

BRAND Real Estate Services

TRUIST 

TIN LIZZYS

RESTAURANT SPACE PACKAGE

121 PERIMETER CENTER WEST. ATLANTA, GA 30346

Project Overview

4,979 SF

Available Now | Suite 150

- Prime Central Perimeter location directly across from Perimeter Mall and adjacent to Ashford Lane, featuring a fully furnished restaurant kitchen and a proven restaurant location with strong customer recognition
- Situated within a recently renovated Class A property, driving strong daytime population and consistent traffic
- Adjacent 156-room AC Hotel with rooftop bar, enhancing evening, weekend, and visitor demand
- Dense, 10-minute walkable environment serving surrounding office, hotel, residential, and retail uses
- Exceptional accessibility via I-285 and GA 400, providing convenient access throughout Central Perimeter and surrounding submarkets

Deal Structure

Base Rent

\$35-\$40, with annual increases.
Based upon LLW and Tenant Allowance.

NNN

\$9.50 PSF - Estimate for 2026

- Tenant Allowance & LLW Available



Equipment List

Draft Beer System

Three 55 lb gas fryers

Walk-in Cooler

Two 28-inch fliptop sandwich coolers

Walk-in Beer Cooler at Bar

One 48-inch fliptop sandwich cooler

Prep Tables and Shelving

One 5-well steam table

Four eye gas burners

One stand-up chip warmer

One 48-inch flattop grill

One 48-inch double door bottle cooler

One four-drawer lowboy coolers

One 48-inch top slide door bottle cooler

One two-drawer lowboy coolers

One 48-inch double door reach cooler

One 24-inch flattop grill

Coke fountain machine and Coke guns behind bar

Demographics

Demographics

	1 MILE	3 MILES	5 MILES
Population	18,140	110,939	246,266
Daytime Employment	49,007	125,099	186,316
HH Income	\$94,025	\$101,780	\$100,001

Traffic Counts

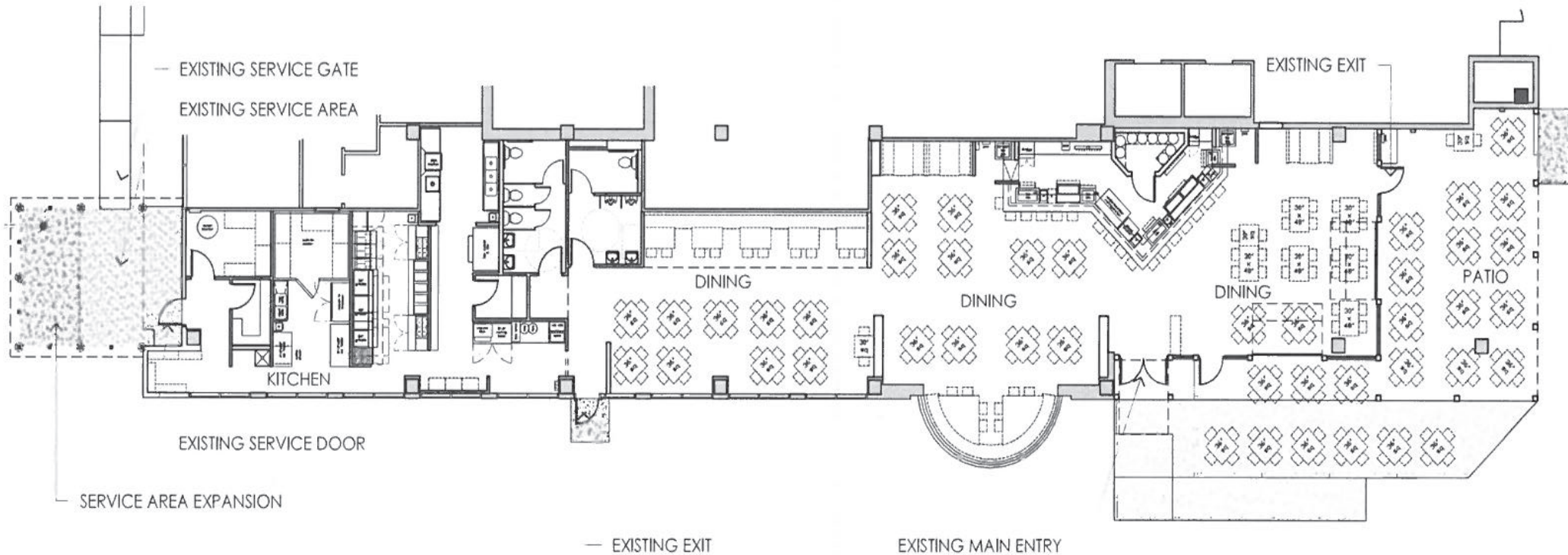
Perimeter Center W	21,300 VPD
Ashford Dunwoody Rd.	54,600 VPD
I-285 (West of Ashford Dunwoody Rd.)	196,000 VPD

Key Offices Within 0.5 Mile Radius

Cox Enterprises	WeWork
Insight Global	OldCastle Infrastructure
StubHub	Piedmont Group



Floor Plan



01 OVERALL FLOOR PLAN
SA-0 1/16" = 1'-0"

Interior Photos



Aerial Photos



