

# 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.











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

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

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



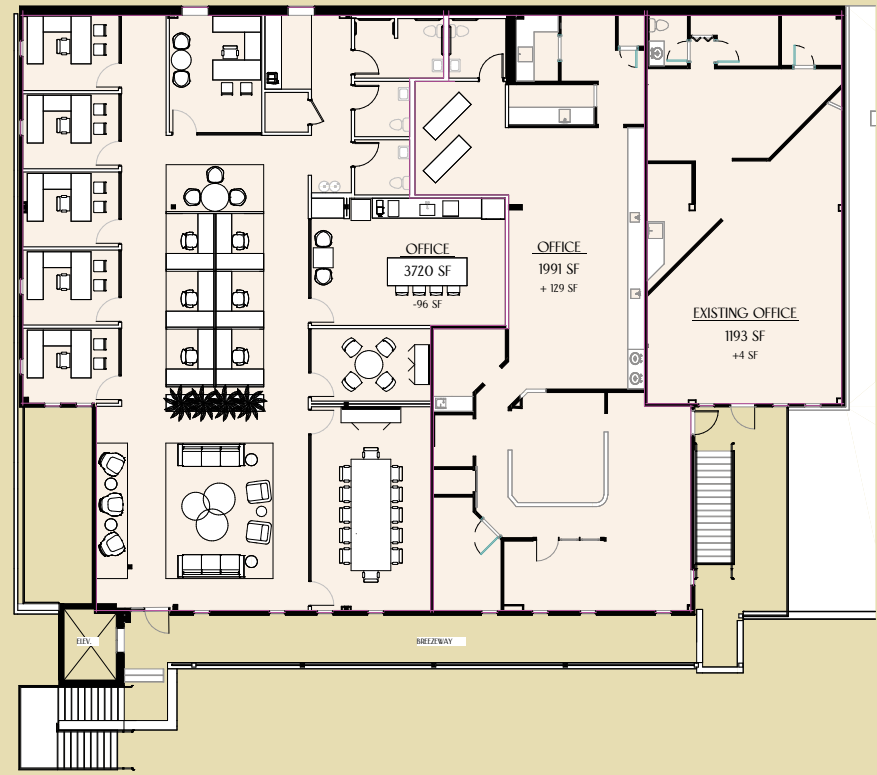
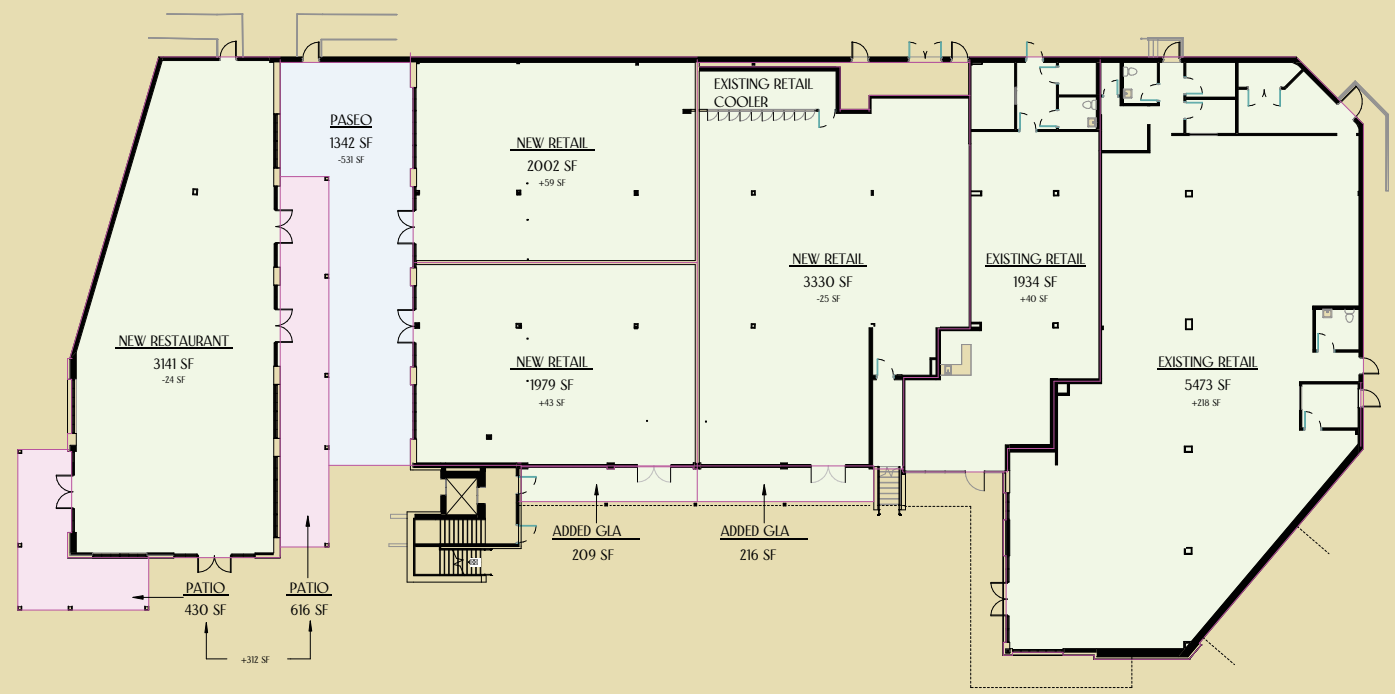


### LEVEL ONE AREA

| 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 GIA       | 209 SF   |
| ADDED GIA       | 18285 SF |
| Store Area: 8   | 18285 SF |
| Grand total: 11 | 20673 SF |



### LEVEL TWO AREA

| Name            | Area    |
|-----------------|---------|
| Office Area     |         |
| EXISTING OFFICE | 1193 SF |
| OFFICE          | 1991 SF |
| OFFICE          | 3720 SF |
| Grand total: 3  | 6904 SF |





RENDERINGS





## LEASING INFORMATION

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