

BriarClair Shopping Center – Suite D

BriarClair is an 8,473 square foot retail center located on Briarcliff Road at the commercial node of Clairmont Road and Briarcliff Road in DeKalb County, Georgia. 3/10's of mile from the I-85 and Clairmont Road Interchange

3145-D is 854 square feet

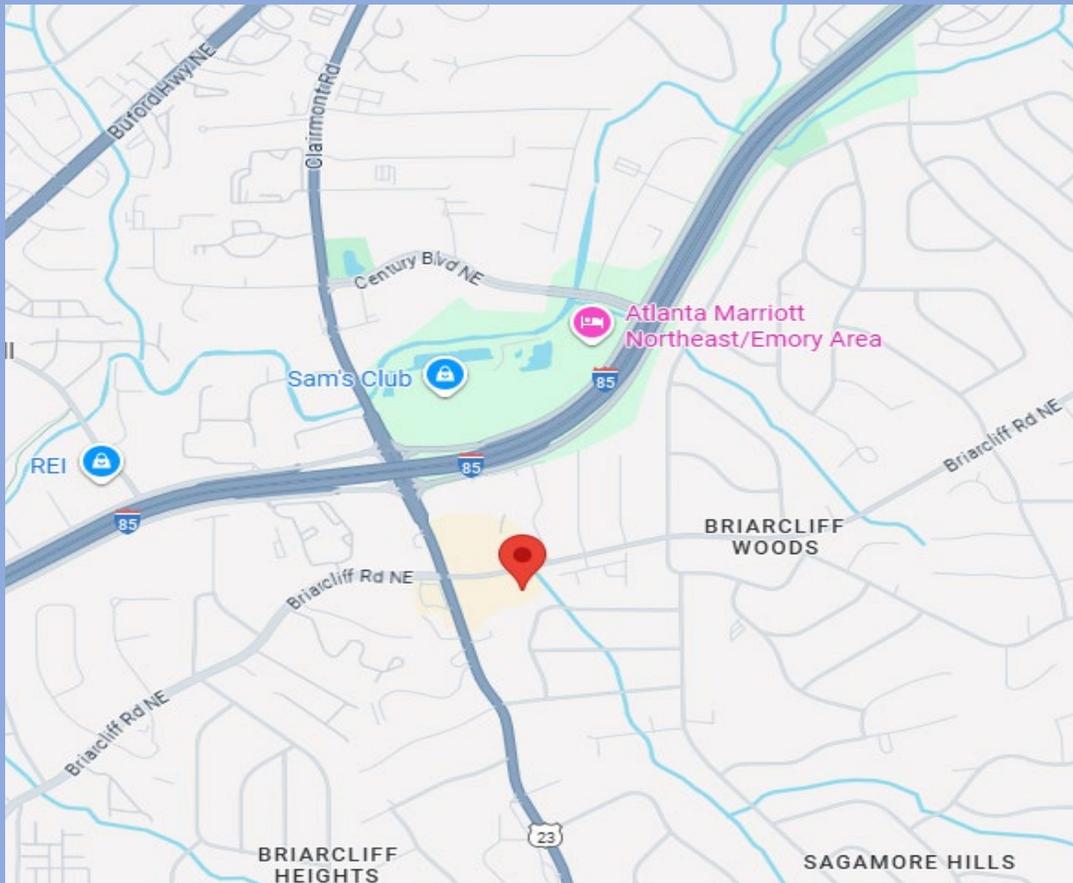


BriarClair Shopping Center

3125-3145 Briarcliff Road

Atlanta, GA 30329

Area Demographics	1 MILE	3 MILE	5 MILE
2025 Population	11,989	130,326	337,826
2025 Households	5,612	57,889	153,464
2025 Avg. HH Income	\$120,841	\$127,218	\$129,874
Median Age	36	35	37



BriarClair has prime visibility from Briarcliff Road is located directly across the street from the planned redevelopment of Williamsburg Plaza to a new Mixed Use Project known as Briarcliff East which will contain approximately 390+ Multifamily units and 40K SF Commercial.

Suite D is 854 SF and is available January 1, 2026

Base Rent \$2,135 per month

Minimum Lease Term 3 Years

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