

FOR LEASE

LEASE RATE: \$28.64 SF/YR

326 Sandy Springs Circle Atlanta, GA 30328



Anne Olson
(404) 735-6874

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DISCLAIMER

326 SANDY SPRINGS CIRCLE
326 Sandy Springs Circle Atlanta, GA 30328

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

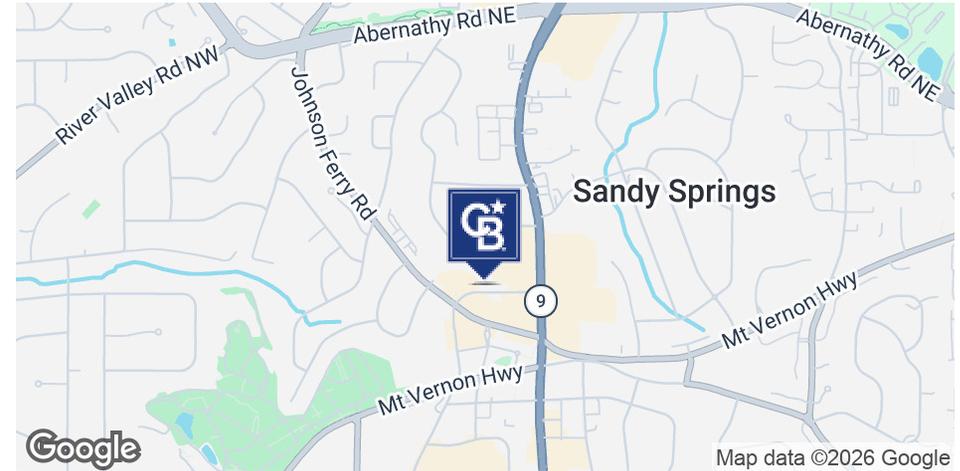
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PROPERTY SUMMARY

326 SANDY SPRINGS CIRCLE
326 Sandy Springs Circle Atlanta, GA 30328



LOCATION DESCRIPTION

Nestled in the vibrant Sandy Springs district of Atlanta, the area surrounding the property offers an inviting blend of retail and cultural experiences. Just moments away, retail centers are abundant. With easy access to major thoroughfares and public transportation along with great visibility, this site won't be available long!

PROPERTY HIGHLIGHTS

- 2,622 SF on two floors
- Restrooms on both floors
- 22 paved parking spaces
- Signage available on existing sign in front of building

OFFERING SUMMARY

Lease Rate:	\$28.64 SF/yr
Number of Units:	1
Available SF:	2,622 SF
Building Size:	2,622 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	1,454	4,935
Total Population	715	3,208	10,661
Average HH Income	\$223,295	\$187,571	\$176,791

