

# Arabelle Perimeter

1110 Hammond Dr  
Sandy Springs, GA 30328

AVAILABLE FOR LEASE

1,304 - 2,410 SF of  
retail space

grub  
BURGER BAR

the LOCAL  
wood fired grill

For Leasing Information Contact

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ESTD 2020  
**BRIDGER**  
PROPERTIES



- A 5-minute walk from State Farm's new campus with over 8,000 employees on site.
- Notable Fortune 500 companies in the submarket include Arby's, Cox Communications, Hewlett Packard, Mercedes Benz, UPS, etc.
- Neighboring major retailers include Publix, PetSmart Home Depot, Costco, Target, Dick's, etc.
- Hard corner in the heart of the prominent Central Perimeter commercial district
- Average Household Incomes of over \$142,000 within a 3-mile radius
- Surrounded by Class A office buildings, retail centers, medical facilities, and hospitality developments
- First level of the deck is free retail customer parking that's easily accessible to the retail spaces
- Signalized intersection of Peachtree Dunwoody Road and Hammond Drive. Multiple access points and seamless connectivity to I-285 and GA 400

# ARABELLE PERIMETER

## TRADE AREA OVERVIEW



### POPULATION 2025

1 Mile	11,936
3 Mile	110,929
5 Mile	257,295



### HOUSEHOLDS 2025

1 Mile	6,436
3 Mile	49,829
5 Mile	112,148



### AVG HOUSEHOLD INCOME

1 Mile	\$135,204
3 Mile	\$151,650
5 Mile	\$148,537



### DAYTIME POPULATION


1 Mile	71,664
3 Mile	137,216
5 Mile	223,3-8



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## SITE PLAN



PEACHTREE DUNWOODY RD NE  VPD 28,580

HAMMOND DR NE  VPD 28,580

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

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

# ARABELLE PERIMETER

## PROPERTY PHOTOS

