

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

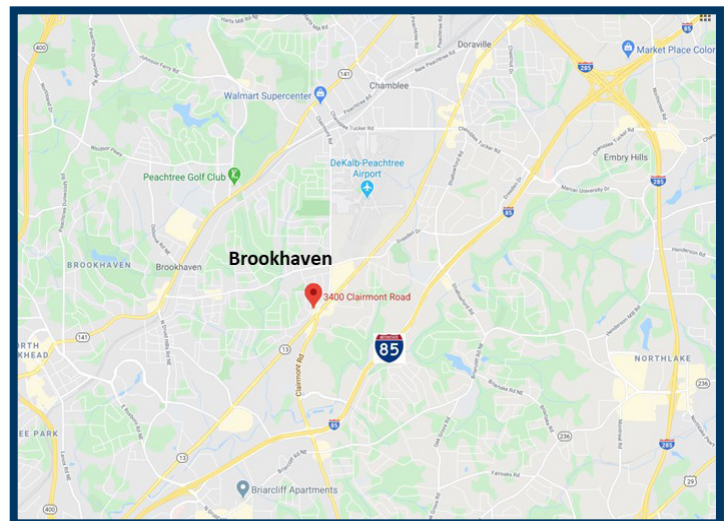
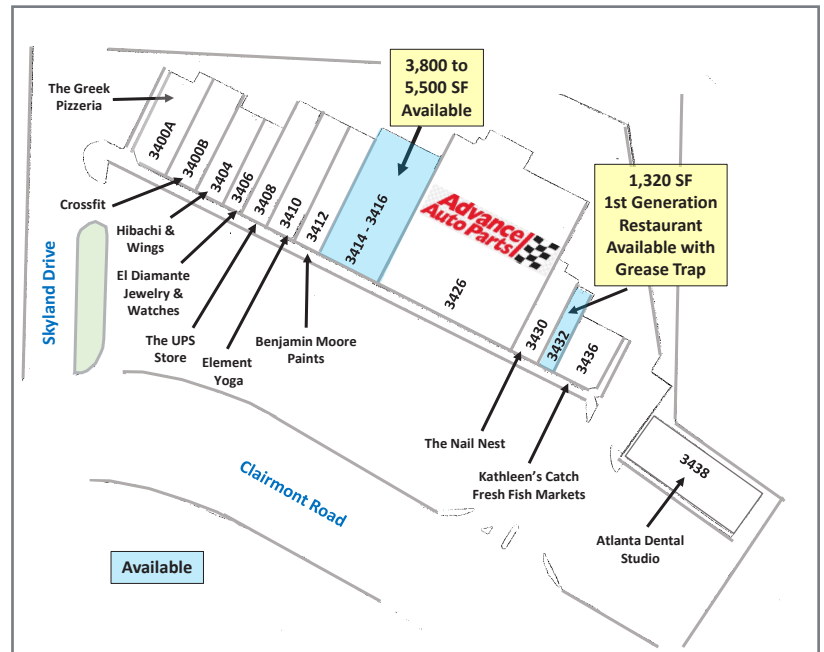
DEMOGRAPHICS

	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	1st Generation Restaurant Available with Grease Trap	1,320
3434-3436	Kathleen's Catch Fresh Fish Markets	1,475
3438	Atlanta Dental Studio	4,000



