

# Spalding Station

Texaco Anchored Center

Excellent Visibility: Peachtree Corners Location



**3435 Medlock Bridge Road NW, Norcross, GA 30092**

- Built in 2004, this 21,383 SF building sits on 2.61 acres
- Situated at corner of Medlock Bridge Road featuring a traffic count of 15,700 Vehicles per Day and Spalding Drive with a traffic count of 15,300 Vehicles per Day
- Spalding Station has 50 feet on Peachtree Industrial Blvd with 1 curb cut
- More than six schools within 3 miles
- Current tenants include: Texaco, Mexican Restaurant, Anytime Fitness, and China Garden Restaurant



**FOR LEASE**

### Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	6,952	72,072	216,494
Population Growth 2010-2015	3.51%	4.13%	5.97%
Projected Growth 2015-2020	3.75%	4.14%	5.39%
Total Households	2,722	26,304	77,688
Average Household Income	\$98,017	\$85,728	\$84,576
Bachelor's Degree or Above	55.98%	43.98%	38.99%

### Traffic Count

**15,700** Medlock Bridge Road

**FOR MORE INFORMATION, CONTACT:**

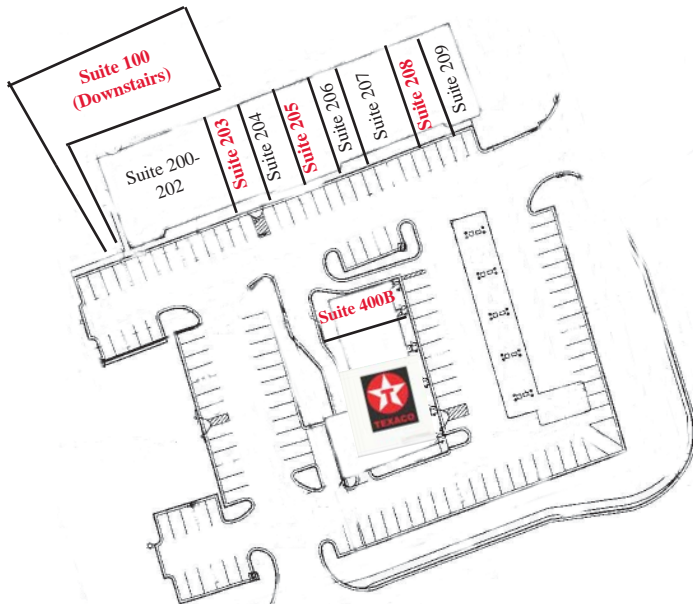
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# LEASE AT Spalding Station

3435 Medlock Bridge Road NW

Norcross, GA 30092



<b>Suite 100</b>	<b>VACANT 6,068 SF</b>
Suite 200-202	Anytime Fitness
<b>Suite 203</b>	<b>VACANT 1,500 SF</b>
Suite 204	Taqueria La Regia
<b>Suite 205</b>	<b>VACANT 1,613 SF</b>
Suite 206	Hair Creations
Suite 207	China Garden Restaurant
<b>Suite 208</b>	<b>VACANT 1,350 SF</b>
Suite 209	Mexican Restaurant
<b>Suite 400B</b>	<b>VACANT 1,800 SF</b>

**21,383 SF**



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