



# Braelinn Village

Peachtree City, GA

Atlanta-Sandy Springs-Alpharetta (GA)



**Katie Littlejohn**

Leasing Representative

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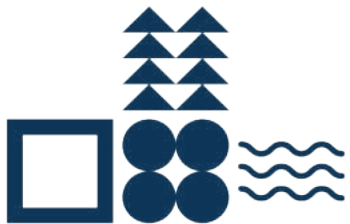
AERIAL

GROSS LEASABLE AREA (GLA)

266,005 SF

PARKING SPACES

1,261



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Peachtree City, GA

[www.kimcorealty.com/117520](http://www.kimcorealty.com/117520)



DENSITY AERIAL

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■ Available ■ Potentially Available ● Curbside Pick-up



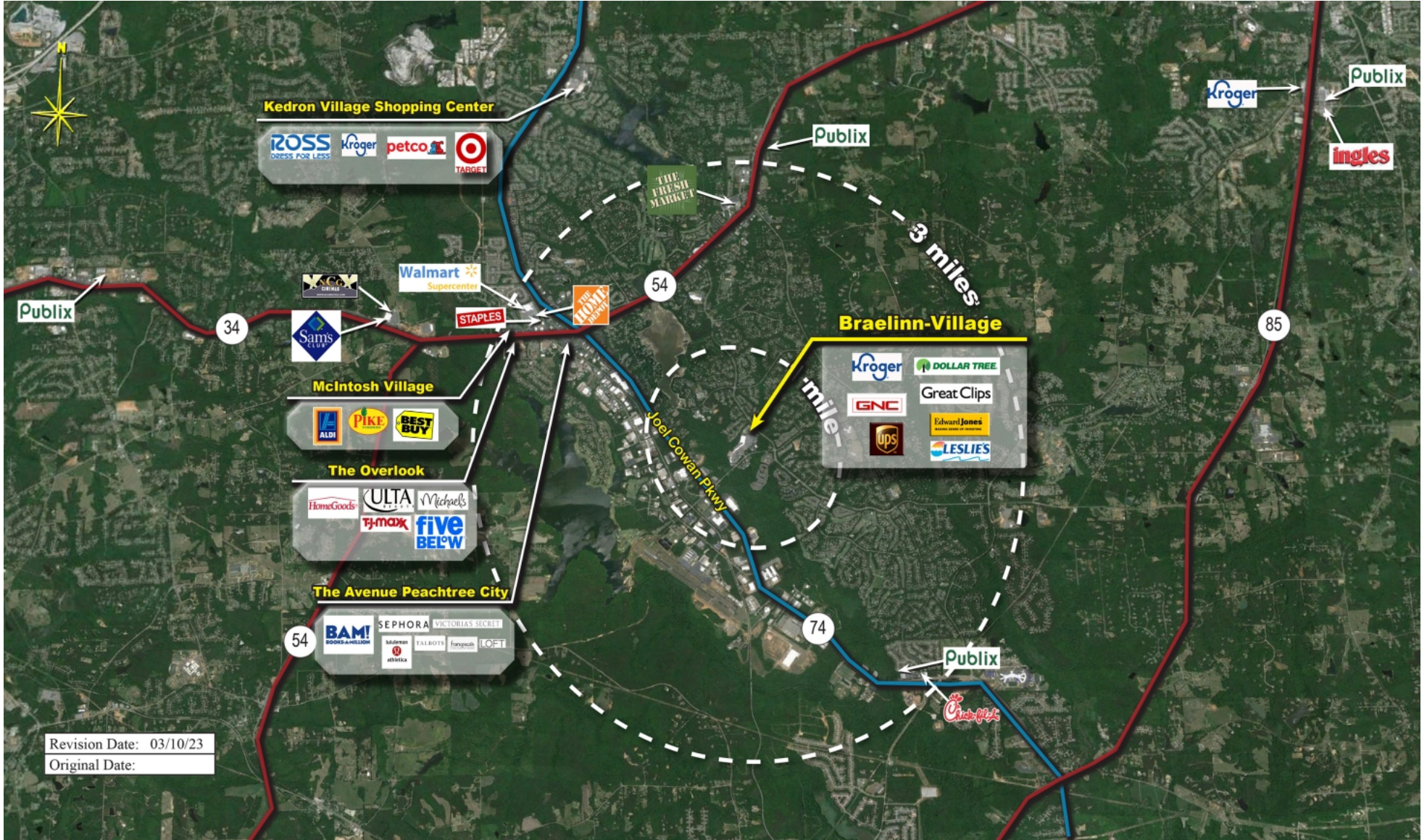
	TENANT	SQ FT
1	Available	86,479
2	Workout Anytime	6,500
3	The UPS Store	1,250
4	Pita by the Beirut	1,250
5	Edward Jones	800
6	Club Pilates	2,000
7	Available (Former Restaurant)	1,666
8	Master Shim's World Class	2,100
9	Dr. Bryan Hammer	2,800
10	Leslie's Swimming Pool [...]	2,800
11	Dollar Tree	5,424
12	YANY Beauty	1,664
13	M.G.R. Jewelers	1,136
14	Dickey's Barbecue Pit	2,800
15	Great Clips	1,050
16	Delta Community Credit Union	3,150
17	Braelinn Nails	1,400
18	Randstad	2,800
19	Rustic Chair Salon	1,300
20	Ichiban	3,600
21	Semi-Sweet	2,060
22	TCBY	1,540
23	Papa Johns	1,540
24	Cardsmart	3,188
25	Kroger	108,127
26	El Rancho Mexican #7	4,995
27	GNC	1,625
28	Allstate Insurance	975
29	AZN Sandwich Bar	1,300
30	Jersey Mike's Subs	1,300
31	Crosstown Grille	7,386

