

ARABELLE PERIMETER

1140 Hammond Drive
Sandy Springs, GA 30328

AVAILABLE FOR LEASE

2,410 SF of premier retail space located in a luxury mixed-use development. Immediate proximity to Dunwood's MARTA station and new State Farm campus.

grub
BURGER BAR

THE LOCAL
wood fired grill



- The submarket is home to +/- 5,500,000 SF of retail & +/- 29,000 SF of office.
- A 5-minute walk from State Farm's new campus with over 8,000 employees on site.
- Other notable Fortune 500 companies in the submarket includes Arby's, Cox Communications, Hewlett Packard, Mercedes Benz, UPS, etc.
- Neighboring major retailers include Publix, PetSmart, Home Depot, Costco, Target, Dick's, etc.
- The surrounding neighboring median household income is 60% greater than the Atlanta MSA average.
- Since 2018, 5 apartment complexes have been built within a two-mile radius, consisting of nearly 2,000 units.
- Located near the intersection of Peachtree Dunwoody Road, 29,000 VPD

For Leasing Information Call

404-632-9074

info@bridger-properties.com

ESTD 2020

BRIDGER
PROPERTIES

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SITE PLAN



UNIT	TENANT	SF
35	Grub Burger	4,100
30	Sugar Shane's	775
27	Big House Barbershop	1,304
25	Rush Bowls	920

UNIT	TENANT	SF
20	Lush Nails	2,281
15	The Local Wood Fired Grill	3,384
10	Just Love Coffee	2,025
5	AVAILABLE	2,410

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Trade Area Overview



Population 2023

1 Mile	11,158
3 Mile	115,013
5 Mile	273,293



Population Growth 2023-2028

1 Mile	1.60%
3 Mile	1.10%
5 Mile	1.00%



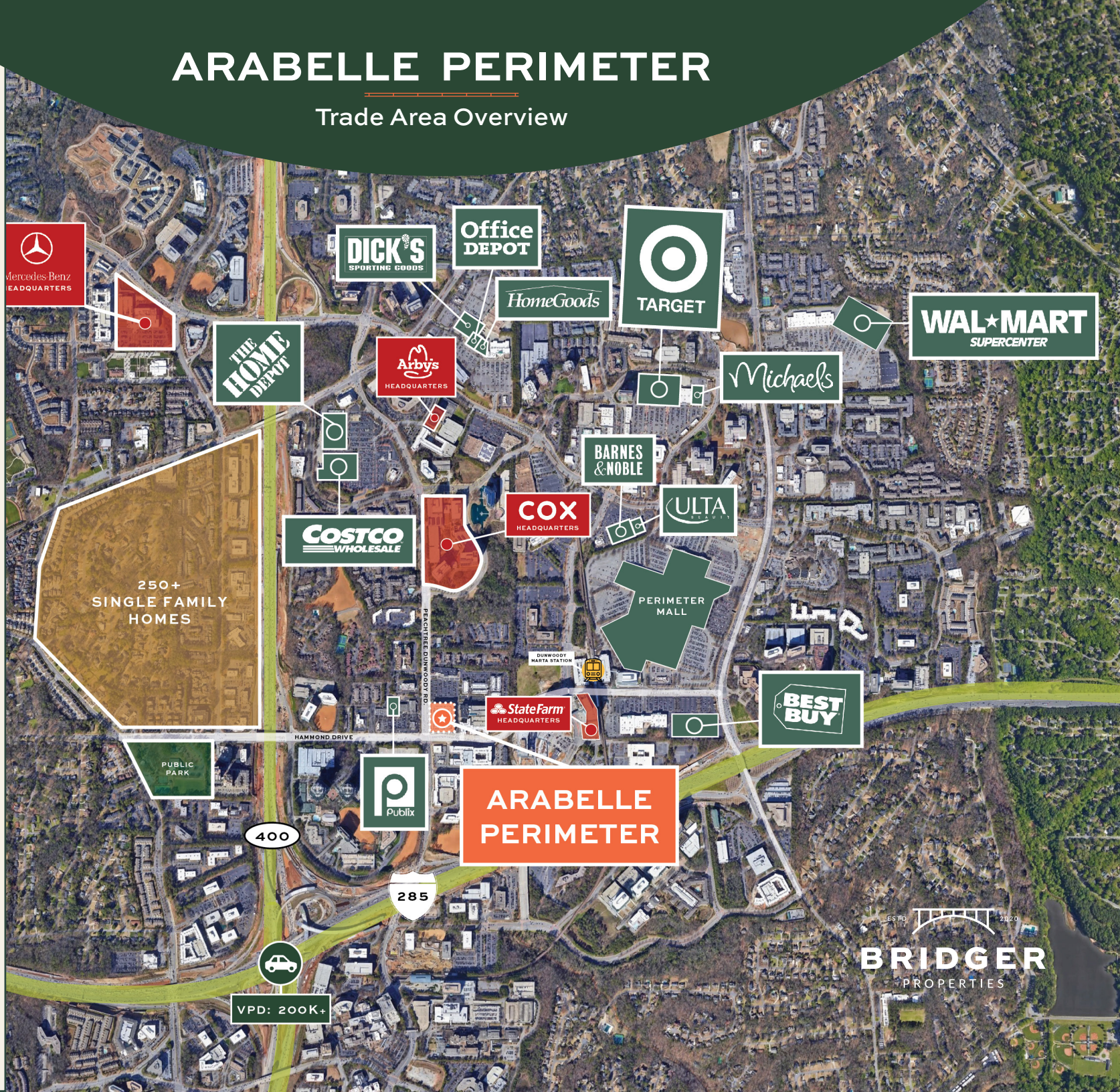
Households 2023

1 Mile	5,830
3 Mile	53,332
5 Mile	117,663



Household Income 2023

1 Mile	\$143,952
3 Mile	\$139,771
5 Mile	\$137,072



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PROPERTY PHOTOS

