

Dunwoody Place Shoppes Sandy Springs, GA

**Public
Storage**

COMMERCIAL
REAL ESTATE



LOCATION: 8763 Dunwoody Place
Sandy Springs, GA

SIZE: 750 s.f. to 1,200 s.f.

AVAILABILITY: Suite 8757, 1,200 s.f. - \$2,400 per month
*NNN estimated at \$3.72 psf and included in price above

AMENITIES: Strong Demographics Located at busy intersection
Easy Access to Hwy 9 and 400
Space can be used for QSR
Minutes from the Chattahoochee River rec area
Centrally located between Sandy Springs and Roswell

For more information on this opportunity, please contact:

Public Storage
Real Estate Division

www.pscommercialrealestate.com

Candess N. Wing
Director of Commercial Properties
(678)567-4971 Office
(770)334-7647 Cell
cwing@publicstorage.com

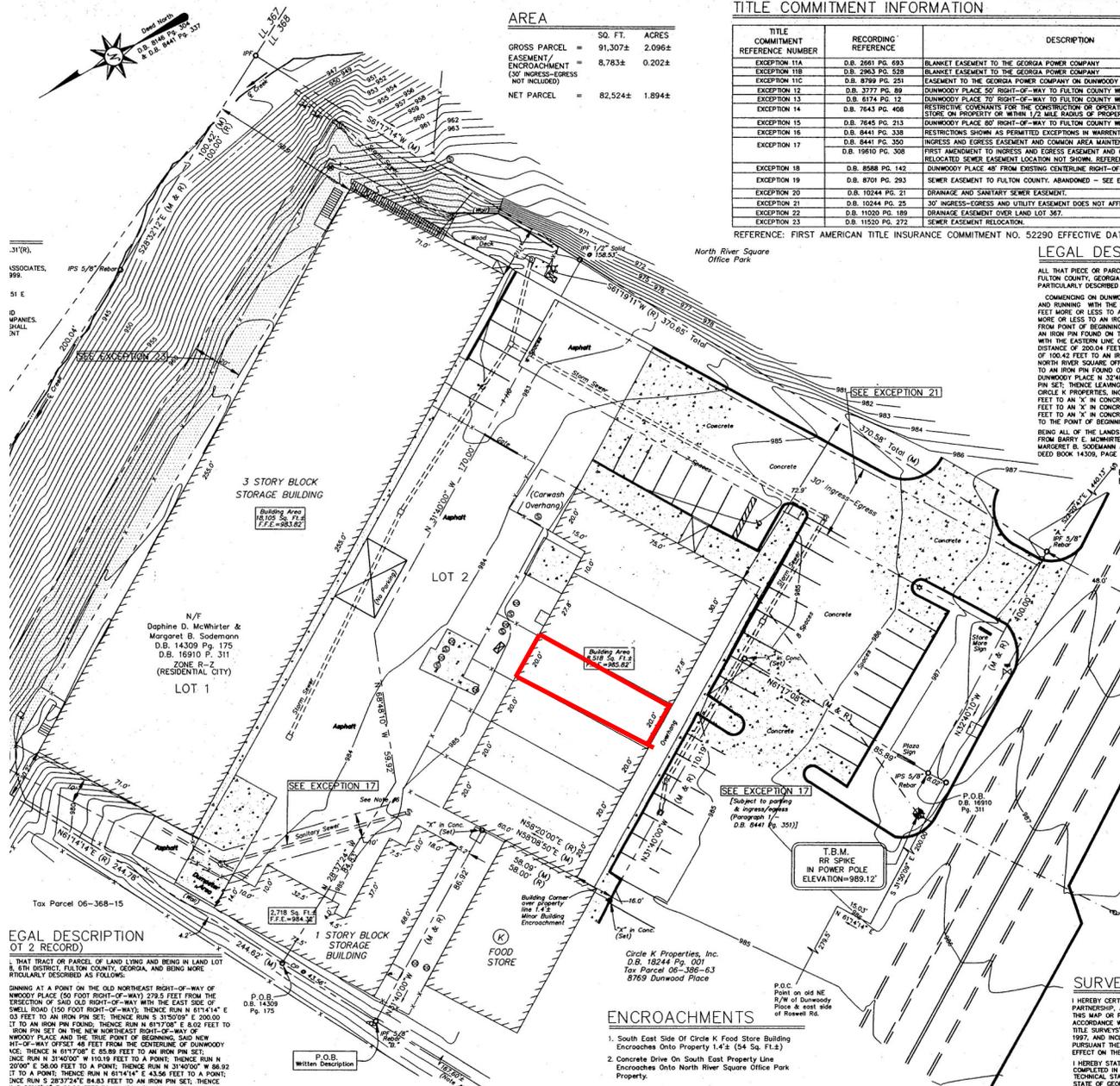
This flyer is intended only as preliminary information on space available for lease; the property owner and its representatives make no representation that it is accurate or complete. Prospective tenants are advised to conduct their own investigation of the suitability of the premises for their intended use, and to consult with legal and tax professionals regarding the consequences of entering into a lease. All terms are subject to change and all spaces are subject to prior rental or withdrawal from the market without notice.

