

Benjamin Moore
Sunset Paints

Advance



Contact

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