



Braelinn Village

Peachtree City, GA

Atlanta-Sandy Springs-Alpharetta (GA)



Katie Littlejohn

Leasing Representative

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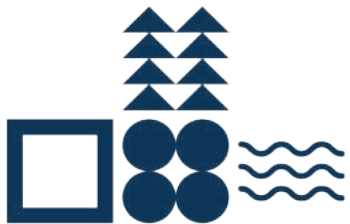
AERIAL

GROSS LEASABLE AREA (GLA)

266,005 SF

PARKING SPACES

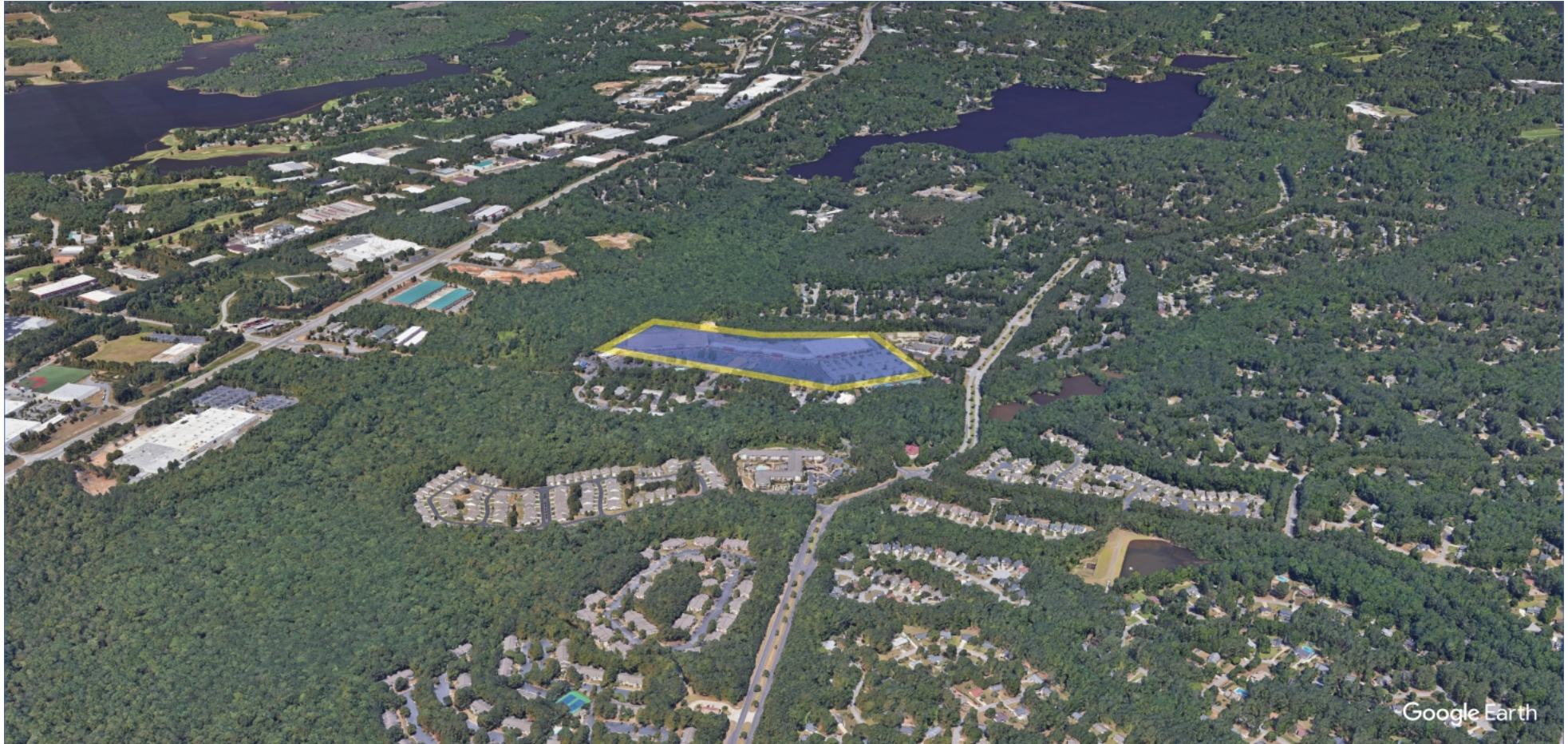
1,261



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Google Earth

DENSITY AERIAL



Property Overview

Braelinn Village is located in a high-income suburb southwest of Atlanta.

