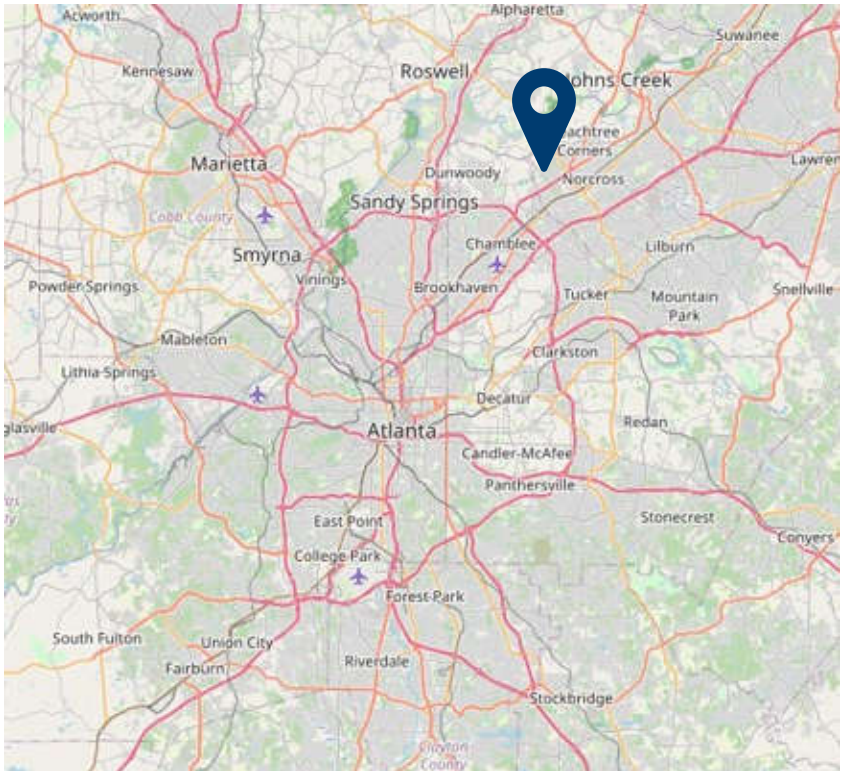


# SPALDING PLAZA

6470 Spalding Drive | Peachtree Corners, GA 30092



## PROPERTY DESCRIPTION

Specialty Project with retail, restaurants and office

## LOCATION DESCRIPTION

Spalding Drive near Holcomb Bridge Road  
Gwinnett County

Spalding is newly renovated. The project is well-situated in the affluent Peachtree Corners market near Dunwoody. It is across the street from a successful Publix. The daytime population in 5 miles is 237,000.

## HIGHLIGHTS

Retail Building GLA:	27,908 SF
Available Retail SF:	1,054 SF to 2,542 SF



**SHANNON SHUMAN MARTIN**  
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shannon@retailleasingadvisors.net  
www.retailleasingadvisors.net



