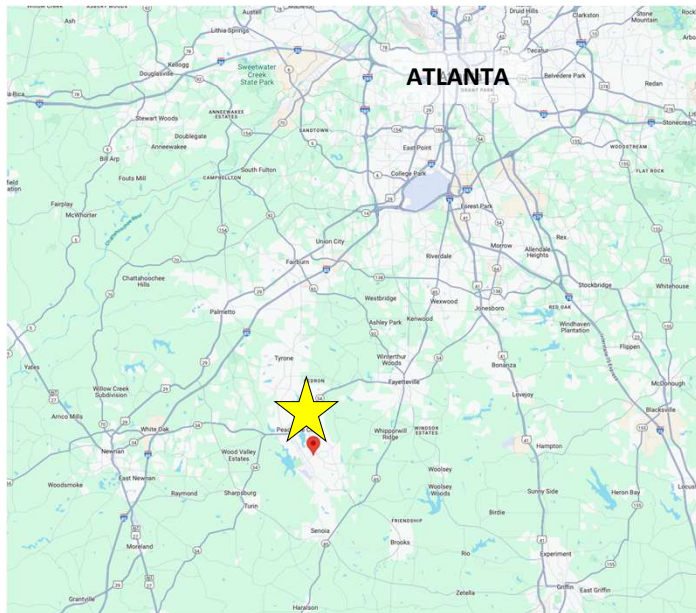


COMING SOON

**LEASE or
GROUND LEASE**



PROJECT HIGHLIGHTS

FOR LEASE or GROUND LEASE: 2,186 SF (1.18 AC)
Former Bank located in the outparcel of the Braelinn Village Shopping Center.

Braelinn Village Shopping Center anchored by Kroger **(81st Percentile Nationwide)** and Ace Pickleball generates over **2.6 million visitors** annually.

Strong residential Population of 58,113 within 5 miles and **Household Incomes above \$138,000**.

The building has 4 drive thru lanes and 23 parking spaces.



TRAFFIC COUNTS

20,751 VPD – Joel Cowan Parkway
7,526 VPD – S Peachtree Parkway

Total Population:

Total Households:

Avg. HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	3,556	27,305	58,113
Total Households:	2,544	10,363	21,356
Avg. HH Income:	\$112,848	\$129,127	\$138,098

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

