

# AVALON CENTER | 1,858 SF

## 3145 AVALON RIDGE PLACE, SUITE 150

### PEACHTREE CORNERS, GA 30071

FOR LEASE

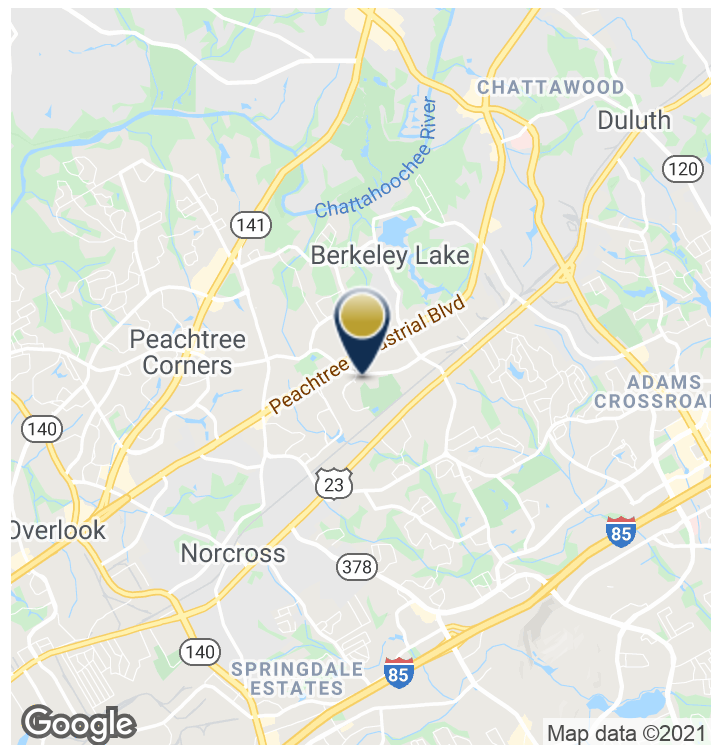


#### PROPERTY HIGHLIGHTS

- 36,225 SF office building
- 1,858 SF contiguous space
- Offered for lease at \$16.50/ SF Full Service
- Suite 150 - 1,858 SF with 1 private office and 11 plug & play workstations
- Monument signage available
- 4.8/1,000 SF parking ratio
- Easy access to Peachtree Industrial Blvd, 141
- Convenient access to I-85 & GA-400

#### LOCATION OVERVIEW

Convenient to restaurants and shopping including: The Forum on Peachtree Parkway, Starbucks, Zaxby's, Trader Joes, Sprouts Farmers Market, Zoe's Kitchen, California Pizza Kitchen, Chipotle, Hyatt Place Hotel, and Residence Inn.



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### DEMOGRAPHICS

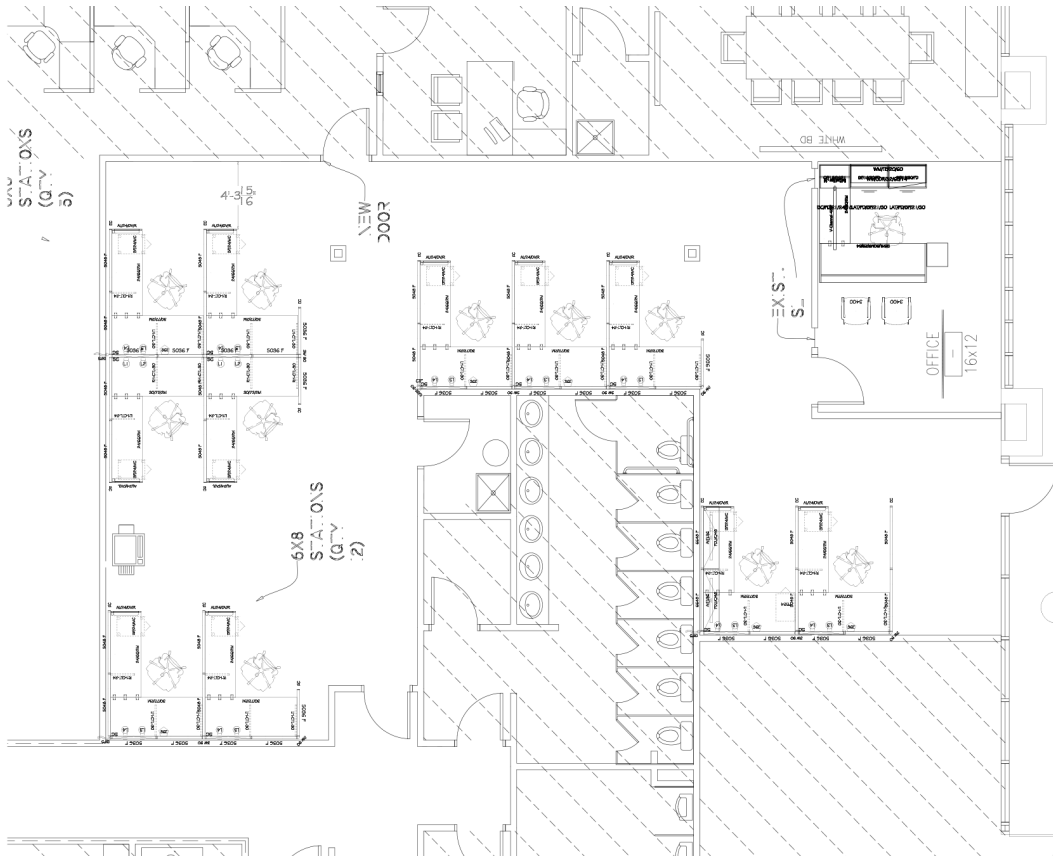
|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 2,559    | 26,582   | 78,181   |
| Total Population:  | 6,879    | 74,135   | 224,991  |
| Average HH Income: | \$89,145 | \$84,939 | \$79,817 |

\*Data derived from ESRI

### AERIAL MAP



### FLOOR PLAN & PROPERTY PHOTOS



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