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ADDITIONAL PHOTOS

326 SANDY SPRINGS CIRCLE
326 Sandy Springs Circle Atlanta, GA 30328



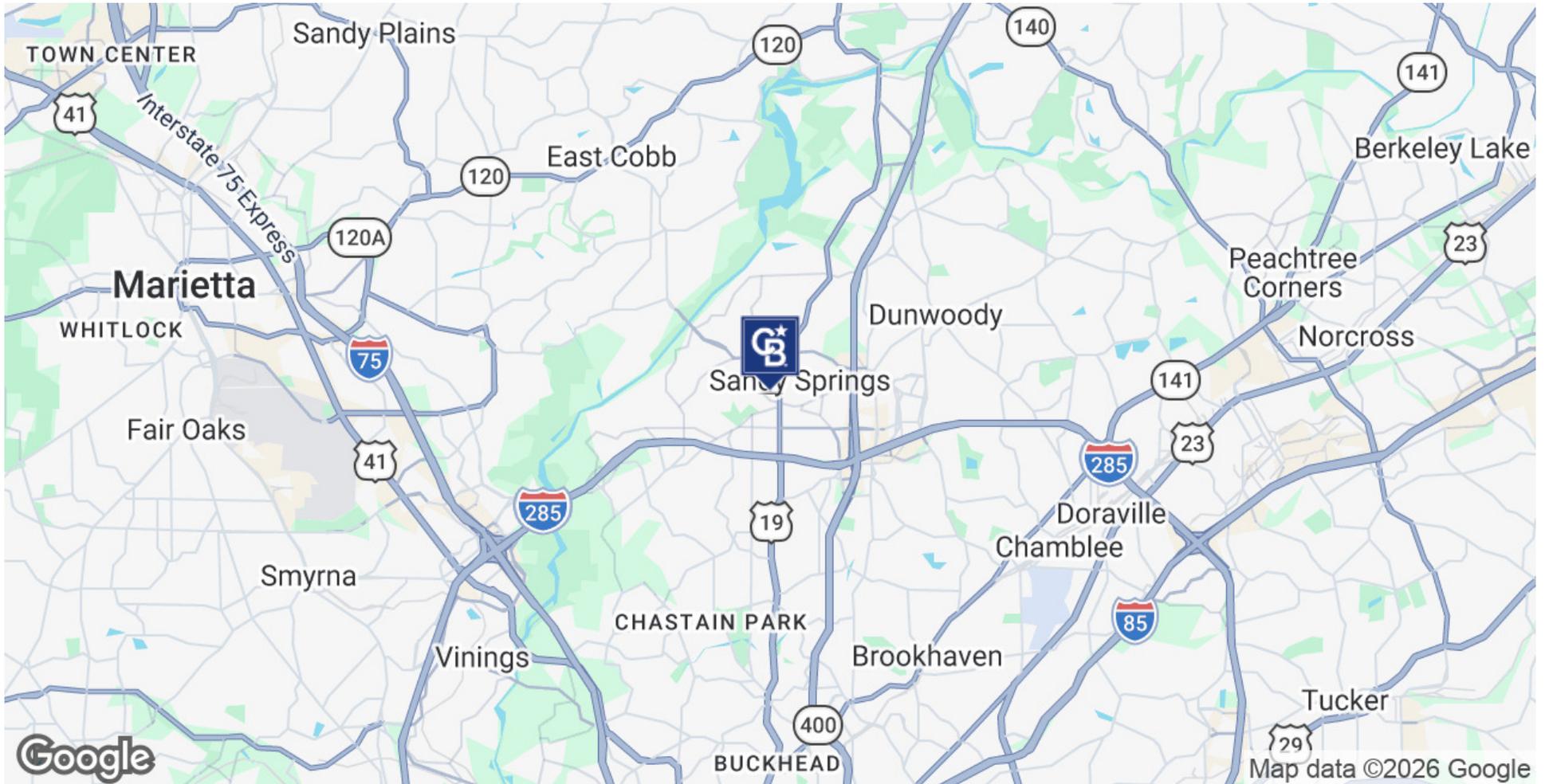
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LOCATION MAP

326 SANDY SPRINGS CIRCLE
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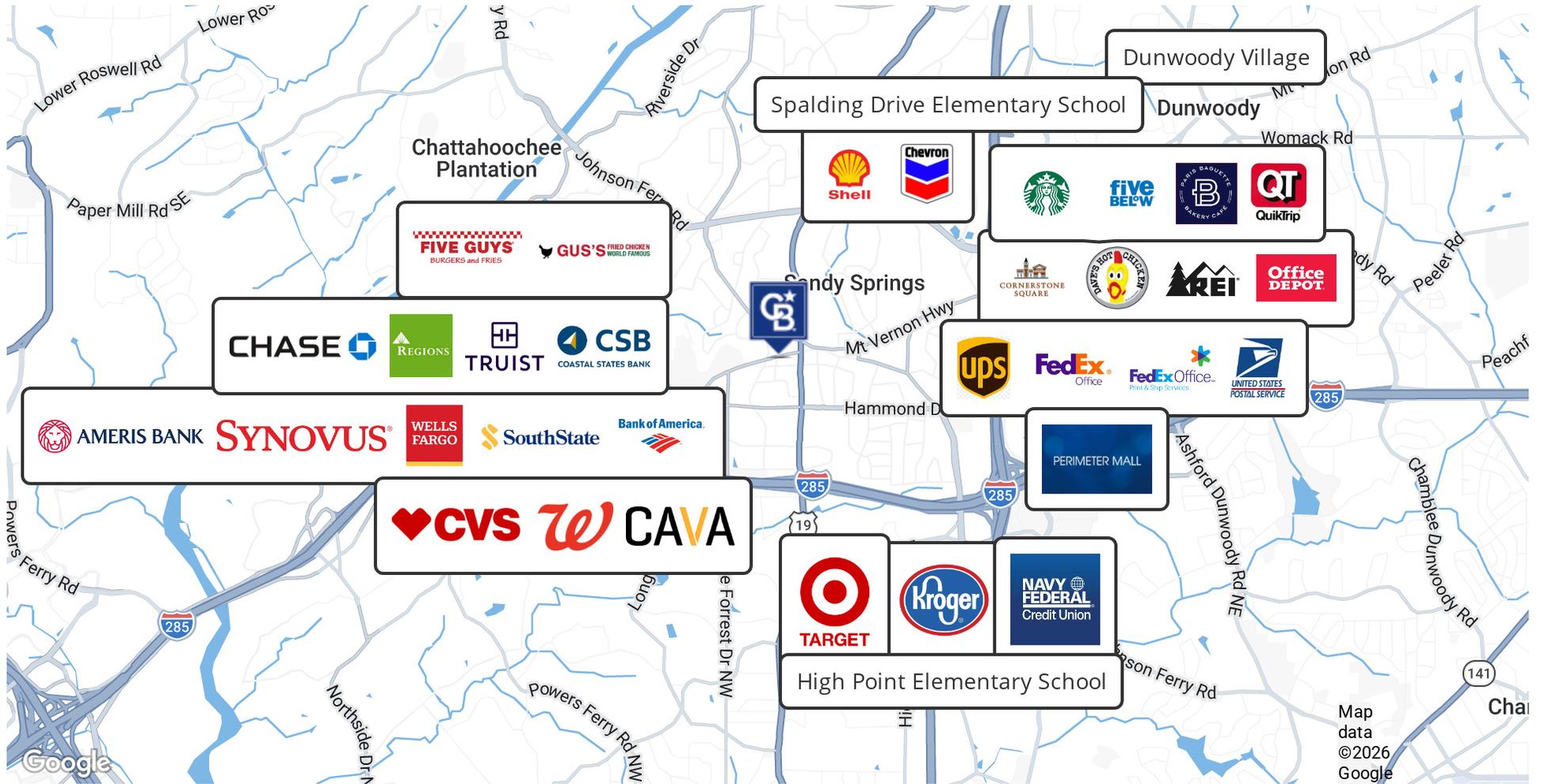
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RETAIL MAP