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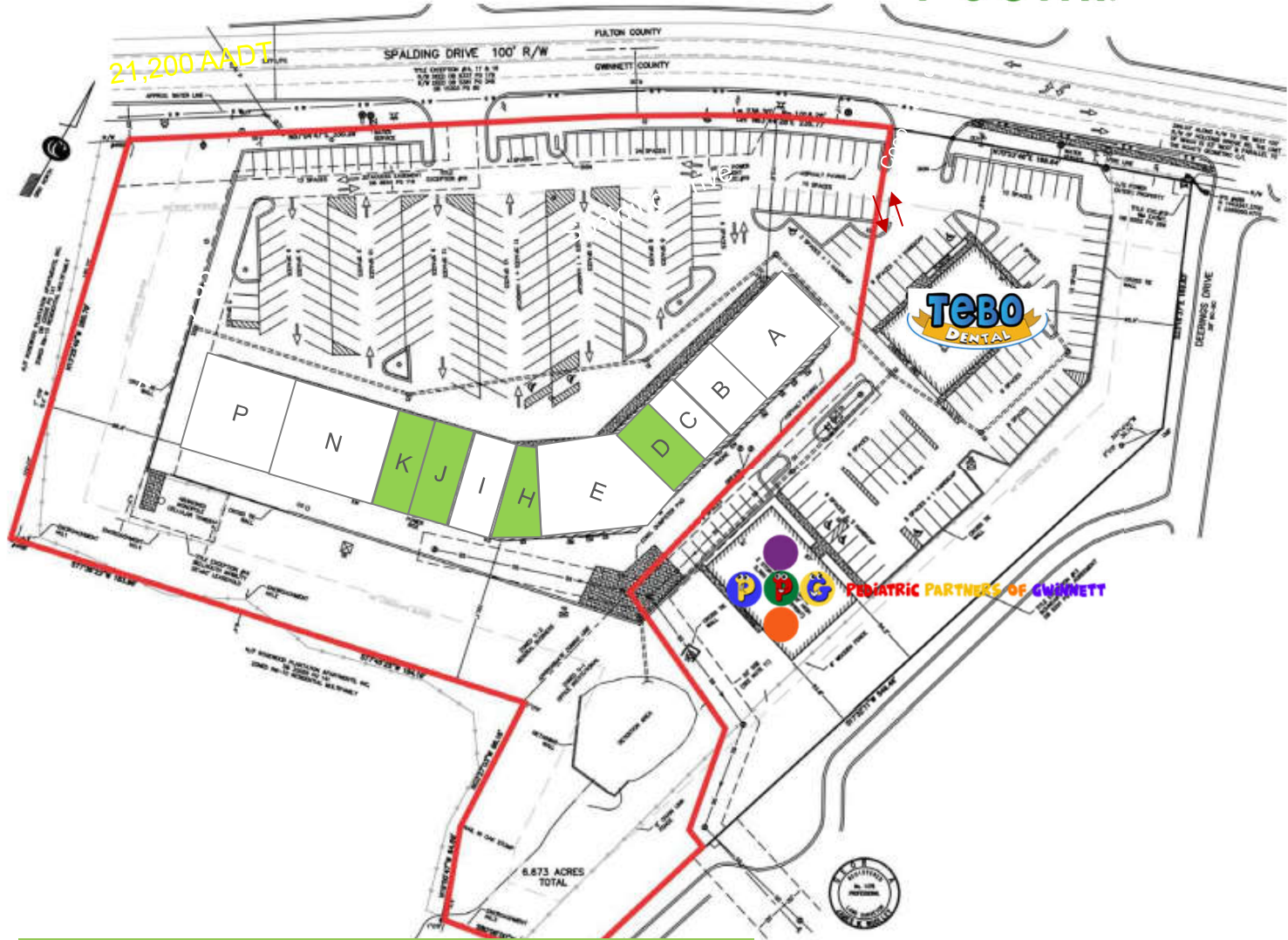
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Publix.



Suite	Tenant	SF
A	Tropica	4,620
B	Fly Chef	2,400
C	Clothing Care Cleaners (Business for Sale)	1,800
D	Available	1,456
E	Academy of Ballet	4,146
H	Available	1,054
I	Angel Nails	1,200
J	Available	1,380
K	Available	1,162
N	US Taido Karate	4,690
P	Sushi Mito	4,000



