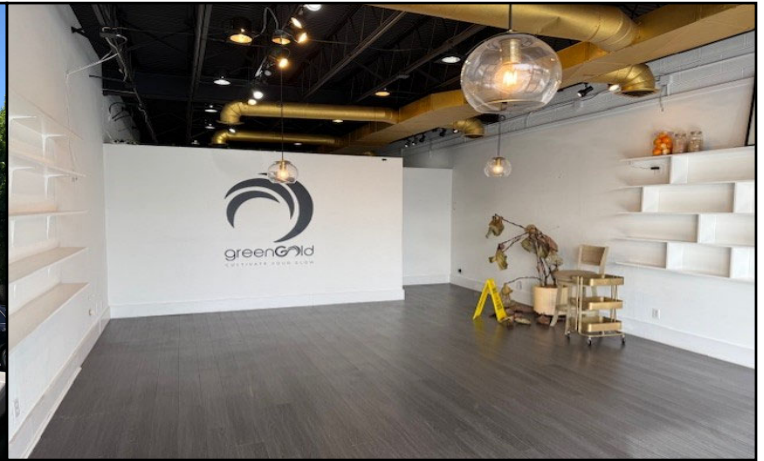


RETAIL SPACE FOR LEASE

286 Hammond Drive
Atlanta, GA 30328

AVAILABLE
850 Sq. Ft.



Excellent Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2024 Est. Average HH Income	\$124,420	\$145,899	\$1145,309
Population 2024 Estimate	15,141	91,894	231,443
Population 2029 Estimate	15,611	93,641	239,9565

Base Rent:
\$1,770.83 per mo.

EST. CAM (2026):
\$197.63 per mo.

Suite Size
850 sq. ft.

- Small Affordable Space in Sandy Springs
 - Street Level Retail
 - Outstanding Retail Exposure



Directions:

I-285 to Roswell Road, Exit N., turn right on Hammond Dr. and property is on the left.

For Leasing Information:

PHILIP HOLLIER
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Suite 230
Duluth, GA 30097

www.nygaardproperties.com

