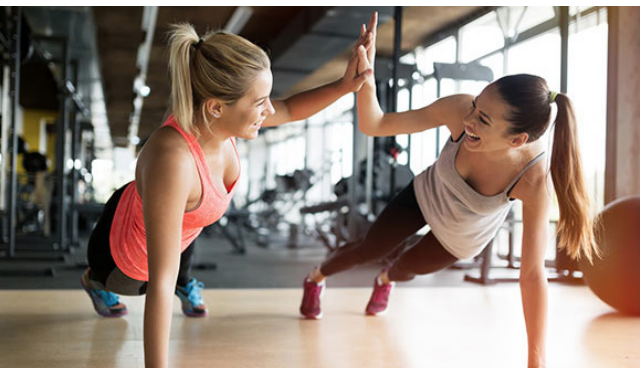




TOWN

BROOKHAVEN

4330 PEACHTREE ROAD NE
BROOKHAVEN, GA 30319



TOWN

BROOKHAVEN

Town Brookhaven is a 460,000 SF mixed-use power center situated along Peachtree Road in the heart of two densely populated cities, Brookhaven and Chamblee, in the northeast sector of the Atlanta MSA, and is adjacent to the historic Oglethorpe University with 1,200 students.

Town Brookhaven is home to three apartment communities with over 950 units that create an around the clock traffic driver and permanent onsite population. Costco, LA Fitness, Publix, CineBistro and Marshalls are all a part of the strong anchor tenant line up that draw visitors in from bordering neighborhoods and the local community.

The project is easily accessible via two lighted, dedicated turn lane intersections off Peachtree Road along with additional access points surrounding the site. Town Brookhaven is a convenient, pedestrian-friendly development that offers a unique shopping, dining and dwelling experience to patrons and residents, truly making it a place where you belong!

DEMOGRAPHICS

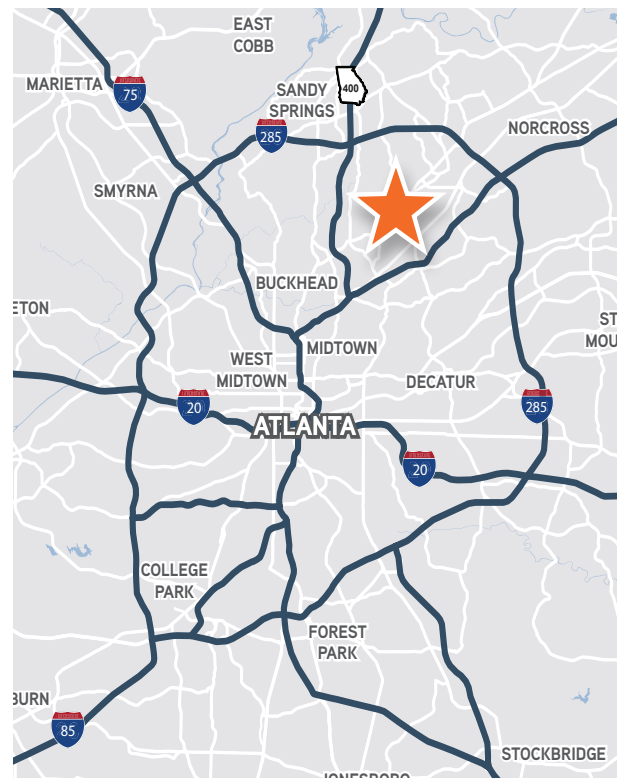
	1- Mile	3-Miles	5-Miles
TOTAL POPULATION	14,774	132,160	314,194
TOTAL HOUSEHOLDS	6,954	58,385	144,980
AVG. HH INCOME	\$165,241	\$143,747	\$137,085
EMPLOYEES	8,222	120,508	284,571
ESTABLISHMENTS	416	7,791	19,285

