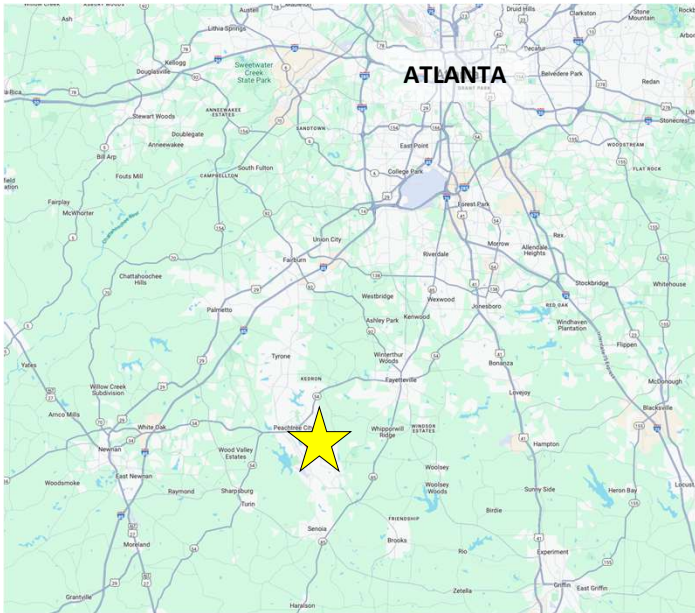


**SALE, LEASE, or
GROUND LEASE**



PROJECT HIGHLIGHTS

FOR SALE, LEASE, or GROUND LEASE: 2,202 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

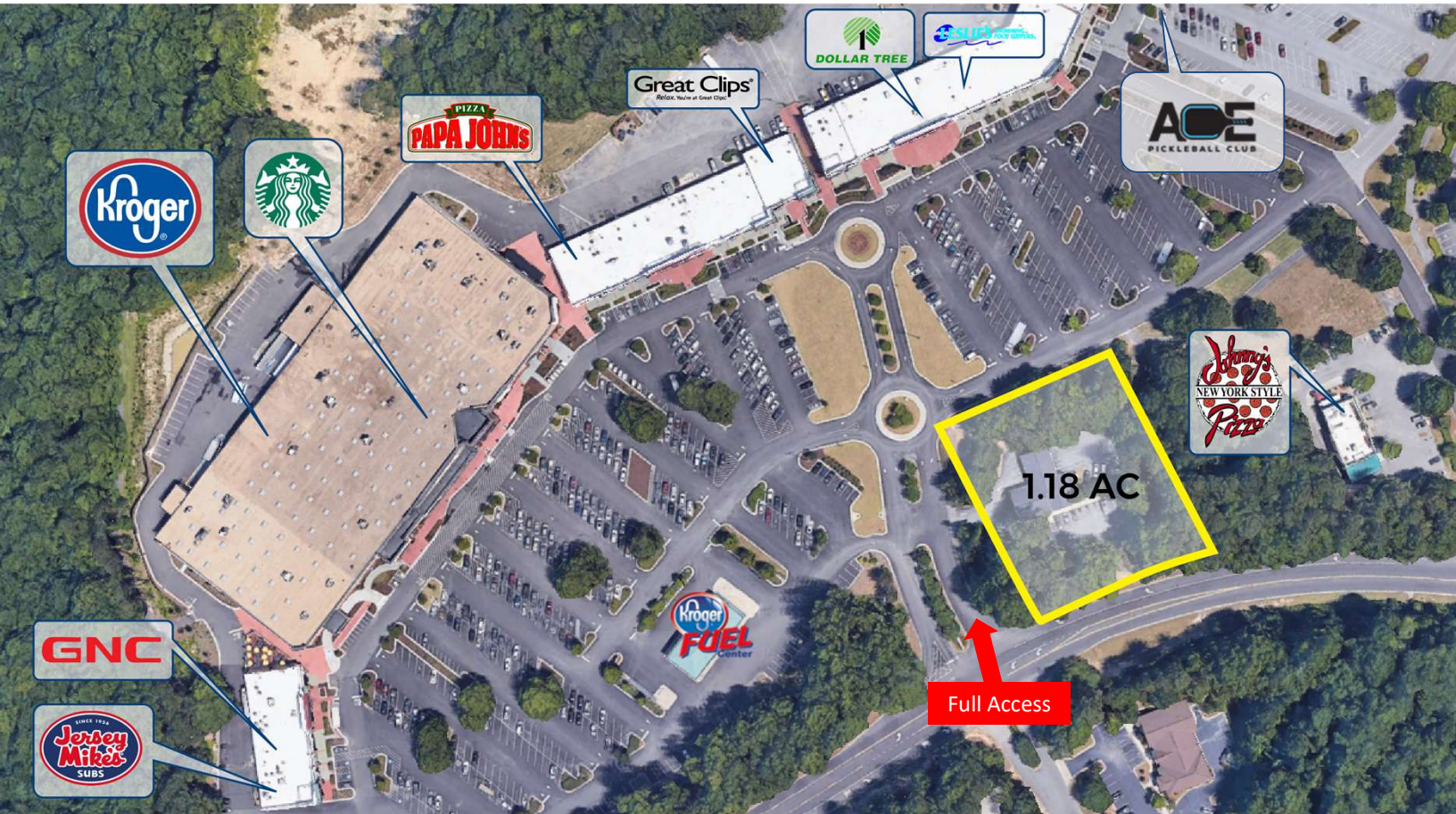
20,751 VPD – Joel Cowan Parkway
7,526 VPD – S Peachtree Parkway

	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.

FORMER BANK BRANCH

Property Site Plan



FORMER BANK BRANCH

Property Aerial