326 SANDY SPRINGS CIRCLE
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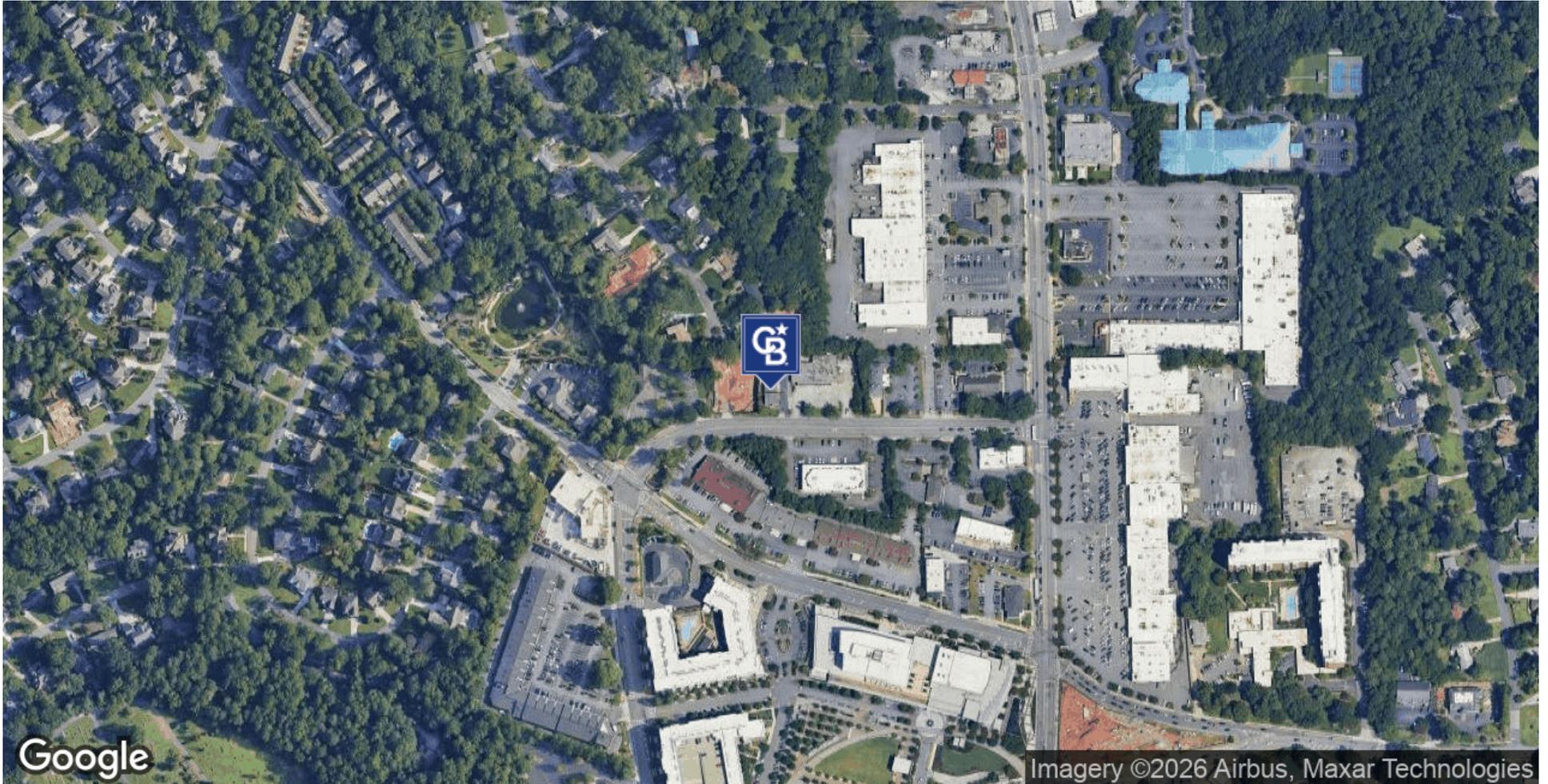
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AERIAL MAP

