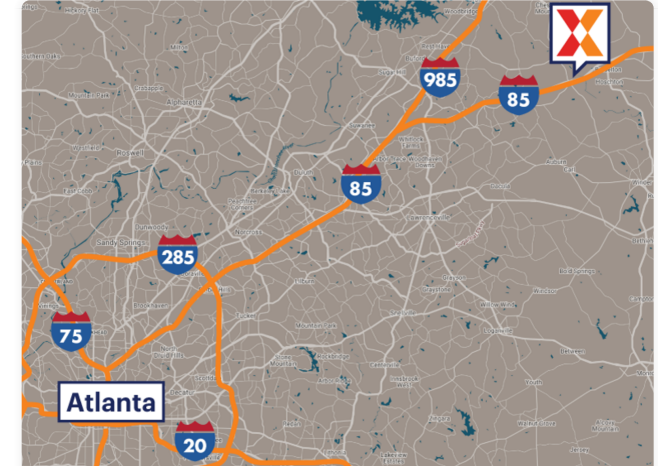


Vineyards at Chateau Elan

2095 Highway 211 NW | Braselton, GA 30517

34.1028, -83.8126

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



| 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° | PAD | 0 Sq Ft |
| OPO 1 | 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 |
| 04 | Occupied | 22,900 |
| 04A | Occupied | 21,828 |
| 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. 1803

