

LEASE

901 ABERNATHY ROAD NORTHEAST

901 Abernathy Road Northeast Sandy Springs, GA 30328



PROPERTY DESCRIPTION

Explore an exceptional opportunity in Sandy Springs: a Ground Floor Retail Condo situated within the 150-Unit Serrano Apartment Complex. This versatile space awaits its new tenant. The existing tenant will be vacating the property by December 2023.

Benefit from this prime location, offering a healthy mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments above the ground-level retail space. Enjoy easy access to I-285 and US-19/GA-400, located just 15 miles north of Downtown Atlanta.

This unique property provides the flexibility to shape your business vision. Don't miss this opportunity for success in Sandy Springs.

For additional details, contact Amit Grover at 404-966-1019.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$45.00 SF/yr (NNN) |
| Available SF: | 1,428 SF |
| Building Size: | 1,428 SF |

Amit Grover
404 966 1019

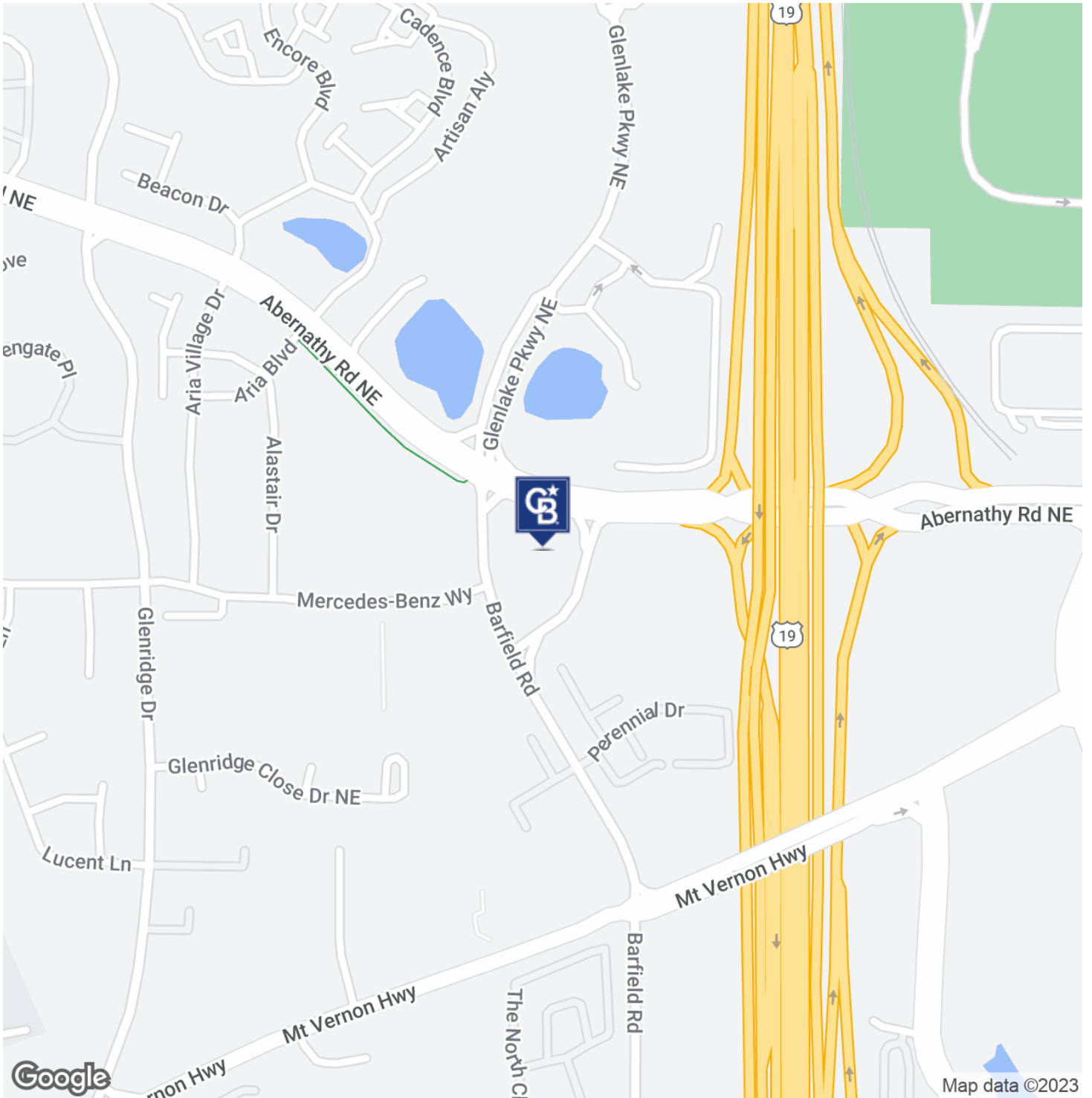


**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

LEASE

901 ABERNATHY ROAD NORTHEAST

901 Abernathy Road Northeast Sandy Springs, GA 30328



Amit Grover
404 966 1019

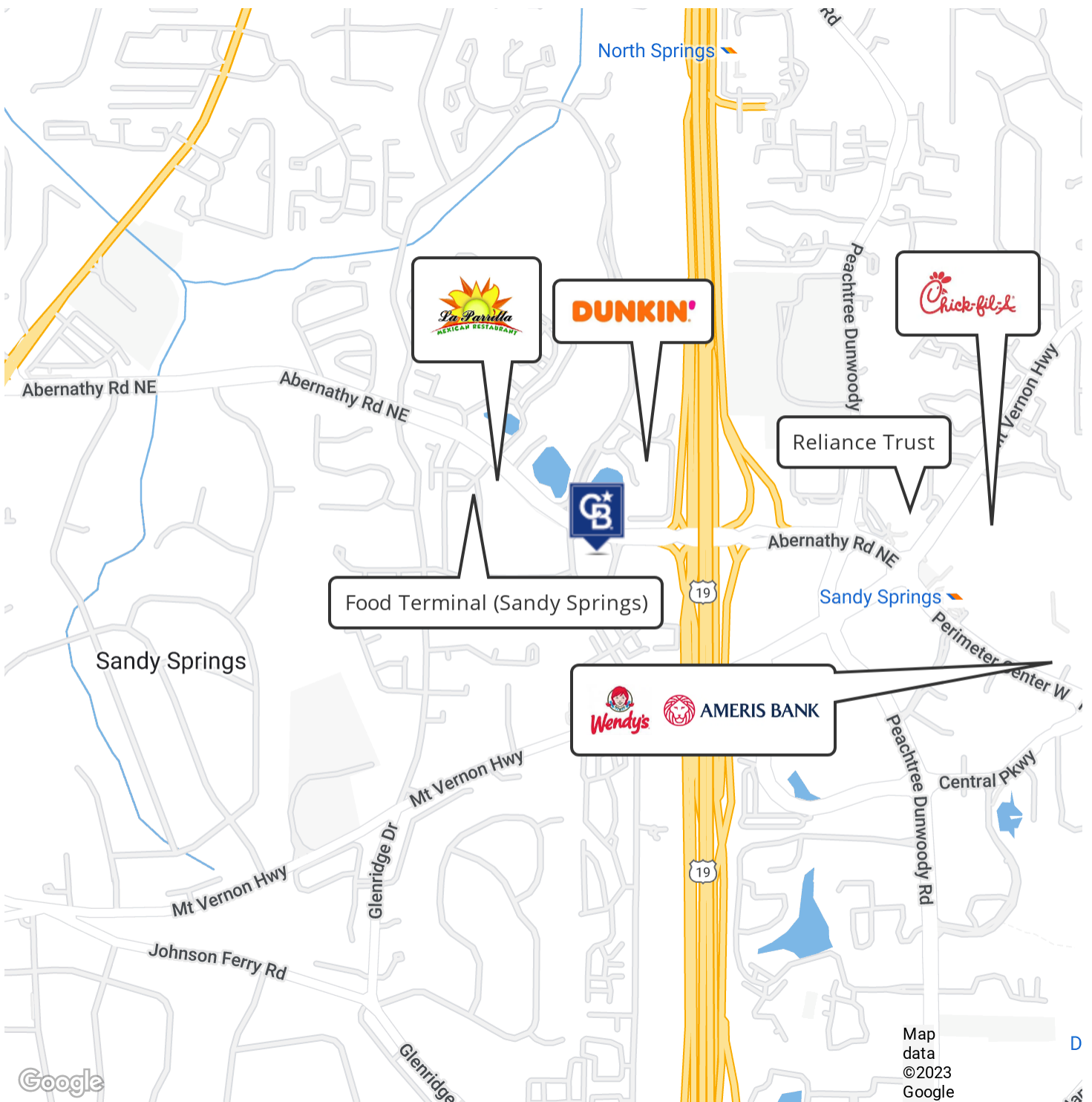


**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

LEASE

901 ABERNATHY ROAD NORTHEAST

901 Abernathy Road Northeast Sandy Springs, GA 30328



Amit Grover
404 966 1019

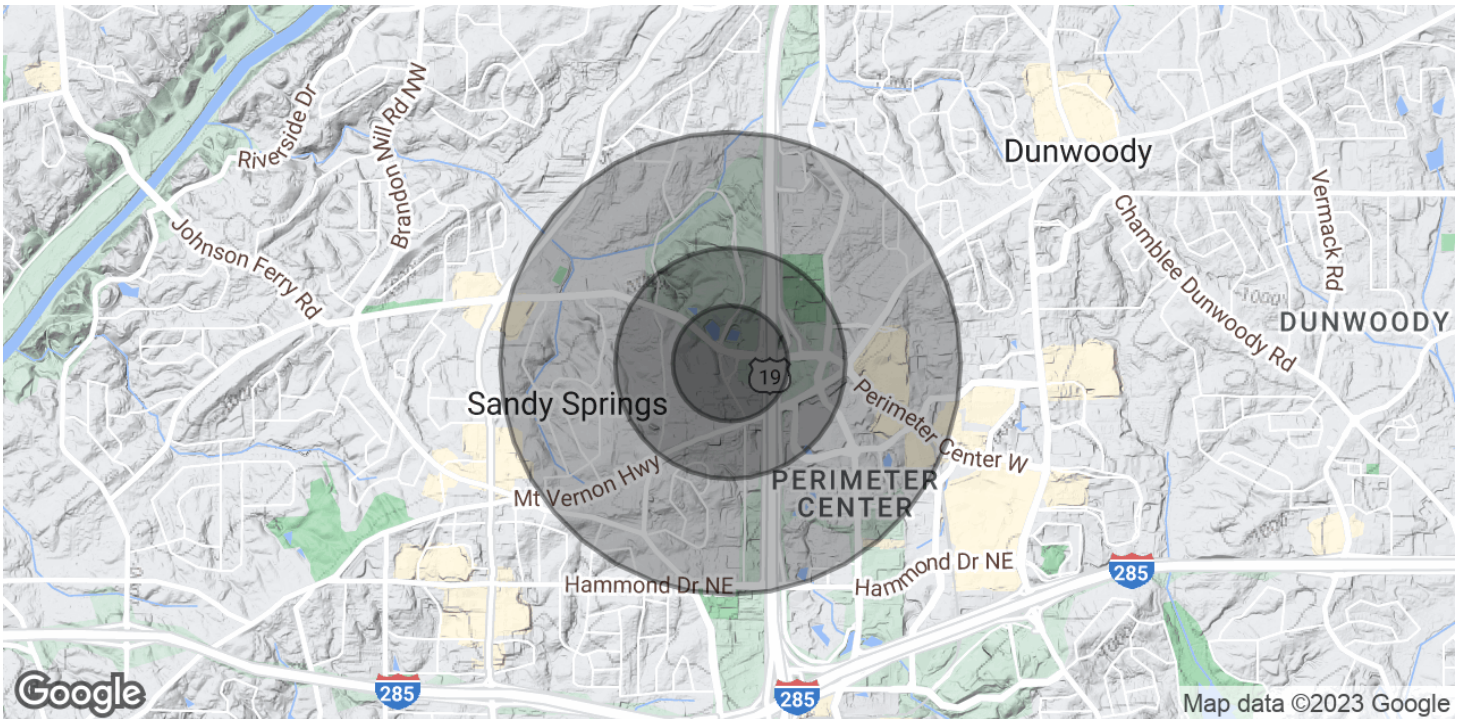


**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

LEASE

901 ABERNATHY ROAD NORTHEAST

901 Abernathy Road Northeast Sandy Springs, GA 30328



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 669 | 2,719 | 12,727 |
| Average Age | 40.7 | 36.9 | 36.3 |
| Average Age (Male) | 42.5 | 37.5 | 35.9 |
| Average Age (Female) | 40 | 37.2 | 38 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 516 | 1,683 | 6,869 |
| # of Persons per HH | 1.3 | 1.6 | 1.9 |
| Average HH Income | \$92,761 | \$106,068 | \$109,979 |
| Average House Value | \$283,442 | \$265,310 | \$279,236 |

* Demographic data derived from 2020 ACS - US Census

Amit Grover
404 966 1019



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS