

Spalding Center

6365 - 6395 Spalding Dr.,
Peachtree Corners, GA 30092

LEASING INFORMATION

| | |
|---------------|---|
| Building/GLA | 52,031 SF |
| Parking | 500 Spaces |
| Intersection | Holcomb Bridge Road (SR-140) and Spalding Drive |
| Traffic Light | Yes |
| Traffic Count | 16,000 AADT |

LEASING CONTACT

| | |
|--------------------|----------------------|
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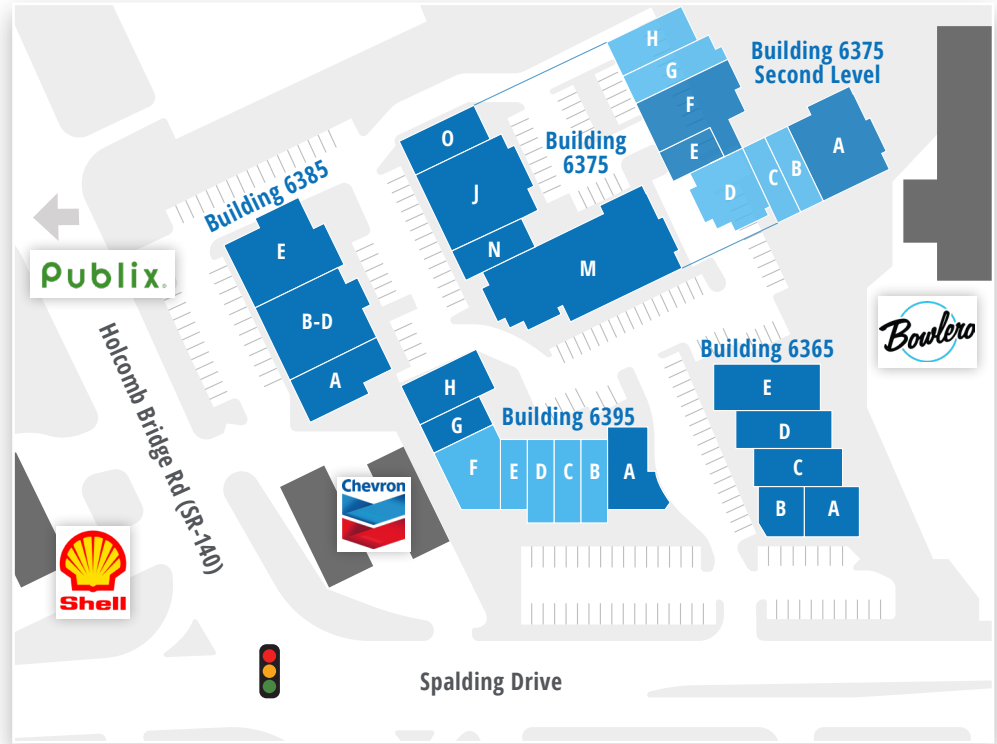
LOCATION MAP



DEMOGRAPHICS

| | | | |
|-------------|-----------|-----------|-----------|
| Radius | 2-Mile | 5-Mile | 10-Mile |
| Population | 35,150 | 201,011 | 914,649 |
| Daytime | 16,348 | 110,496 | 578,503 |
| Avg. Income | \$113,537 | \$124,346 | \$123,120 |





CENTER HIGHLIGHTS

- Easy access with four-way traffic lights.
- Located across the street from Publix.
- Property is one mile from Town Center, a 21-Acre development featuring outdoor concert hall, retail shops, restaurants, green space, Veterans Monument and condos.
- Located 2 miles from Technology Park, a high-tech district that has grown to support over 10K employees and residents. It has drawn top-tiered engineering talent from around the country.

LEASING INFORMATION

| Building 6365 | |
|---------------|--|
| STE | TENANT |
| A | Royal Bistro (1,290 SF) |
| B | The Lux Dog Grooming (740 SF) |
| C | Peachy Corners Café (1,800 SF) |
| D | Dr. Fades Classic Barber Shop (1,728 SF) |
| E | Rise Family Chiropractic (1,800 SF) |
| Building 6375 | |
| A | CreARTivity (3,600 SF) |
| B | Available (815 SF) |

| C | Available (1,800 SF) |
|---------------|---|
| D | Available (2,096 SF) |
| E | Sunny Street Yoga (1,200 SF) |
| F | Storage (2,300 SF) |
| G | Coming Available (2,120 SF) |
| H | Available (1,800 SF) |
| M | Fresh Start Learning Academy (4,303 SF) |
| N/J | Eden Community Center (3,958 SF) |
| O | Office (1,290 SF) |
| Building 6385 | |
| A | VP Body Care Spa (1,920 SF) |

| B/D | DiBar Grill (3,600 SF) |
|---------------|------------------------------------|
| E | The Loving Hut (2,840 SF) |
| Building 6395 | |
| A | Evergreen Pro Cleaners (2,175 SF) |
| B/C/D | Available (3,600 SF) |
| E/F | Available (2,381 SF) |
| G | System Technology Works (1,075 SF) |
| H | Carere Music (1,800 SF) |