BROOKHAVEN, GA

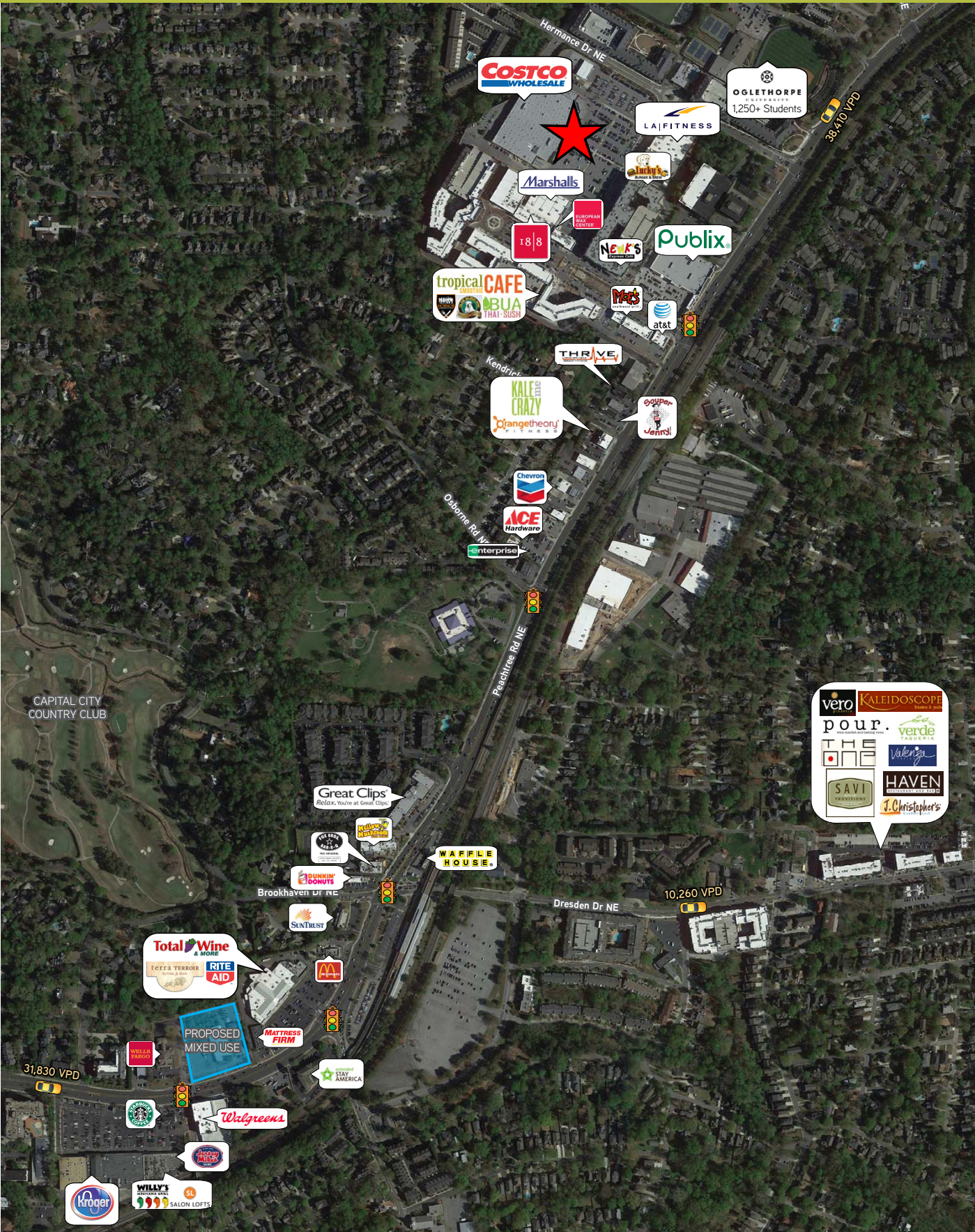
#2
BEST SUBURB
FOR MILLENNIALS
IN DEKALB COUNTY