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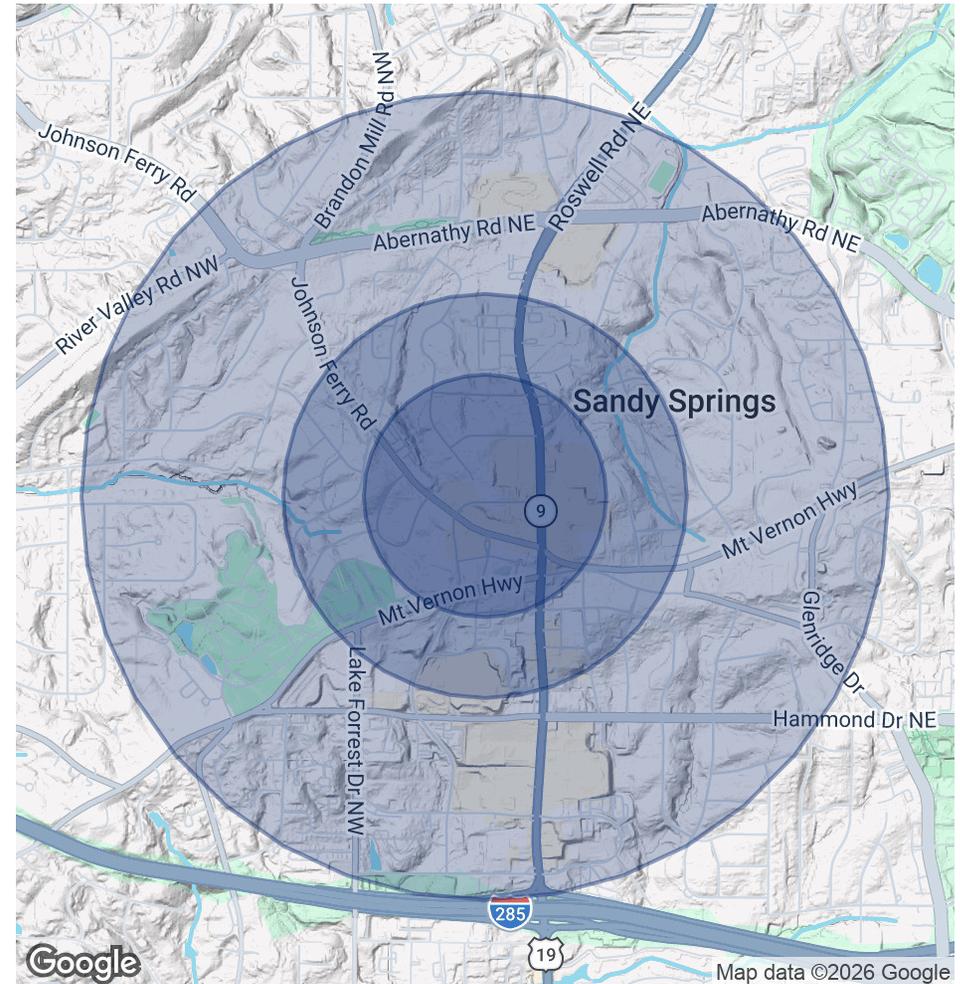
DEMOGRAPHICS

