

# SHOPPES AT WEST PACES

## SHOPPING CENTER



3401 NORTHSIDE PKWY NW ATLANTA, GA 30327

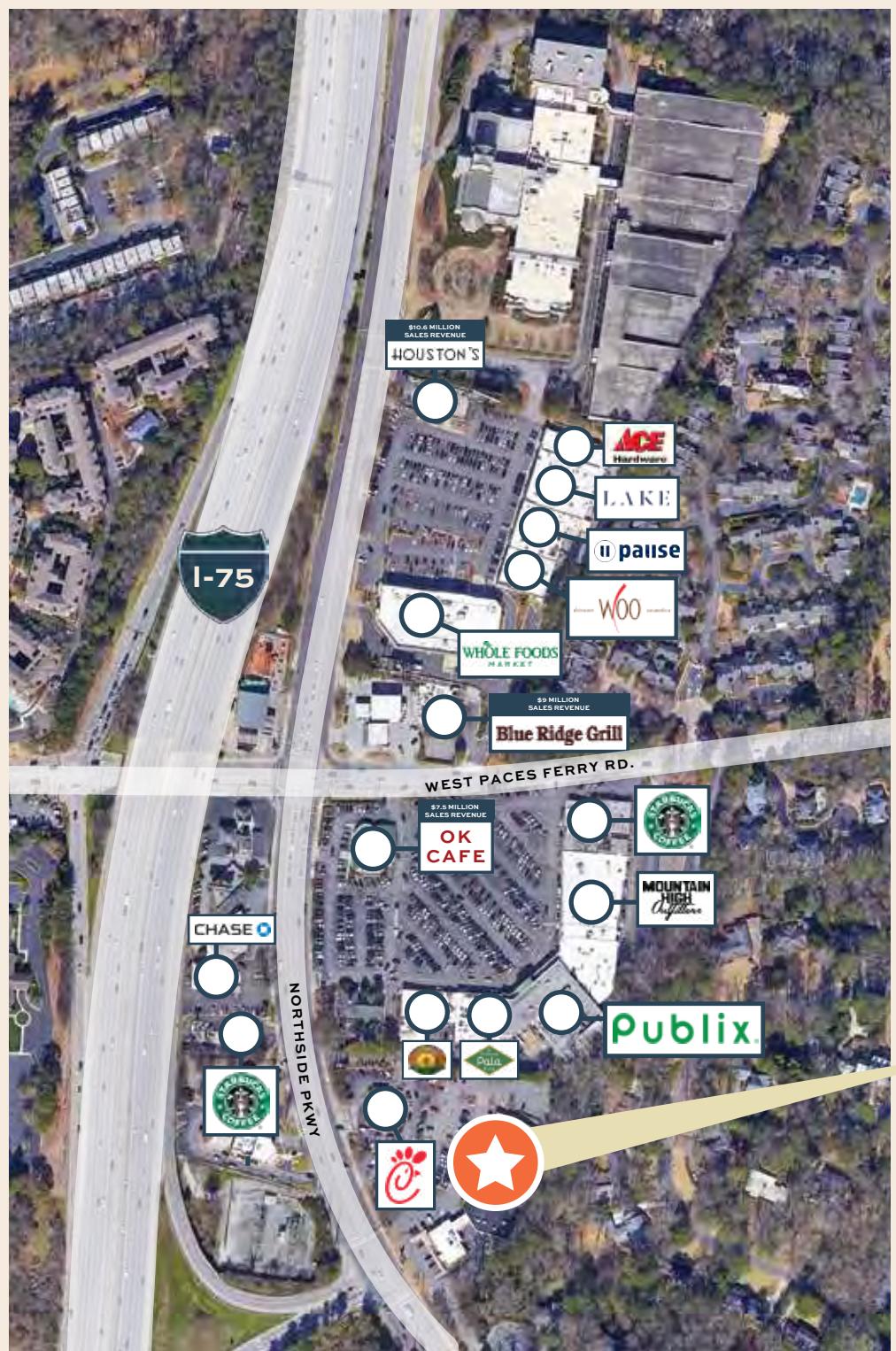
## ABOUT SHOPPING CENTER

- 30,000 SF Retail & Office Shopping Center with anchor tenants Sherlock's Wine Merchant & Wells Fargo.
- Fresh vision. New ownership. Major renovation. A complete reintroduction of a classic center.
- Located in one of the most highly trafficked areas of West Paces Ferry & Northside with approx. 213,000 cars per day.
- Known as the "Golden Triangle" of Buckhead, the West Paces Ferry neighborhood is surrounded by dozens of schools, public & private, including Pace Academy, Westminster School & Lovett School.



