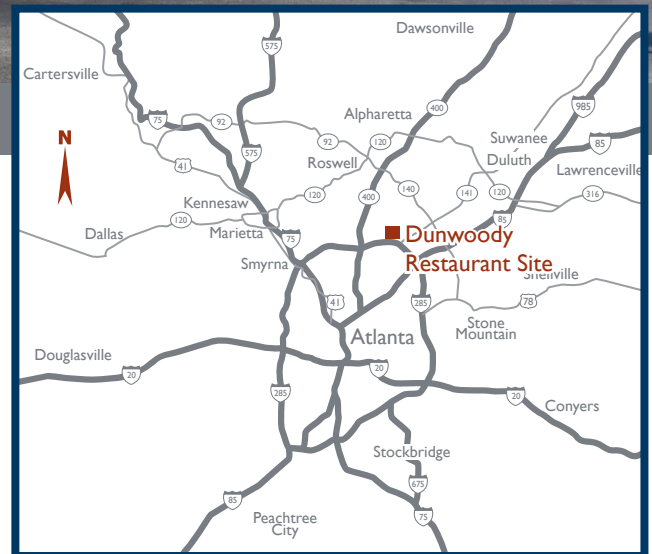


DUNWOODY RESTAURANT SITE

5468 CHAMBLEE DUNWOODY ROAD, DUNWOODY, GA 30338



PROPERTY DETAILS

- Existing 2,662 SF restaurant building available with patio and drive-thru; can be expanded
- Site is 0.9 acres, with 46 dedicated parking spaces
- Excellent street front visibility with dedicated pylon; easy access via signalized intersection

MARKET HIGHLIGHTS

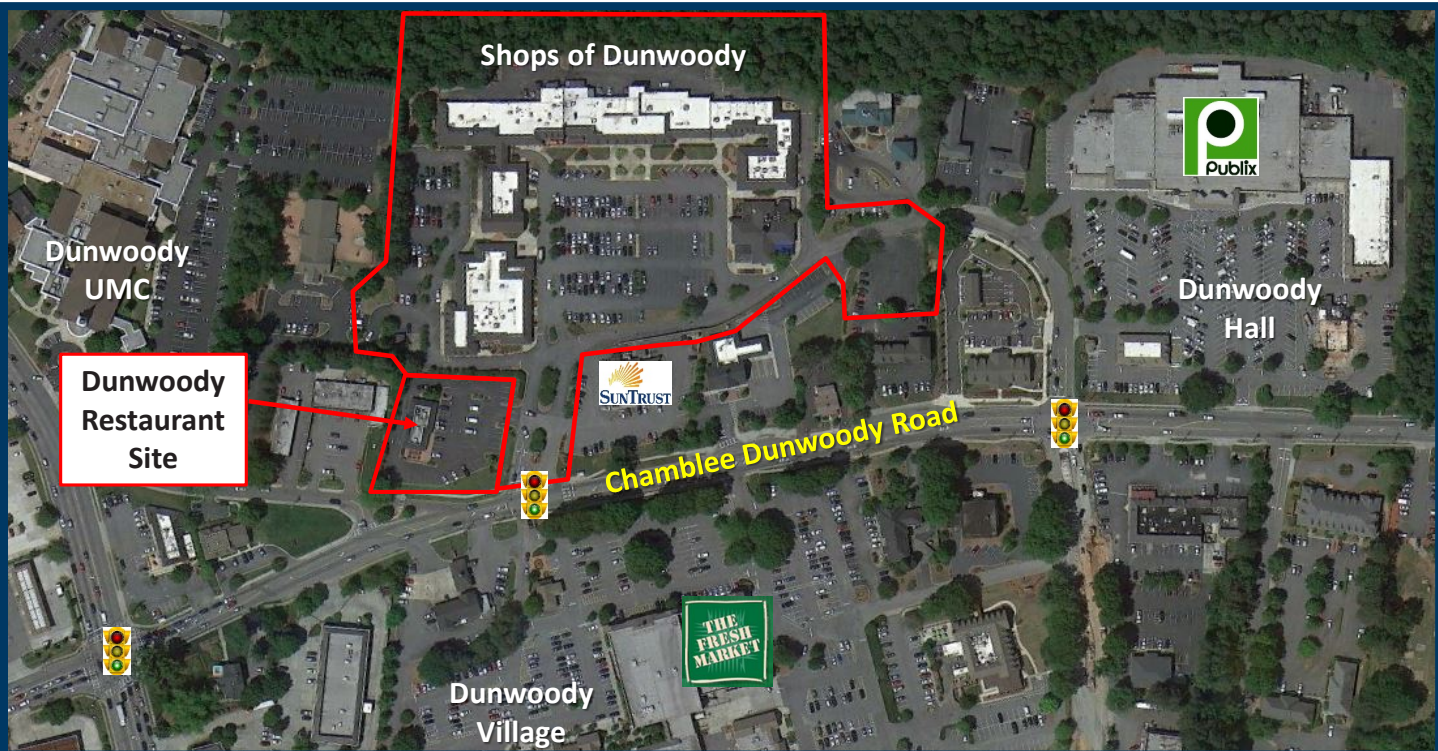
- Excellent location in vibrant retail market adjacent to Shops of Dunwoody and across from Dunwoody Village
- Highly-concentrated affluent population, 65% of residents have a Bachelor's Degree or higher. Over 97,000 people live within 3 miles and have an average household income of \$120,642
- Daytime employment of 110,000 with 8,200 businesses within 3 miles

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TRAFFIC COUNTS

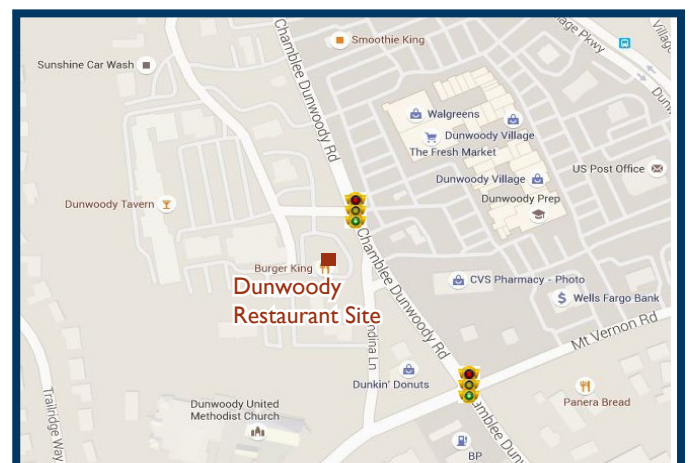
Chamblee Dunwoody Rd 19,000 VPD
Mt. Vernon Road 23,000 VPD

DEMOGRAPHICS - CoStar 2020

	1 mile	3 miles	5 miles
Population	12,109	97,216	257,168
Income	\$145,442	\$120,642	\$119,002
Daytime Pop.	9,298	110,146	174,286
# Businesses	755	8,191	15,931

GPS COORDINATES

Lat. 33.947221 Long. -84.3380115



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