#1
SAFEST CITY
LOCATED WITHIN
THE PERIMETER

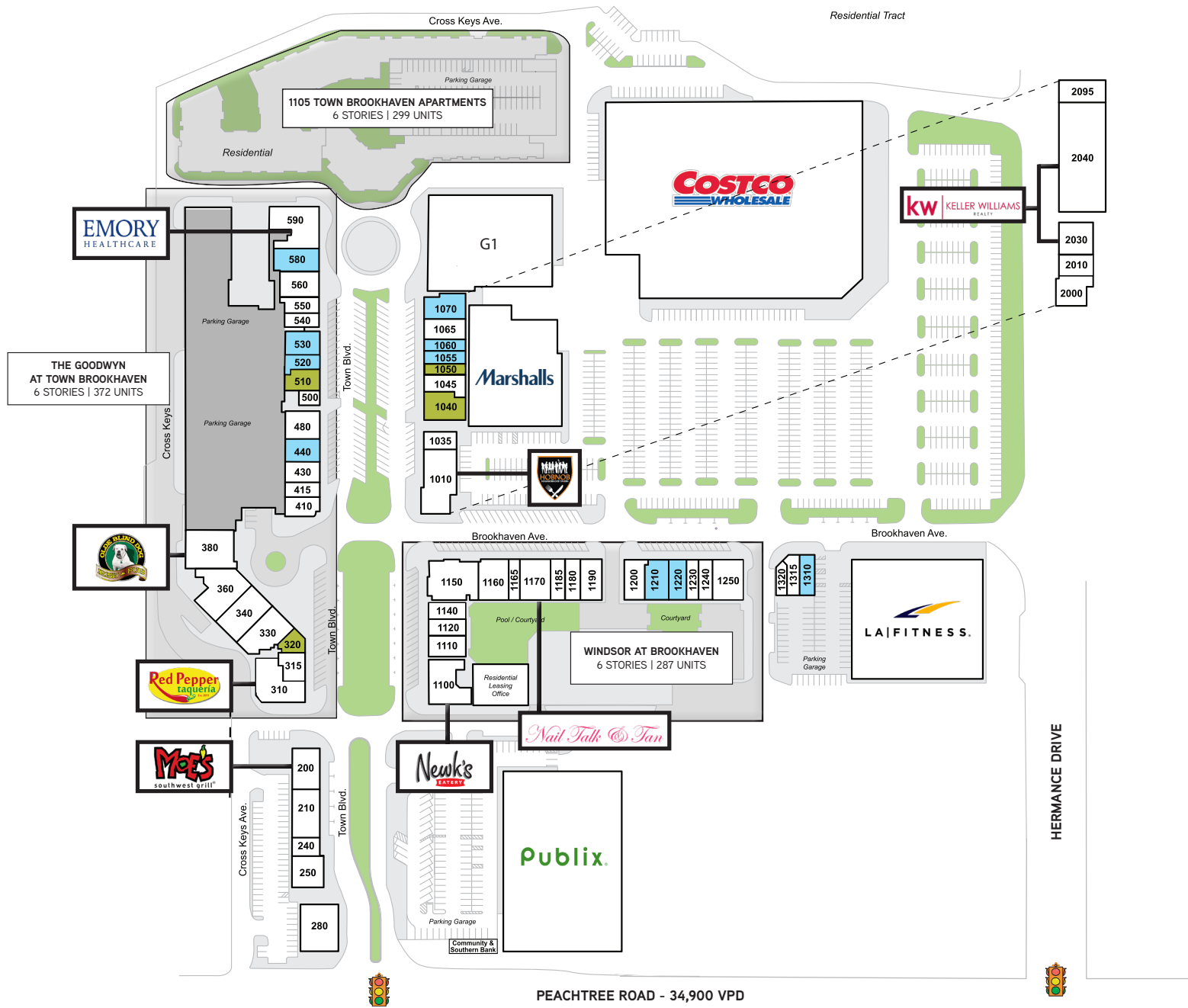
TOP 5
NEIGHBORHOODS
FOR NEW
HOMEOWNERS



BROOKHAVEN TRADE AREA



S I T E P L A N



PEACHTREE ROAD - 34,900 VPD

TENANT	SQFT	TENANT	SQFT	TENANT	SQFT	TENANT	SQFT
D1 Costco	143,057	380 Olde Blind Dog Irish Pub	4,751	1040 AVAILABLE	3,000	1190 Dress Up Boutique	2,291
F1 Marshalls	28,000	410 Vestique Boutique	1,649	1045 Salon Red	2,013	1200 THERE Gastropub	2,200
G1 AVAILABLE	31,710	415 Urban Wok	1,299	1050 AVAILABLE	1,187	1210 AVAILABLE	2,112
H1 Publix	56,428	Brookhaven Convention & Visitors Bureau	1,876	1055 AVAILABLE	1,578	1220 AVAILABLE	1,849
H2 Corporate America Family Credit Union	1,409	440 AVAILABLE	2,087	1060 AVAILABLE	1,230	1230 Town Cleaners	1,265
K1 LA Fitness	45,000	480 Flying Biscuit Cafe	2,481	1065 FBC Mortgage	2,358	1240 GNC	1,438
200 Moe's Southwest Grill	3,000	500 Kilwins	811	1070 AVAILABLE	2,564	1250 Lucky's Burger & Brew	3,317
210 Brookhaven Animal Hospital	3,425	510 AVAILABLE	1,822	1100 Newk's Express Cafe	4,575	1310 AVAILABLE	1,601
240 Vida-Flo Brookhaven	1,300	520 AVAILABLE	1,367	1110 Reflections Eyewear	2,133	1315 Saks Salon	1,401
250 Wing Guru	2,489	530 AVAILABLE	2,102	1120 European Wax Center	1,737	1320 Brookhaven Alterations	802
280 AT&T	4,500	540 Injectables RX	1,300	1140 18/8 Fine Men's Salon	1,589	2000 Brookhaven Orthodontics	2,465
310 Red Pepper Taqueria	4,113	550 Benchmark Physical Therapy	1,506	1150 Redefined Home Boutique	5,173	2010 Town Dentistry	1,861
315 Tropical Smoothie Cafe	1,831	560 Intown Pediatrics	2,977	1160 Massage Heights	2,825	2030 Keller Williams Realty	2,741
320 AVAILABLE	1,296	580 AVAILABLE	2,614	1165 The Joint - Chiropractic	1,138	2040 Keller Williams Realty	13,478
330 26 Thai Kitchen & Bar	3,847	590 Emory Healthcare	4,786	1170 Nail Talk & Tan	3,210	2095 Keller Williams Realty	1,535
340 Big Peach Running Co	4,130	1010 Hobnob Neighborhood Tavern	5,571	1180 Vein Clinics of America	2,737		
360 Atlanta Oral and Maxillofacial Surgery & Dental Implant Center	5,087	1035 Crumbl	1,600				

2nd Generation Restaurant Space Available



TOWN

BROOKHAVEN



C O N T A C T



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