



## SPALDING CORNERS

7702 - 7760 Spalding Drive  
Sandy Springs, Georgia 30092

Spalding Corners is an established neighborhood center featuring Publix Supermarket and a collection of fine shops and restaurants. Uniquely positioned to capture the affluent Dunwoody and Peachtree Corners customers, this prime retail location offers exceptional visibility and easy access to 40,000+ vehicles per day.

### EXCLUSIVELY MARKETED BY:

Kimberly Arturo  
(404) 870 1519  
[karturo@seligenterprises.com](mailto:karturo@seligenterprises.com)

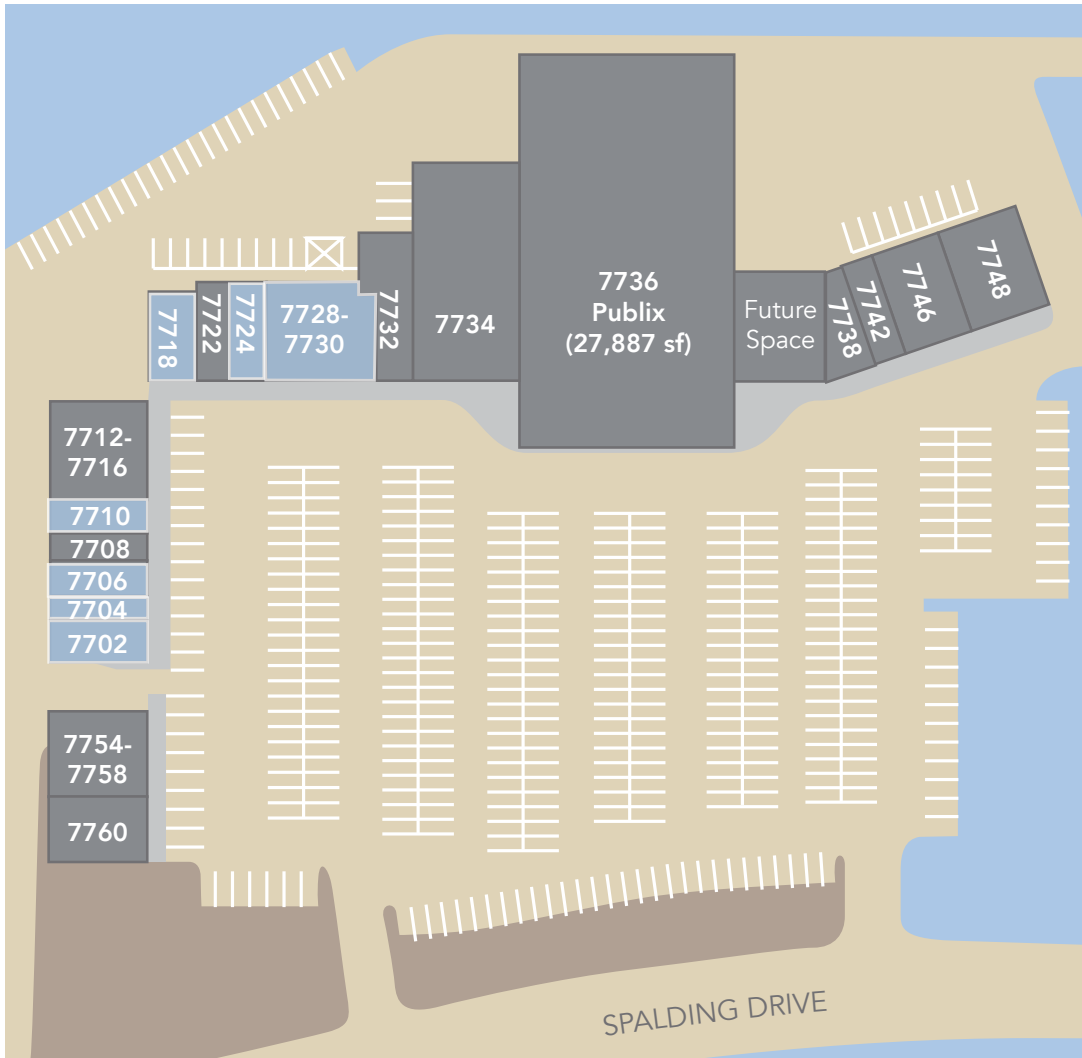
Mindy Selig  
(404) 898 9049  
[mselig@seligenterprises.com](mailto:mselig@seligenterprises.com)





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| Suite     | Tenant                          | SF     |
|-----------|---------------------------------|--------|
| 7702      | AVAILABLE                       | 1,500  |
| 7704      | AVAILABLE                       | 900    |
| 7706      | AVAILABLE                       | 1,200  |
| 7708      | Spalding Hair Cutters           | 900    |
| 7710      | AVAILABLE                       | 1,200  |
| 7712-7716 | The Derby                       | 3,600  |
| 7718      | AVAILABLE                       | 1,650  |
| 7722      | Four Seasons Asian Cuisine      | 1,200  |
| 7724      | AVAILABLE                       | 1,200  |
| 7728-30   | AVAILABLE                       | 3,313  |
| 7732      | The Griddle                     | 2,687  |
| 7734      | My Pet's Vet                    | 8,450  |
| 7736      | Publix                          | 27,887 |
| 7738      | Native Ceuticals                | 1,200  |
| 7742      | UPS Store                       | 1,200  |
| 7746      | Dagwood's Pizza                 | 2,936  |
| 7748      | The Liquor Cabinet              | 2,464  |
| 7754-58   | Leslie's Swimming Pool Supplies | 3,420  |
| 7760      | Great Expressions Dental        | 2,760  |

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### DEMOGRAPHIC SNAPSHOT

2021

|                   | 1 mile    | 3 mile    | 5 mile    |
|-------------------|-----------|-----------|-----------|
| Population        | 8,139     | 70,418    | 213,883   |
| Average HHI       | \$131,046 | \$135,593 | \$128,597 |
| Median Age        | 40.7      | 38.2      | 36.7      |
| Total Households  | 3,066     | 27,005    | 80,780    |
| Daytime Employees | 2,450     | 43,232    | 114,503   |

### TRAFFIC COUNT

2020

|                                                                                   |             |
|-----------------------------------------------------------------------------------|-------------|
| Holcomb Bridge Rd b/t the Fulton County Line & Peachtree Corners Circle (TC 6222) | 38,700 aadt |
| Spalding Dr N b/t Holcomb Bridge Rd & Peachtree Parkway (TC 436)                  | 14,500 aadt |
| Spalding Dr S b/t Holcomb Bridge Rd & Fulton County Line (TC 434)                 | 20,400 aadt |

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