

OUTPARCEL TO TOP COSTCO & THE HOME DEPOT

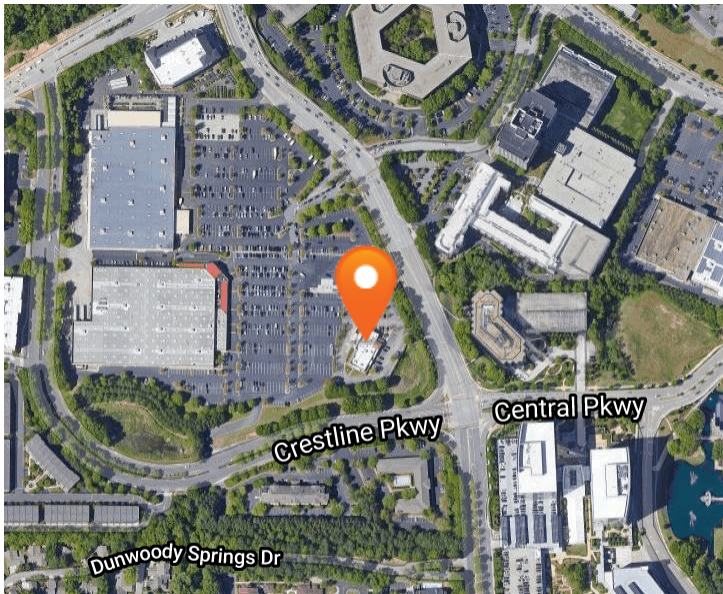
6340 Peachtree Dunwoody Road, Sandy Springs, GA 30328

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located at signalized intersection access via Peachtree Dunwoody Rd & full access point via Crestline Pkwy



PROPERTY HIGHLIGHTS

- Outparcel to top performing Costco & The Home Depot in Atlanta MSA
- Conceptual redevelopment of the property to create new shop space
- Over 44,300 visits weekly / 2,310,000 visits annually to the center over the previous 12 months
- 9 parks per 1,000 SF – 87 spaces total
- Excellent visibility and exposure to Peachtree Dunwoody Rd
- GA DOT Traffic Counts: Peachtree Dunwoody Rd-31,300 AADT / I-285-230,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	12,312	105,994	229,655
Average HH Income	\$124,985	\$131,495	\$138,387
Daytime Population	63,462	184,726	312,720

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	3,165 SF
B	Available	3,025 SF
C	Available	3,870 SF

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