326 SANDY SPRINGS CIRCLE
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	715	3,208	10,661
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	1,454	4,935
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$223,295	\$187,571	\$176,791
Average House Value	\$889,061	\$787,674	\$741,141

Demographics data derived from AlphaMap



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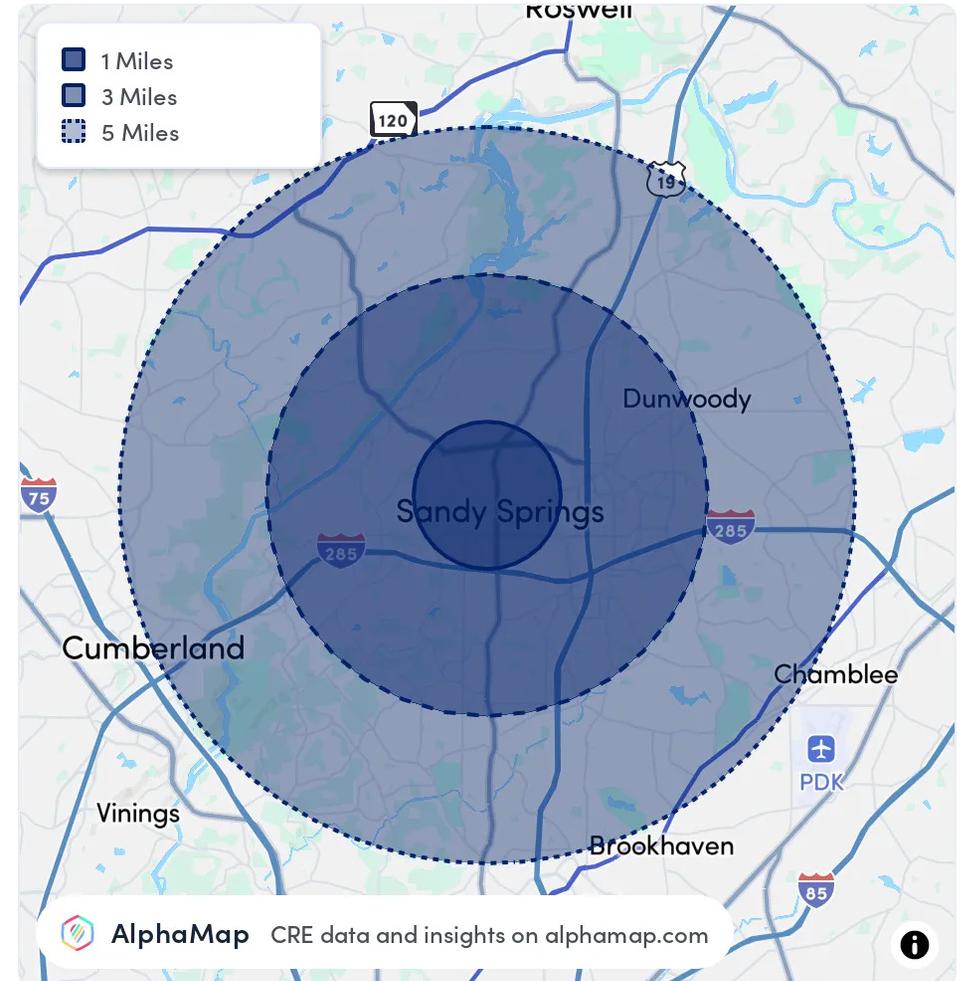
AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,661	97,461	209,513
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,935	43,886	91,175
Persons per HH	2.2	2.2	2.3
Average HH Income	\$176,791	\$170,398	\$182,867
Average House Value	\$741,141	\$730,802	\$758,115
Per Capita Income	\$80,359	\$77,453	\$79,507

Map and demographics data derived from AlphaMap



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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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**COLDWELL BANKER
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PROFESSIONAL BIO

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ANNE OLSON

Comm Sales Associate

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GA #201433

PROFESSIONAL BACKGROUND

A Commercial Real Estate Agent who is a Member of the Atlanta Commercial Board of Realtors. Accomplishments include maintaining a Top 10 Producer position in the Company since 2009. Her primary focus is representing National Tenants in the Retail arena.

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