

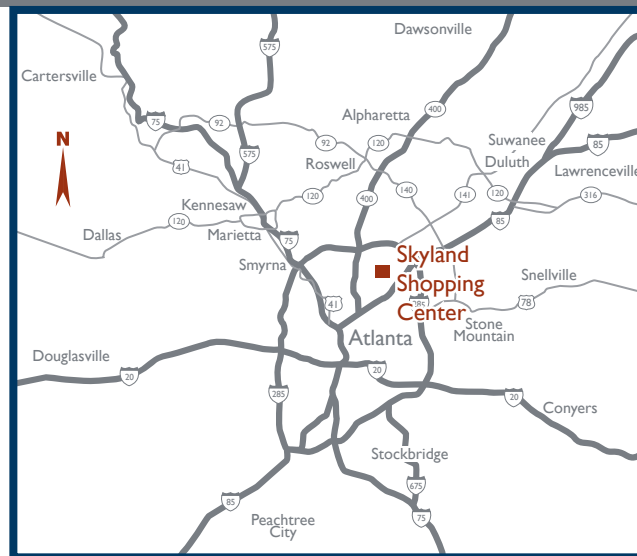
SKYLAND SHOPPING CENTER

3400-3438 CLAIRMONT ROAD, BROOKHAVEN, GA 30319



PROPERTY DETAILS

- 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 Highway (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 Ave HH Income of \$122,522. Daytime employment within 3 miles is 54,001.



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TRAFFIC COUNTS

Clairmont Road	24,100 VPD
Buford Highway	22,900 VPD

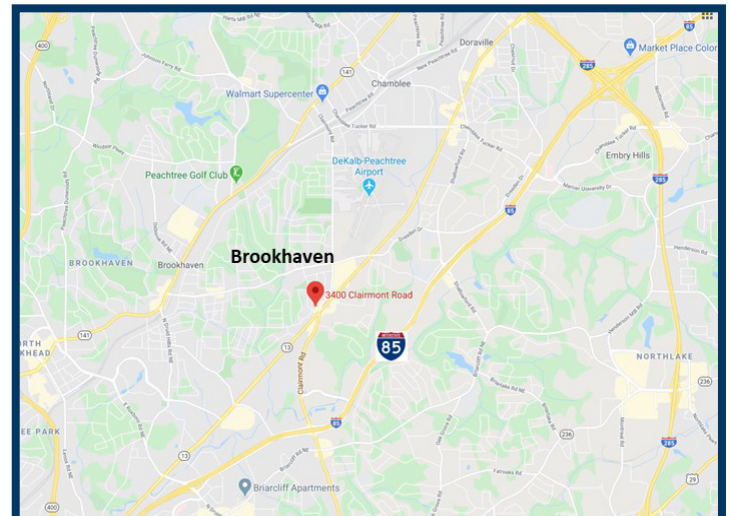
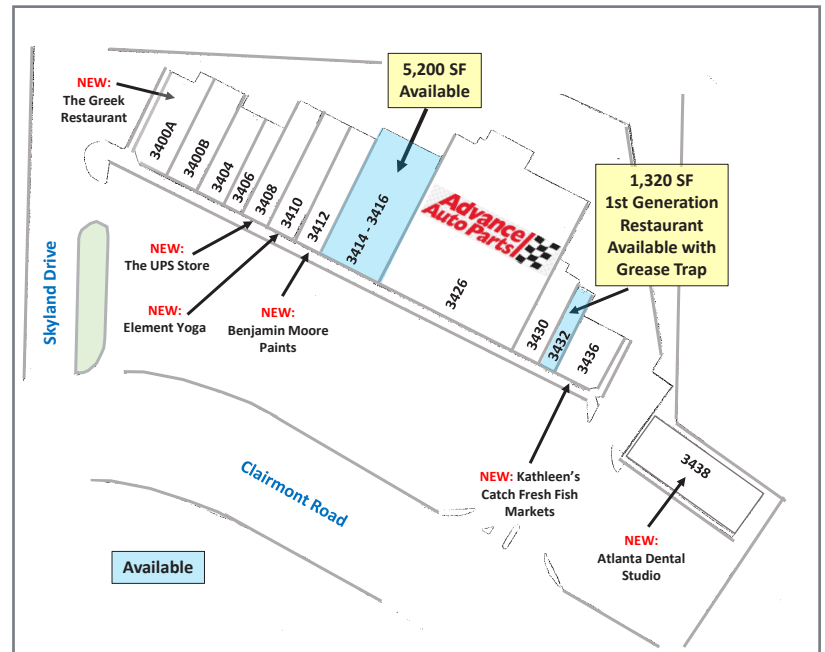
DEMOGRAPHICS - CoStar 2022

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

GPS COORDINATES

Lat. 33.8585594 Long. -84.3145439

SUITE	TENANT	SF
3400A	The Greek Restaurant	1,963
3400B	Personal Training	2,207
3404	Sumo Hibachi & Wings	1,875
3406	Watches & Jewelry Repair	1,204
3408	The UPS Store	1,910
3410	Element Yoga	2,437
3412	Benjamin Moore Paints	2,800
3414-3416	Available	5,200
3426	Advance Auto Parts	15,426
3430	The Nail Nest	1,560
3432	1st Generation Restaurant Available with Grease Trap	1,320
3434-3436	Kathleen's Catch Fresh Fish Markets	1,489
3438	Atlanta Dental Studio	4,000



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