

Arabelle Perimeter

1110 Hammond Dr
Sandy Springs, GA 30328

AVAILABLE FOR LEASE
2,410 SF of retail space

grub
BURGER BAR

the LOCAL
wood fired grill

For Leasing Information

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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 2024

1 Mile	11,407
3 Mile	110,303
5 Mile	253,477



HOUSEHOLDS 2024

1 Mile	6,178
3 Mile	49,718
5 Mile	110,492



AVG HOUSEHOLD INCOME

1 Mile	\$130,229
3 Mile	\$141,934
5 Mile	\$139,872



MEDIAN AGE

1 Mile	36.8
3 Mile	37.6
5 Mile	37.5



DAYTIME POPULATION

1 Mile	66,170
3 Mile	124,138
5 Mile	212,198



ARABELLE PERIMETER

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 Fire Grill	3,384
10	Just Love Coffee	2,025
5	AVAILABLE	2,410

ARABELLE PERIMETER

PROPERTY PHOTOS

