

# Arabelle Perimeter

1110 Hammond Dr  
Sandy Springs, GA 30328

AVAILABLE FOR LEASE

1,304 - 2,410 SF of  
retail space

hopdoddy  
BURGER BAR®

the LOCAL  
wood fired grill

For Leasing Information Contact

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ESTD 2020  
**BRIDGER**  
PROPERTIES



- A 5-minute walk from State Farm's new campus with over 8,000 employees on site.
- Notable Fortune 500 companies in the submarket include Arby's, Cox Communications, Hewlett Packard, Mercedes Benz, UPS, etc.
- Neighboring major retailers include Publix, PetSmart Home Depot, Costco, Target, Dick's, etc.
- Hard corner in the heart of the prominent Central Perimeter commercial district
- Average Household Incomes of over \$142,000 within a 3-mile radius
- Surrounded by Class A office buildings, retail centers, medical facilities, and hospitality developments
- First level of the deck is free retail customer parking that's easily accessible to the retail spaces
- Signalized intersection of Peachtree Dunwoody Road and Hammond Drive. Multiple access points and seamless connectivity to I-285 and GA 400

# ARABELLE PERIMETER

## TRADE AREA OVERVIEW



### POPULATION 2025

|        |         |
|--------|---------|
| 1 Mile | 11,936  |
| 3 Mile | 110,929 |
| 5 Mile | 257,295 |



### HOUSEHOLDS 2025

|        |         |
|--------|---------|
| 1 Mile | 6,436   |
| 3 Mile | 49,829  |
| 5 Mile | 112,148 |



### AVG HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 Mile | \$135,204 |
| 3 Mile | \$151,650 |
| 5 Mile | \$148,537 |



### DAYTIME POPULATION

|        |         |
|--------|---------|
| 1 Mile | 71,664  |
| 3 Mile | 137,216 |
| 5 Mile | 223,3-8 |



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## SITE PLAN



| UNIT | TENANT              | SF    |
|------|---------------------|-------|
| 35   | Hopdoddy Burger Bar | 4,100 |
| 30   | Sugar Shane's       | 775   |
| 27   | Cuts & Creations    | 1,304 |
| 25   | Rush Bowls          | 920   |

| UNIT | TENANT                    | SF    |
|------|---------------------------|-------|
| 20   | Lush Nails                | 2,281 |
| 15   | The Local Wood Fire Grill | 3,384 |
| 10   | Just Love Coffee          | 2,025 |
| 5    | AVAILABLE                 | 2,410 |

# ARABELLE PERIMETER

## PROPERTY PHOTOS

