

urbana

Peachtree Pavilion

RETAIL SHOPPING CENTER
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- 167,488 SF TOTAL
- 2 LEVELS ■ 3 BUILDINGS
- 66,071 SF AVAILABLE
- SUITE SIZES FROM 1,100 SF - 18,944 SF
- BUILT IN 2009
- ANCHORED BY SUPER H-MART / SHADOW-ANCHORED BY BRANDSMART
- ADJACENT TO THE ASSEMBLY, A MIXED-USE DEVELOPMENT OF FORMER GM PLANT. INCLUDES FILM STUDIO, OFFICE, RETAIL, AND RESIDENTIAL
- AMPLE PARKING - 827 SPACES
- CONVENIENT ACCES TO I-285, PEACHTREE ROAD & MARTA DORAVILLE EXIT
- HIGH INCOME COMMUNITY
- STRONG TRAFFIC COUNTS ON ALL SURROUNDING ROADS
- NEIGHBORING TENANT MIX INCLUDES: LEXUS, PORSCHE, BRANDSMART AND VARIOUS NATIONALLY CREDITED AUTO DEALERS, RETAILERS, & HOTELS



6035 PEACHTREE ROAD · DORAVILLE · GA · 30360

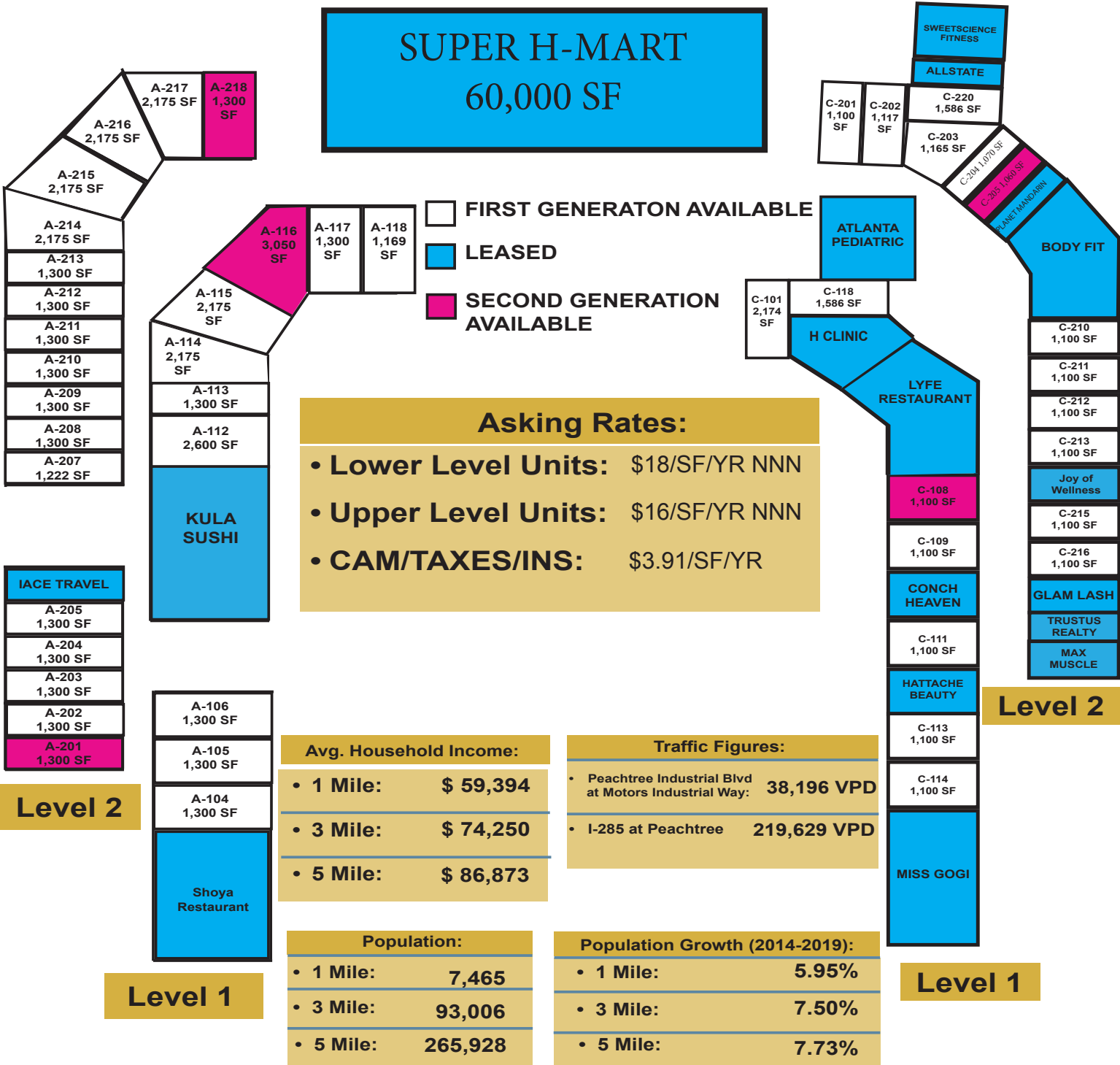
FOR ADDITIONAL
INFORMATION:

Urbana Realty Advisors ■ 404-249-8310 x 207 ■ mg@urbanaholdings.com

Peachtree Pavilion

RETAIL SHOPPING CENTER
AVAILABLE FOR LEASE

SUPER H-MART
60,000 SF



- FIRST GENERATION AVAILABLE
- LEASED
- SECOND GENERATION AVAILABLE

Asking Rates:

- Lower Level Units: \$18/SF/YR NNN
- Upper Level Units: \$16/SF/YR NNN
- CAM/TAXES/INS: \$3.91/SF/YR

Avg. Household Income:

• 1 Mile:	\$ 59,394
• 3 Mile:	\$ 74,250
• 5 Mile:	\$ 86,873

Traffic Figures:

• Peachtree Industrial Blvd at Motors Industrial Way:	38,196 VPD
• I-285 at Peachtree	219,629 VPD

Population:

• 1 Mile:	7,465
• 3 Mile:	93,006
• 5 Mile:	265,928

Population Growth (2014-2019):

• 1 Mile:	5.95%
• 3 Mile:	7.50%
• 5 Mile:	7.73%

- IACE TRAVEL**
- A-205 1,300 SF
 - A-204 1,300 SF
 - A-203 1,300 SF
 - A-202 1,300 SF
 - A-201 1,300 SF

- A-106 1,300 SF
- A-105 1,300 SF
- A-104 1,300 SF
- Shoya Restaurant

- SWEETSCIENCE FITNESS
- ALLSTATE
- C-220 1,586 SF
- C-203 1,165 SF
- C-201 1,070 SF
- C-205 1,060 SF
- LANE T M AND BBN
- BODY FIT
- C-210 1,100 SF
- C-211 1,100 SF
- C-212 1,100 SF
- C-213 1,100 SF
- Joy of Wellness
- C-215 1,100 SF
- C-216 1,100 SF
- GLAM LASH
- TRUSTUS REALTY
- MAX MUSCLE

Level 2

Level 2

Level 1

Level 1

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