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

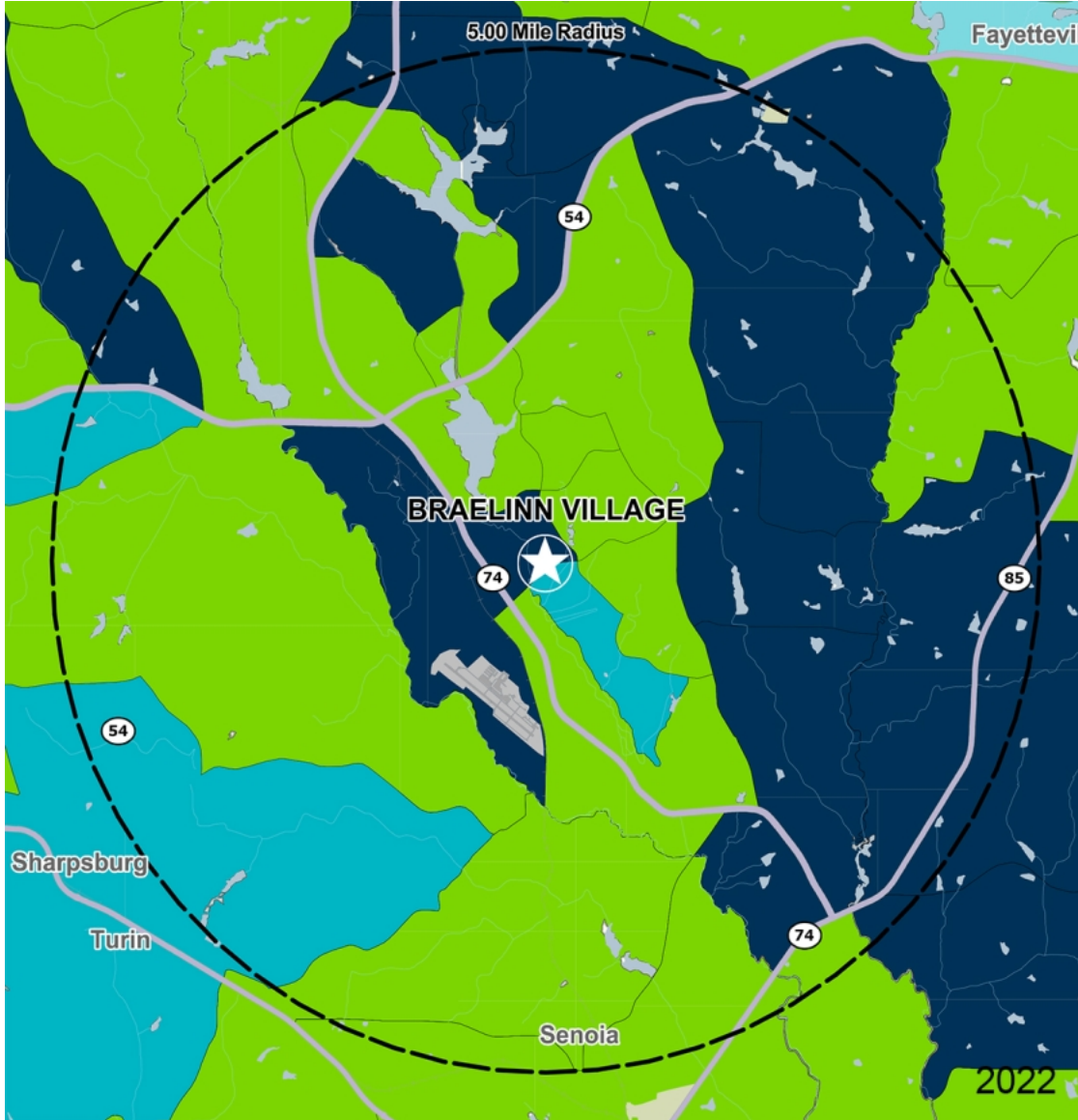
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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	5,809	27,998	55,244
Daytime Pop	6,693	37,208	59,392
Households	2,257	10,234	19,844
Average HH Income	\$119,103	\$136,738	\$142,540
Median HH Income	\$85,360	\$105,533	\$111,898
Per Capita Income	\$46,268	\$50,115	\$51,302

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$50K - \$75K
- \$100K - \$150K
- \$0K - \$50K
- \$75K - \$100K



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# Braelinn Village

S. Peachtree Pkwy. & Crosstown Dr., Peachtree City, GA



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