

# SKYLAND SHOPPING CENTER

3400-3438 CLAIRMONT ROAD, BROOKHAVEN, GA 30319



## Outbuilding Renderings

## PROPERTY DETAILS

- SKYLAND SHOPPING CENTER IS BEING RE-BORN
- Located in the “new “ city of Brookhaven where redevelopment is rapidly transforming the immediate trade area
- Wrapped by Skyland Brookhaven, a townhome community of 166 units priced from \$500K to \$800K
- Located on Clairmont Road (24,800 VPD) at the intersection with Buford Highway (32,900 VPD)
- Easy ingress and egress, excellent visibility
- The diversity of the trade area has encouraged an abundance of dining options with authentic cuisines
- Strong demographics with 130,873 residents within a 3 mile radius with Ave HH Income of \$105,671. In addition, daytime employment within 3 miles is 57,179.



**BRAND**  
Real Estate Services

BrandProperties.com  
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## TRAFFIC COUNTS

Clairmont Road	24,800 VPD
Buford Highway	32,900 VPD

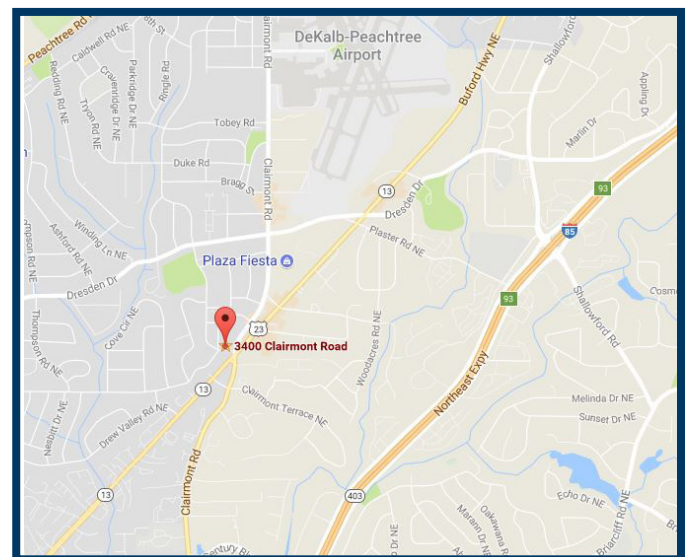
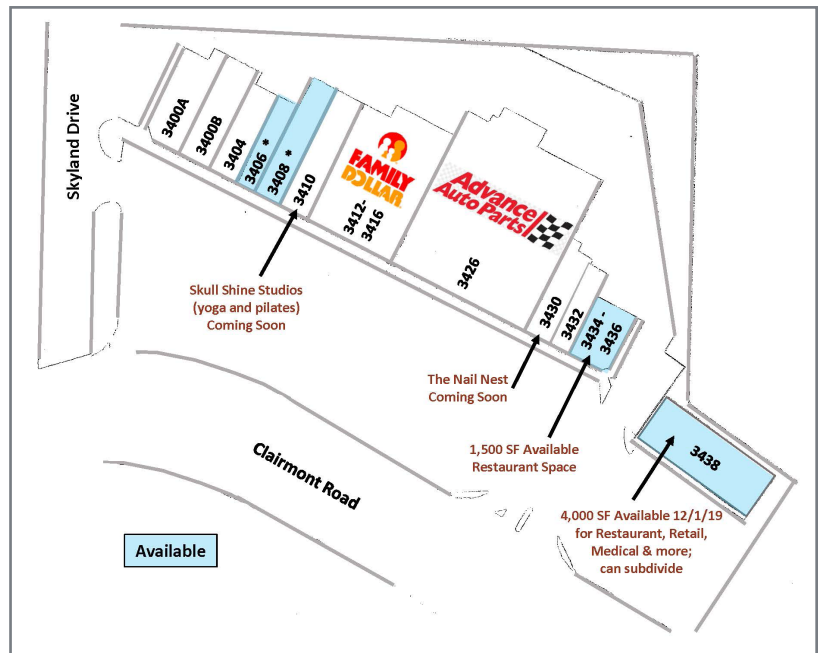
## DEMOGRAPHICS - CoStar 2019

	1 mile	3 miles	5 miles
Population	17,781	130,873	340,470
Ave HH Income	\$96,923	\$105,671	\$104,494
Daytime Employment	6,008	57,179	384,353

## GPS COORDINATES

Lat. 33.8585594 Long. -84.3145439

SUITE	TENANT	SF
3400A	Cross Fit	1,796
3400B	Personal Training	2,207
3404	Sumo Hibachi & Wings	1,875
* 3406	Watches & Jewelry Repair / Available with Notice	1,200
* 3408	Biswas Grocery / Available with Notice	1,800
3410	Coming Soon: Skull Shine Studios (yoga/pilates)	2,437
3412-3416	Family Dollar	8,000
3426	Advance Auto Parts	15,065
3430	Coming soon: The Nail Nest	1,560
3432	Jackson Hewitt	1,400
3434-3436	Available Restaurant Space	1,500
3438	Outbuilding: Can Subdivide. Available 12/1/19 for Retail, Restaurant, Medical etc.	4,000



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