## MICROMARKET AERIAL MAP





I-75 ..... **213,000**  
cars per day

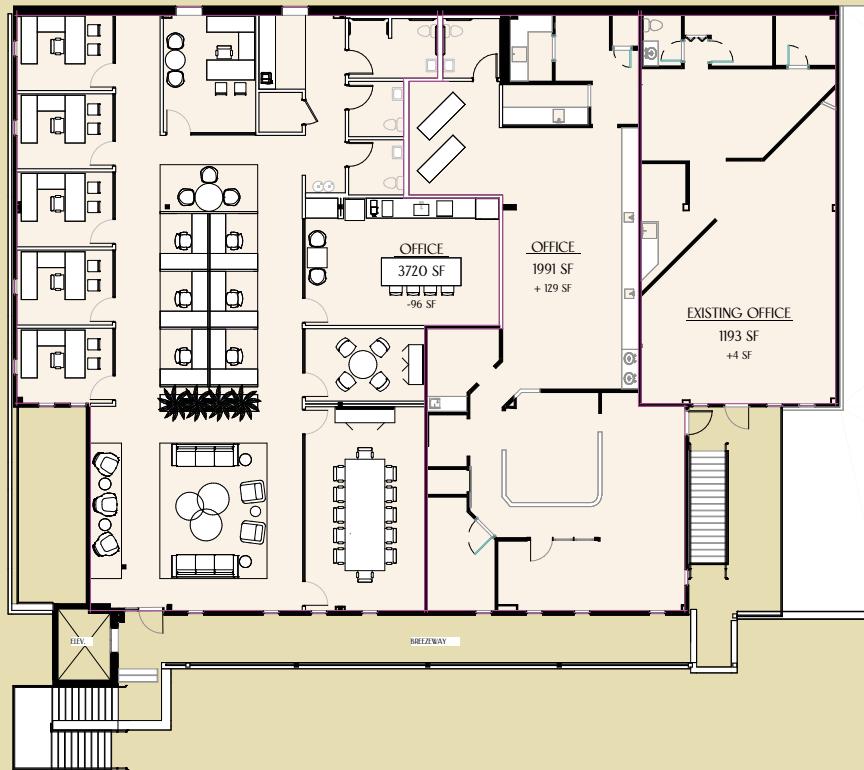
WEST PACES  
FERRY ..... **20,000**  
cars per day

NORTHSIDE  
PARKWAY ..... **15,000**  
cars per day



LEVEL ONE AREA	
Name	Area
Building Common Area	
PASEO	1342 SF
Building Common Area: 1	1342 SF
Exterior Area	
PATIO	616 SF
PATIO	430 SF
Exterior Area: 2	1046 SF

LEVEL ONE AREA	
Name	Area
Store Area	
EXISTING RETAIL	5473 SF
EXISTING RETAIL	1934 SF
NEW RETAIL	2002 SF
NEW RETAIL	1979 SF
NEW RESTAURANT	3141 SF
NEW RETAIL	3330 SF
ADDED GLA	209 SF
ADDED GLA	18285 SF
Store Area: 8	18285 SF
Grand total: 11	20673 SF





RENDERINGS



## LEASING INFORMATION

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