VILLAGE MASSAGE



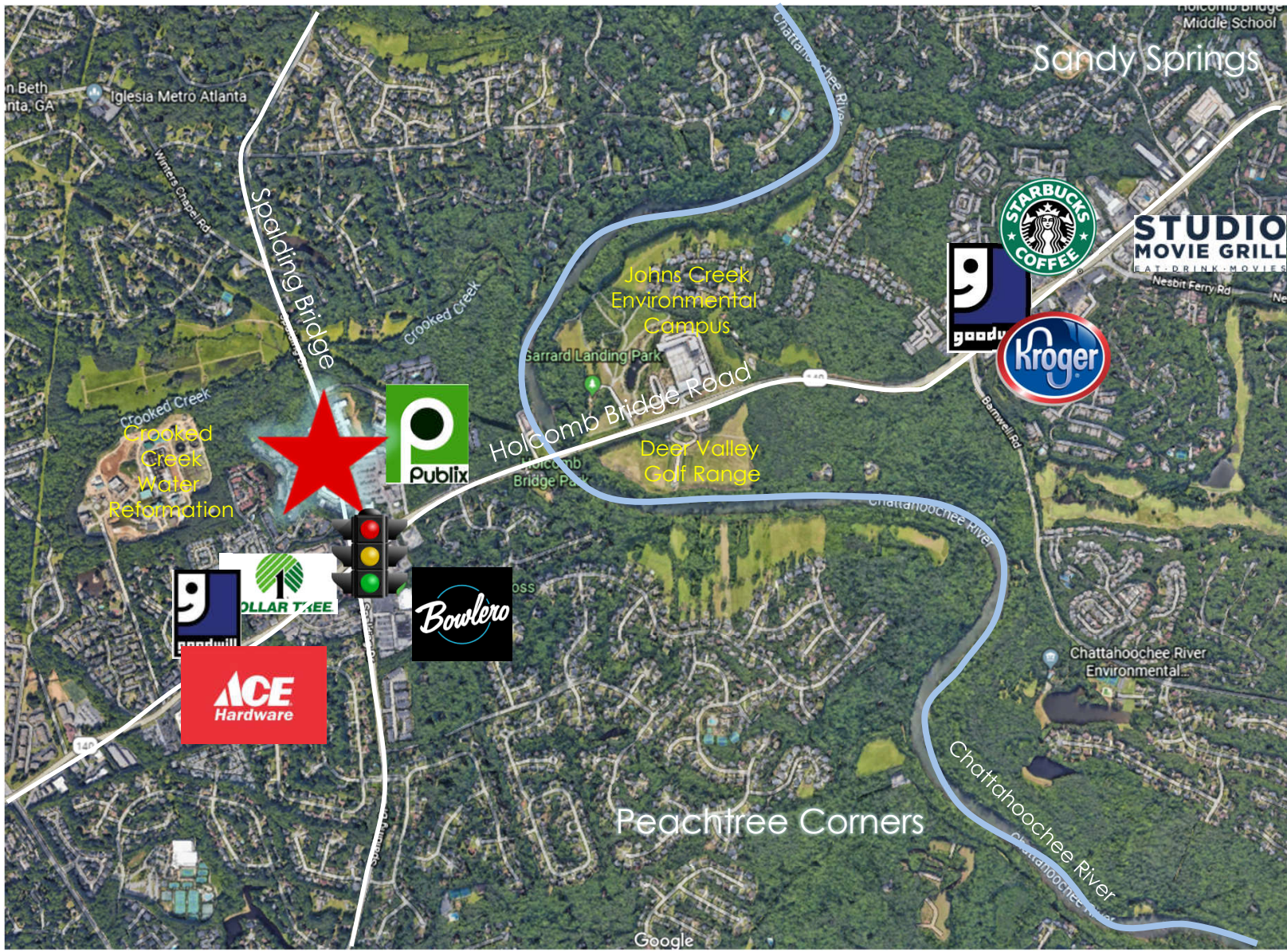
TROPICA  
BAR & CAFÉ





# SPALDING PLAZA

6470 Spalding Drive | Peachtree Corners, GA 30092



<u>Demographics:</u>	<u>1-3 Miles</u>	<u>3-5 Miles</u>	<u>Drive Time</u>	<u>5-10 Min</u>	<u>10-15 Min</u>
Population	70,792	215,494	Population	90,490	263,738
Households	28,261	82,593	Households	35,723	102,861
Average HH Income	\$144,596	\$144,962	Average HH Income	\$134,694	\$125,482
Daytime Population	87,749	237,815	Daytime Population	108,792	322,531