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SITE PLAN

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AREA

GROSS PARCEL	= 91,307±	2.096±
EASEMENT/ ENCROACHMENT	= 8,783±	0.202±
NET PARCEL	= 82,524±	1.894±

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION
EXCEPTION 11A	D.B. 2861 PG. 693	BLANKET EASEMENT TO THE GEORGIA POWER COMPANY
EXCEPTION 11B	D.B. 2863 PG. 528	BLANKET EASEMENT TO THE GEORGIA POWER COMPANY
EXCEPTION 11C	D.B. 8799 PG. 251	EASEMENT TO THE GEORGIA POWER COMPANY ON DUNWOODY
EXCEPTION 12	D.B. 3777 PG. 89	DUNWOODY PLACE 50' RIGHT-OF-WAY TO FULTON COUNTY W/
EXCEPTION 13	D.B. 6774 PG. 12	DUNWOODY PLACE TO RIGHT-OF-WAY TO FULTON COUNTY W/
EXCEPTION 14	D.B. 7643 PG. 408	RESTRICTIVE COVENANTS FOR THE CONSTRUCTION OR OPERAT
EXCEPTION 15	D.B. 7645 PG. 213	DUNWOODY PLACE 80' RIGHT-OF-WAY TO FULTON COUNTY W/
EXCEPTION 16	D.B. 8441 PG. 338	RESTRICTIONS SHOWN AS PERMITTED EXCEPTIONS IN WARRANT
EXCEPTION 17	D.B. 8441 PG. 350 D.B. 16910 PG. 308	INGRESS AND EGRESS EASEMENT AND COMMON AREA WANTED FIRST AMENDMENT TO INGRESS AND EGRESS EASEMENT AND I
EXCEPTION 18	D.B. 8588 PG. 142	DUNWOODY PLACE 45' FROM EXISTING CENTERLINE RIGHT-OF-
EXCEPTION 19	D.B. 8701 PG. 293	SEWER EASEMENT TO FULTON COUNTY, ABANDONED - SEE E
EXCEPTION 20	D.B. 10244 PG. 21	DRAINAGE AND SANITARY SEWER EASEMENT
EXCEPTION 21	D.B. 10244 PG. 25	30' INGRESS-EGRESS AND UTILITY EASEMENT DOES NOT APT
EXCEPTION 22	D.B. 11020 PG. 189	DRAINAGE EASEMENT OVER LAND LOT 367
EXCEPTION 23	D.B. 11020 PG. 272	SEWER EASEMENT RELOCATION

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 52290 EFFECTIVE 0A1

LEGAL DES

ALL THAT PIECE OR PARCE
FULTON COUNTY, GEORGIA
PARTICULARLY DESCRIBED

COMMENCING ON DUNWO
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MORE OR LESS TO AN INC
FROM POINT OF BEGINNING
IN IRON PIN FOUND 10' IN
WITH THE EASTERN LINE C
DISTANCE OF 200.04 FEET
OF 100.62 FEET TO AN IR
NORTH RIVER SQUARE OFF
TO AN IRON PIN FOUND O
DUNWOODY PLACE N 32°4
IN SET; THENCE LEAVING
CIRCLE K PROPERTIES, INC
FEET TO AN 'X' IN CONCR
FEET TO AN 'X' IN CONCR
TO THE POINT OF BEGINNI
BEING ALL OF THE LANDS
FROM BARRY E. SCHMIDT
MARGARET B. SODENMANN
DEED BOOK 14309, PAGE

LEGAL DESCRIPTION
OT 2 RECORD)

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
8, 6TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE OLD NORTHEAST RIGHT-OF-WAY OF
DUNWOODY PLACE (50 FOOT RIGHT-OF-WAY) 279.5 FEET FROM THE
SECTION OF SAID OLD RIGHT-OF-WAY WITH THE EAST SIDE OF
SMELL ROAD (50 FOOT RIGHT-OF-WAY); THENCE RUN N 81°4'14" E
83 FEET TO AN IRON PIN SET; THENCE RUN S 31°50'00" E 200.00
IT TO AN IRON PIN FOUND; THENCE RUN N 61°7'08" E 8.02 FEET TO
IRON PIN SET ON THE NEW NORTHEAST RIGHT-OF-WAY OF
DUNWOODY PLACE AND THE TRUE POINT OF BEGINNING SAID NEW
RIGHT-OF-WAY OFFSET 48 FEET FROM THE CENTERLINE OF DUNWOODY
PLACE; THENCE N 61°7'08" E 85.89 FEET TO AN IRON PIN SET;
THENCE RUN N 31°40'00" W 103.19 FEET TO A POINT; THENCE RUN N
20°00' E 58.00 FEET TO A POINT; THENCE RUN N 31°40'00" W 58.92
17 TO A POINT; THENCE RUN N 61°4'14" E 43.58 FEET TO A POINT;
THENCE RUN S 28°37'24" E 84.83 FEET TO AN IRON PIN SET; THENCE
W 8°48'41" E 60.89 FEET TO AN IRON PIN SET; THENCE RUN N

- ENCROACHMENTS**
1. South East Side Of Circle K Food Store Building Encroaches Onto Property 1.4± (54 Sq. Ft.)
 2. Concrete Drive On South East Property Line Encroaches Onto North River Square Office Park Property.

SURVE

I HEREBY CERTIFY PARTNERSHIP, THIS MAP OF F ACCORDANCE W TITLE SURVEY 1987, AND INC PUSING THE EFFECT ON THE HEREBY STAT COMPLETED IN TECHNICAL STA STATE OF GEOR