

SKYLAND SHOPPING CENTER

3400-3438 CLAIMONT 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.



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

SKYLAND SHOPPING CENTER

3400-3438 CLAIRMONT ROAD, BROOKHAVEN, GA 30319



TRAFFIC COUNTS

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

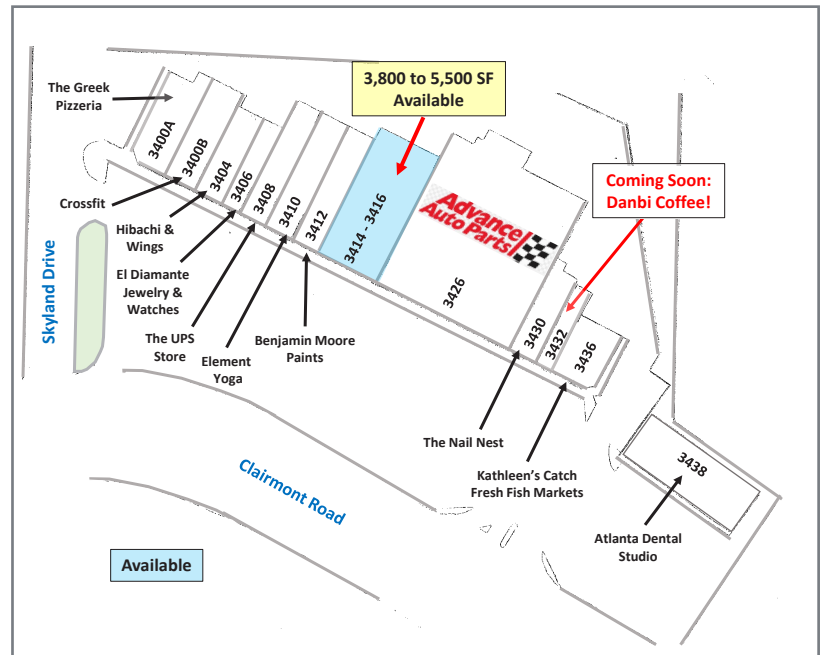
DEMOGRAPHICS

	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

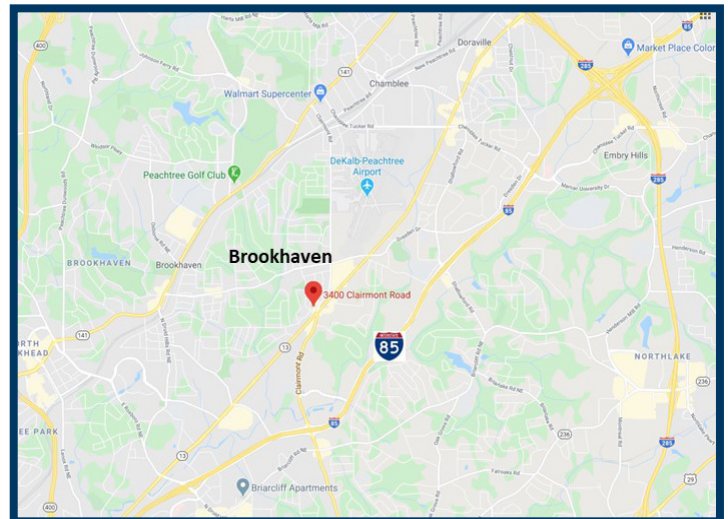
SUITE	TENANT	SF
3400-A	The Greek Pizzeria	1,963
3400-B	Crossfit Personal Training	2,207
3404	Sumo Hibachi & Wings	1,875
3606	El Diamante Watches & Jewelry Repair	1,200
3408	The UPS Store	1,910
3410	Element Yoga	2,437
3412	Benjamin Moore Sunset Paints	2,500
3414-3416	Available, Can Subdivide for 3,800 SF to 5,500 SF	5,500
3426	Advance Auto Parts	15,065
3430	The Nail Nest	1,560
3432	Danbi Coffee Coming Soon!	1,320
3434-3436	Kathleen's Catch Fresh Fish Markets	1,475
3438	Atlanta Dental Studio	4,000



Lisa M. Graham
Vice President, Leasing

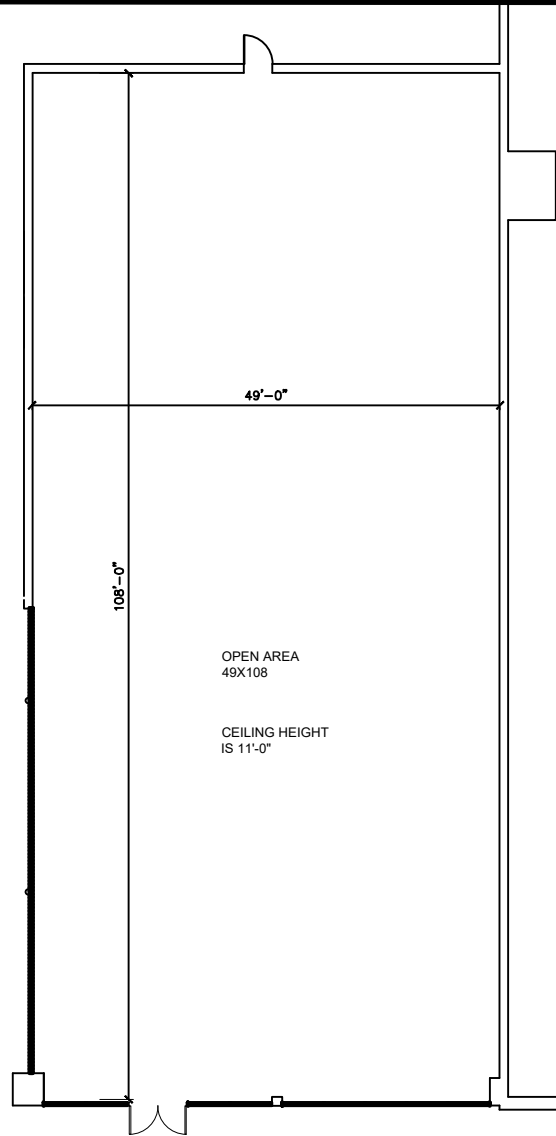
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BRAND Real Estate Services

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SCALE: N.T.S.

AS-BUILT PLAN--5,500 RSF

3414 CLAIRMONT ROAD
SKYLAND SHOPPING CENTER

PLANS BY ADI, INC.

20 SEPTEMBER 2023