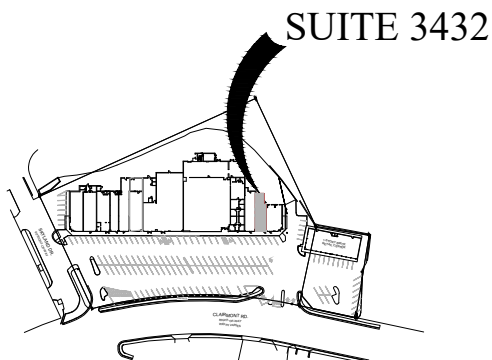
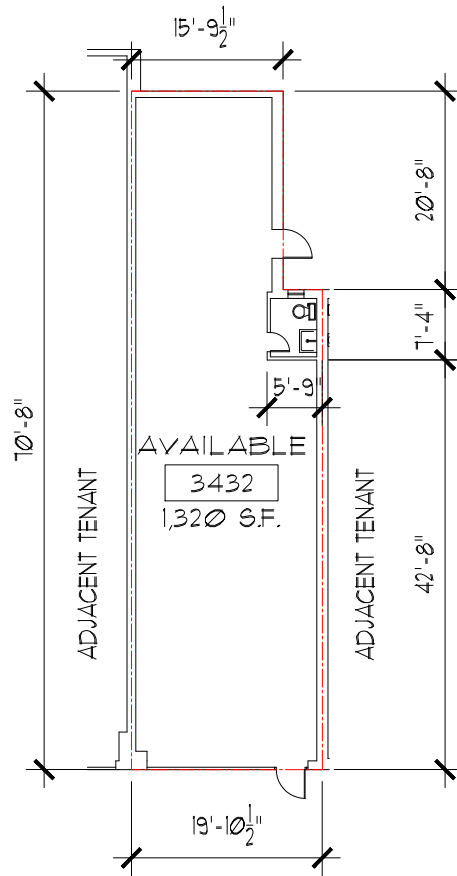
Lisa M. Graham
Vice President, Leasing

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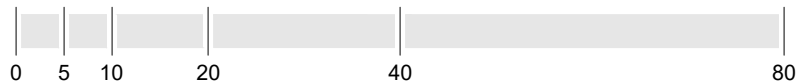
770.497.6488 Direct | 678.469.4504 Mobile

SKYLAND SHOPPING CENTER

ATLANTA, GEORGIA



----- LEASE LINE



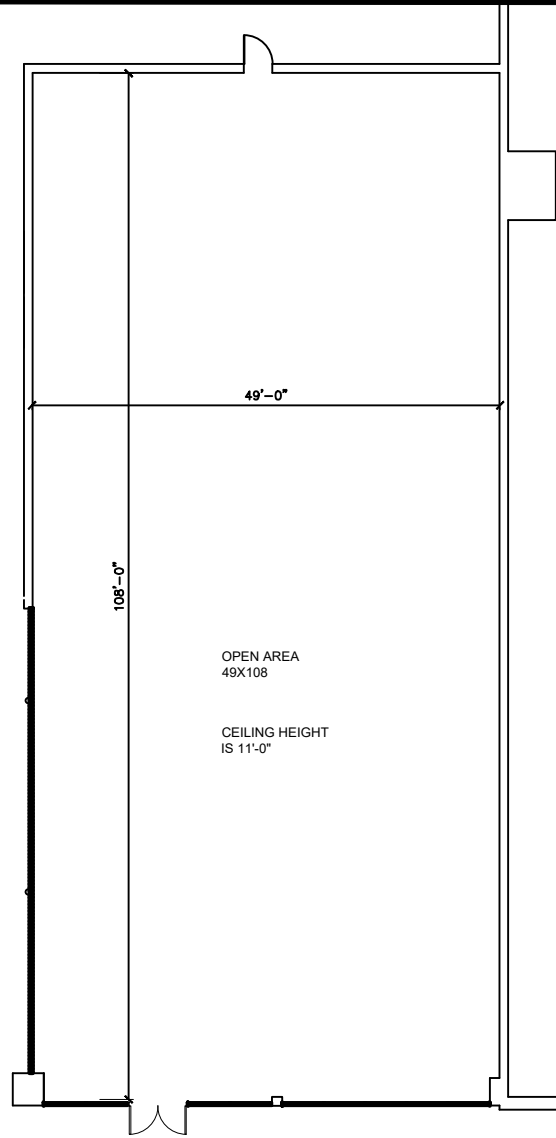
LOD

SUITE 3432
MAY 11, 2020

WAKEFIELD
BEASLEY &
ASSOCIATES

A NELSON Brand

1 7 0 3 0 3 9



SCALE: N.T.S.

AS-BUILT PLAN--5,500 RSF

3414 CLAIRMONT ROAD
SKYLAND SHOPPING CENTER

PLANS BY ADI, INC.

20 SEPTEMBER 2023