

# Vineyards at Chateau Elan

Barrow County Atlanta-Sandy Springs-Roswell, GA 79,047 Sq Ft

2095 Highway 211 NW | Braselton, GA 30517

34.1028, -83.8126



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 2,547     | 28,367    | 68,432    |
| Daytime Pop. | 1,994     | 27,648    | 57,277    |
| Households   | 830       | 9,960     | 23,024    |
| Income       | \$157,717 | \$149,626 | \$143,457 |

Source: Synergos Technologies, Inc. 2024

- Neighborhood center with top national brands including Nothing Bundt Cakes & The UPS Store
- Surrounded by an affluent, educated market with an average household income of \$150K+ and 43% with a college education within a 3-mile radius
- Located off I-85 with visibility from 25K+ vehicles daily on GA Hwy 211 (Kalibrate 2023)
- Across from the Chateau Elan Winery & Resort which draws 500K+ visitors annually (Greater Hall Chamber of Commerce)



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## Available Spaces

|     |              |      |       |         |
|-----|--------------|------|-------|---------|
| 2-A | 2,688 Sq Ft  | 360° | OPO 1 | 0 Sq Ft |
| 04  | 22,900 Sq Ft |      | PAD   | 0 Sq Ft |

## Current Tenants

Space size listed in square feet

|         |                                |       |
|---------|--------------------------------|-------|
| 1-A     | Geico                          | 1,400 |
| 1-B     | Hair by Lannah                 | 1,400 |
| 1-C     | Mimi's Aesthetics              | 1,400 |
| 2-B     | Felix Cleaners                 | 1,400 |
| 2-C     | Your CBD Store                 | 1,400 |
| 2-D     | China Garden                   | 1,400 |
| 2-E     | The Exercise Coach             | 1,400 |
| 2-F     | The Juicy Crab                 | 1,400 |
| 3-A     | Corrective Chiropractic        | 2,100 |
| 3-B     | Nothing Bundt Cakes            | 2,100 |
| 5-A     | Little Caesars                 | 1,400 |
| 5-B     | WNB Factory                    | 2,044 |
| 6-A     | Dr. Oluyemi Workman DDS        | 2,044 |
| 6-B     | Master Jo's World Class Taekwo | 1,400 |
| 6-C/6-D | Lavish Nail Bar                | 2,800 |
| 6-E     | B-Tan                          | 1,400 |
| 6-F     | Total Nutrition                | 1,400 |
| 07A     | Lovin Florist                  | 2,100 |
| 07B     | Club Pilates                   | 2,100 |
| NAP01   | Chateau Elan Winery & Resort   | 0     |
| NAP02   | Baymont Hotel                  | 0     |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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