

Atlanta, GA - South Fulton County

Sandtown Crossing

CAMP CREEK PARKWAY & CAMPBELLTON ROAD • ATLANTA, GA • 30331



COLEMAN MORRIS
404.574.1013
coleman.morris@colliers.com

AMY FINGERHUT
404.574.1002
amy.fingerhut@colliers.com

COLLIERS SPECTRUM CAUBLE
5871 Glenridge Drive, Suite 400
Atlanta, Georgia, 30328
Phone: 404.252.2288
Fax: 404.252.8666
www.collierspectrumcauble.com

THE OPPORTUNITY

The Sandtown Crossing development is a 35-acre mixed-use project in the growing Camp Creek area of south Atlanta.

THE PROPERTY

- ▶ Existing 14,778± SF retail building with 900± SF suite available
- ▶ Planned 13,125± SF retail building at the corner of Campbellton Road & Suber Road

TRAFFIC COUNTS (2008)

- ▶ 29,090 VPD on Camp Creek Parkway north of Campbellton Road
- ▶ 29,110 VPD on Camp Creek Parkway south of Campbellton Road
- ▶ 9,370 VPD on Campbellton Road east of Camp Creek Parkway
- ▶ 8,860 VPD on Campbellton Road west of Camp Creek Parkway

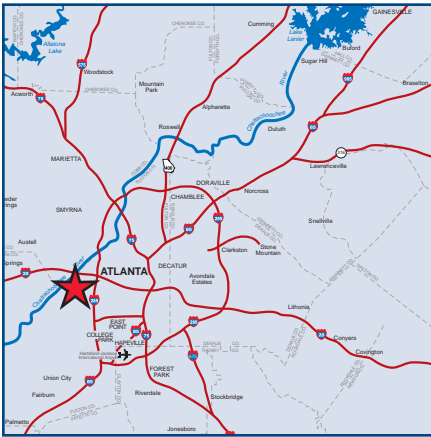
DEMOGRAPHICS (2008)

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
POPULATION	2,113	20,677	65,678
HOUSEHOLDS	667	6,700	22,035
AVERAGE HH INCOME	\$ 94,565	\$ 85,459	\$ 69,041
MEDIAN HH INCOME	\$ 86,784	\$ 78,994	\$ 62,597

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