

# AVALON CENTER | 1,858 SF TO 5,483 SF CONTIGUOUS SPACE

## 3145 AVALON RIDGE PLACE

PEACHTREE CORNERS, GA 30071

FOR LEASE

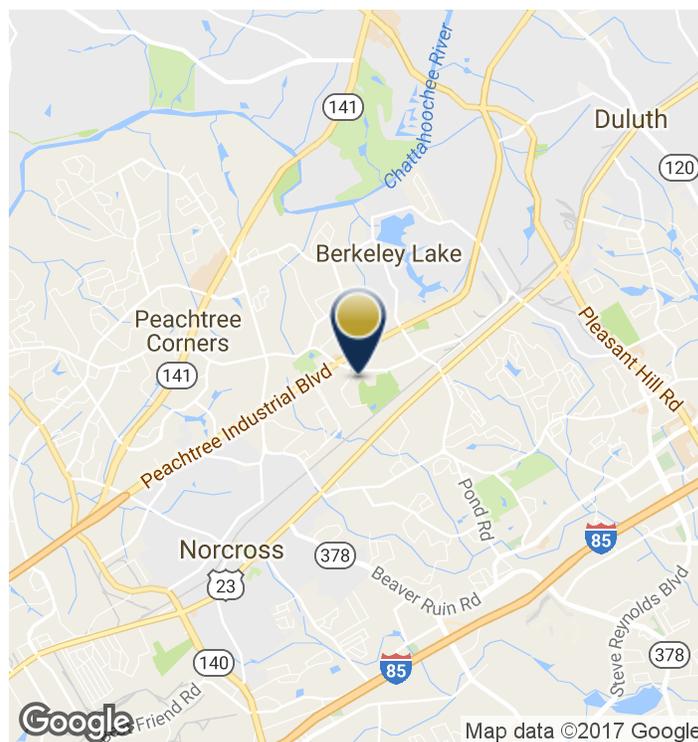


### PROPERTY HIGHLIGHTS

- 36,225 SF office building
- 1,858 SF to 5,483 SF contiguous space
- Offered for lease at \$16.50/SF Full Service
- Suite 200 - 1,858 SF
- Suite 225 - 3,625 SF
- Monument signage available
- 4.8/1,000 SF parking ratio
- Multiple price range housing options nearby
- Easy access to Peachtree Industrial Blvd
- Convenient access to I-85
- Near Dunwoody and North Fulton's best neighborhoods

### LOCATION OVERVIEW

Convenient to restaurants and shopping including: The Forum on Peachtree Parkway, Trader Joes, Sprouts Farmers Market, Hyatt Place Hotel, Residence Inn, Zoe's Kitchen, California Pizza Kitchen, Chipotle, 2 miles from Country Club of the South



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#### DEMOGRAPHICS & TRAFFIC COUNTS

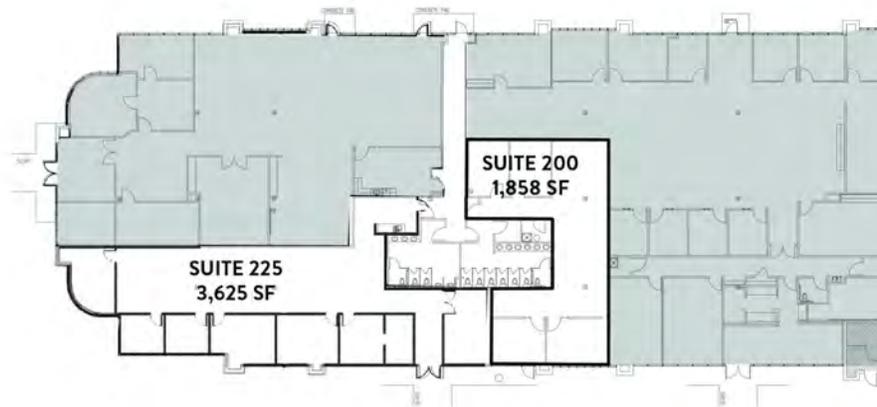
	1 Mile	3 Miles	5 Miles
Total Households:	2,559	26,582	78,181
Total Population:	6,879	74,135	224,991
Average HH Income:	\$89,145	\$84,939	\$79,817
Traffic Counts:	- vehicles per day		

\*Data derived from ESRI

#### TRAFFIC COUNT MAP



#### FLOOR PLAN & PROPERTY PHOTOS



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AVALON CENTER | Georgia | 20f2