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Available Potentially Available Curbside Pick-up



	TENANT	SQ FT
1	Ace Pickleball Club	40,000
1A	Available	46,479
2	Workout Anytime	6,500
3	The UPS Store	1,250
4	Pita Mediterranean Street Food	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	2,800
11	Dollar Tree	5,424
12	Available	1,664
13	M.G.R. Jewelers	1,136
14	Charm Thai Cuisine	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	Available (Former Restaurant)	7,386

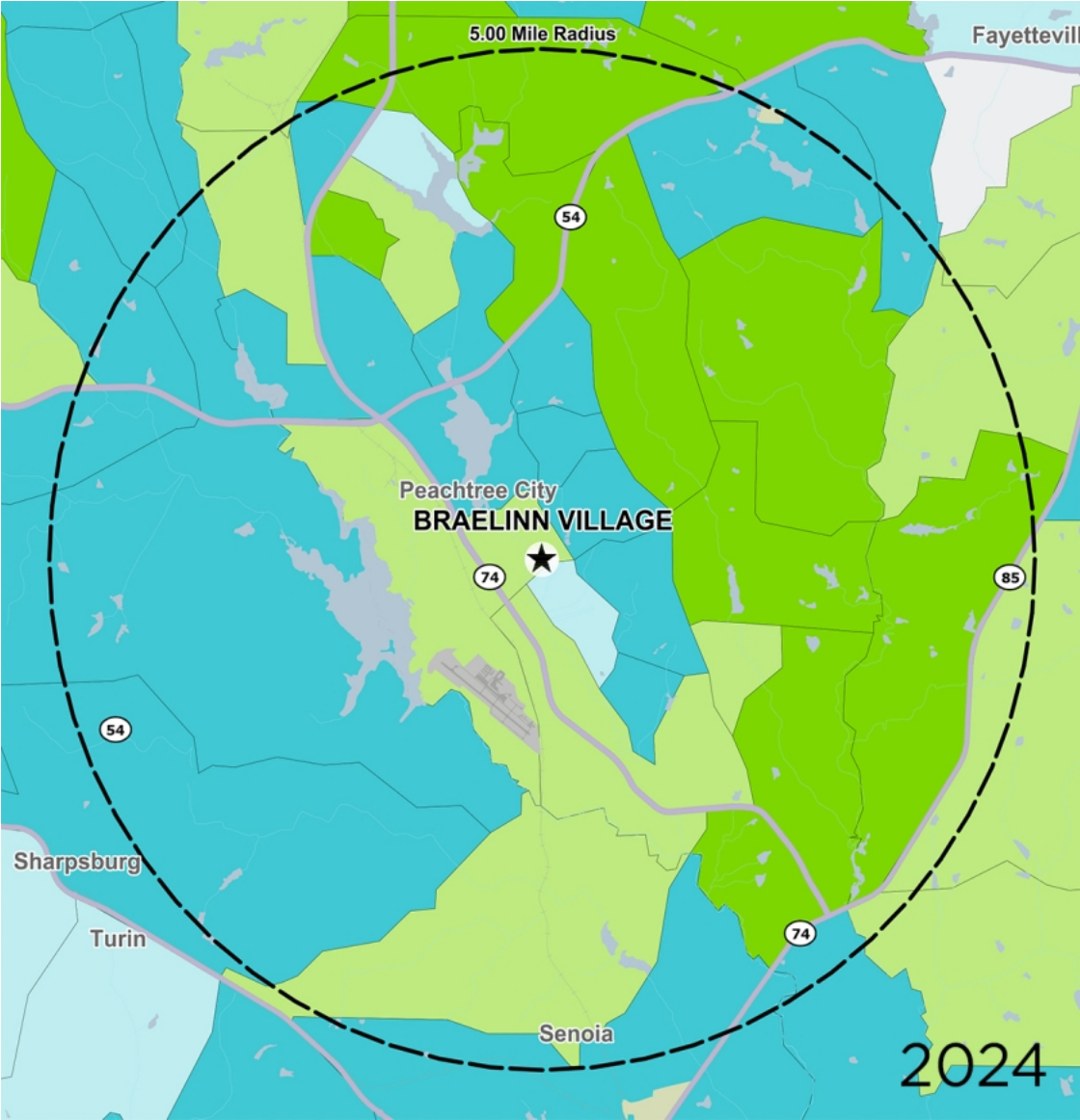
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts 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, curb-cuts 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

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	5,499	28,244	59,069
Daytime Pop	4,117	32,194	55,569
Households	2,272	10,509	21,503
Average HH Income	\$111,871	\$144,395	\$155,074
Median HH Income	\$90,045	\$116,684	\$124,679
Per Capita Income	\$46,241	\$54,028	\$56,746

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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564 Crosstown Drive, Peachtree City, GA



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