



SPALDING CENTER

6365 - 6395 Spalding Drive, Peachtree Corners, GA 30092 | Two miles from Technology Park



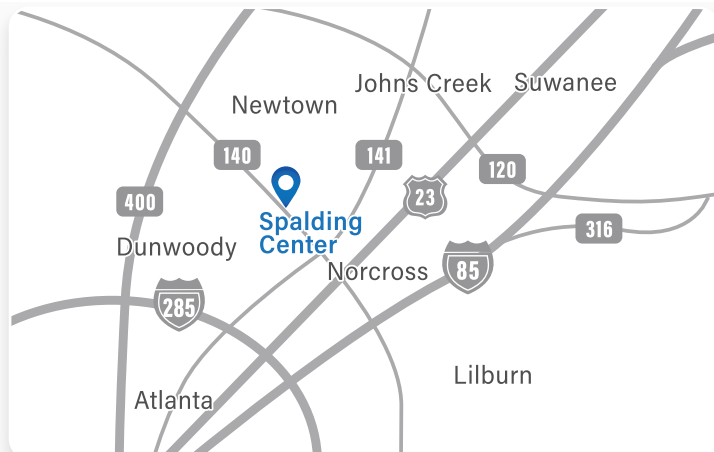
DEMOGRAPHICS

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

LEASING INFORMATION

Building/GLA	50,000 SF
Parking	500 Spaces
Intersection	Holcomb Bridge Road (SR-140) and Spalding Drive
Traffic Light	Yes
Traffic Count	16,000 AADT

- Easy accessibility with four-way traffic lights.
- The property is situated directly across the street from Publix, and two miles from Technology Park, a high-tech district that supports over 10,000 employees and residents, attracting top-tier engineering talent from across the country.
- Additionally, it is three miles away from the Forum, a major local shopping destination, and Peachtree Corners Town Center, a 21-acre development that includes an outdoor concert hall, retail shops, restaurants, green spaces, a Veterans Monument, and condominiums.



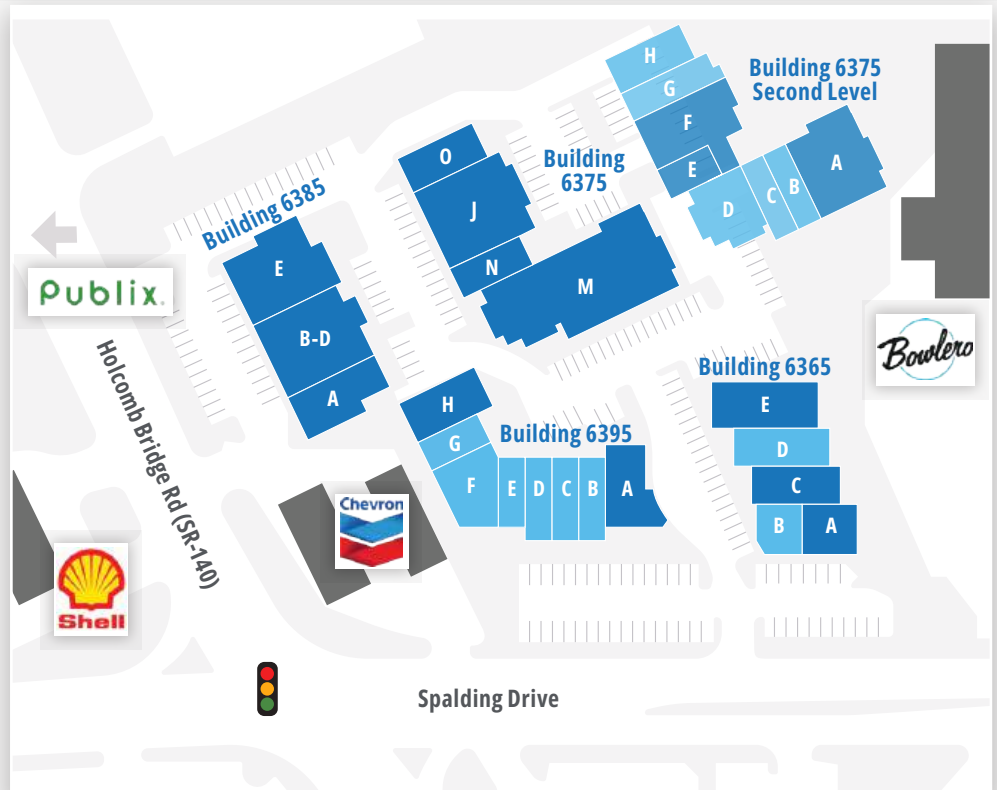


SPALDING CENTER

6365 - 6395 Spalding Drive, Peachtree Corners, GA 30092 | Two miles from Technology Park

LEASING INFORMATION

Building 6365		
STE	TENANT	SF
A	Royal Bistro	1,290
B	Available	740
C	Dr Fades Classic Barber	1,800
D	Available	1,728
E	Rise Family Chiropractic	1,800
Building 6375		
A	CreARTivity	3,600
B	Available	815
C	Available	1,100
D	Available	2,096
E	Sunny Street Yoga	1,200
F	Taaj Market	2,300
G	Available	2,120
H	Available	1,800
M	Fresh Start Learning Academy	4,303
N/J	Eden Community Center	3,958
O	My Kirby Vacuum Store-Repair	1,290
Building 6385		
A	VP Body Care Spa	1,920
B-D	DiBar Grill	3,600
E	The Loving Hut	2,840
Building 6395		
A	Evergreen Pro Cleaners	2,175
B-D	Available	3,600
E/F	Available	2,381
G	Available	1,075
H	Carere Music	1,800



LEASING CONTACT

Haley Hartman
 844-557-5667 Ext.3
 hhartman@plnms.com

