

SHOPS OF DUNWOODY

5482-5510 CHAMBLEE DUNWOODY ROAD, DUNWOODY, GA 30338

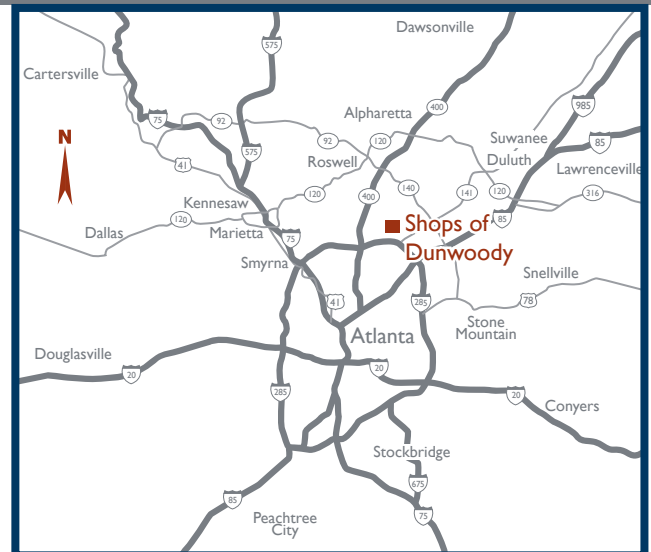


PROPERTY DETAILS

- Recently-painted 70,928 SF Lifestyle Center in the heart of Dunwoody and near to Perimeter Mall
- Easy access via traffic light on Chamblee-Dunwoody Road (19,700 VPD)
- Offers numerous patios, a gathering lawn and a vibrant tenant mix including boutiques, professional services, Breadwinner Cafe, Taqueria Los Hermanos, Vintage Pizzeria, Dunwoody Tavern, Porter BBQ & Brewery, Palm Beach Tan, Camp Run-a-Mutt & more

MARKET HIGHLIGHTS

- Highly-concentrated affluent population; 66% of residents have a Bachelor's Degree or higher; almost 98,000 people live within 3 miles and have an average household income over \$130,000
- Central Perimeter has 29 million SF of office space and 4,748 hotel rooms; Dunwoody has 110,000 jobs and 10,031 businesses within a 3 mile radius

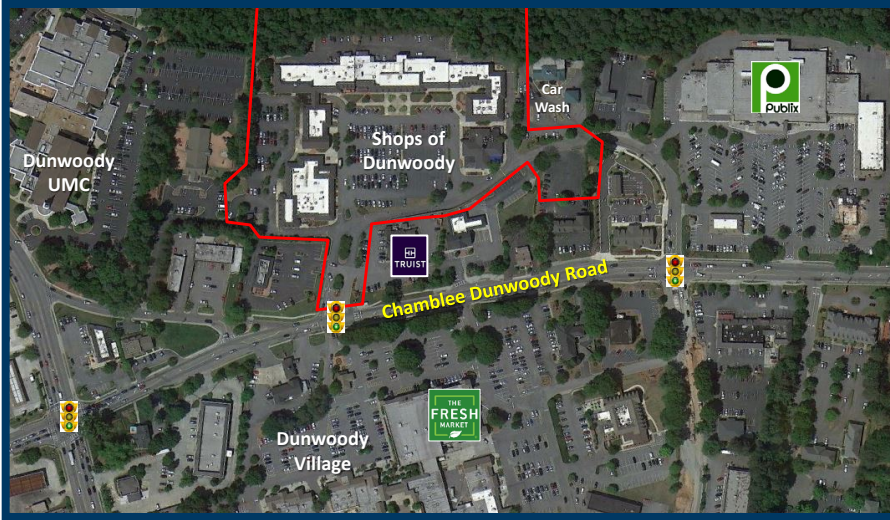


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TRAFFIC COUNTS

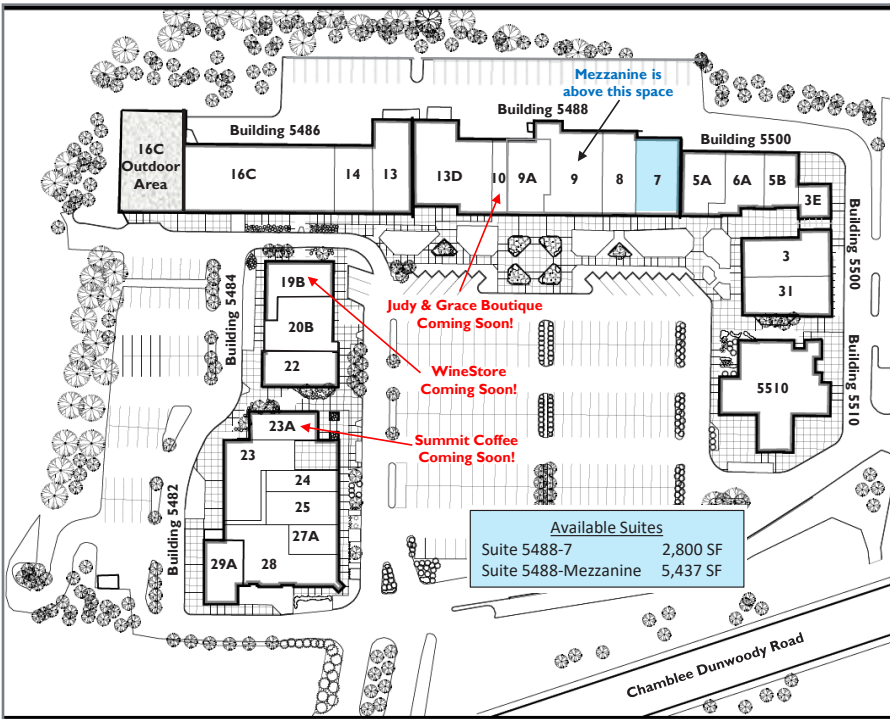
Chamblee Dunwoody Rd 17,300 VPD

DEMOGRAPHICS - CoStar

	1 mile	3 miles	5 miles
Population	13,058	99,203	260,937
Income	155,854	130,329	126,438
Daytime Pop.	8,784	104,489	165,602
# Businesses	793	8,656	16,779

GPS COORDINATES

Lat. 33.947419 Long. -84.337064



SUITE	TENANT	SF
5482-29A	Fitness Together	2,150
5482-28	J. Christopher's	3,186
5482-27A	Under the Pecan Tree	1,024
5482-25	Your CBD Store	1,746
5482-24	Salon Colour	1,452
5482-23	Breadwinner Cafe & Bakery	3,436
5482-23A	Summit Coffee Coming Soon!	1,531
5484-22	Riley Salon (Hair)	2,096
5484-20B	Nail & Lash Studio	2,460
5484-19B	WineStore Coming Soon!	2,321
5486-16C	Camp Run-a-Mutt	7,337
5486-14	Porter BBQ & Brewery	2,878
5486-13	Nai Thai Cuisine	2,930
5488-13D	Dunwoody Tavern	4,503
5488-10	Judy & Grace Boutique Coming Soon!	1,250
5488-9A	Palm Beach Tan	2,726
5488-9	Dentist - The Whole Tooth	3,179
5488-Mez	AVAILABLE Mezzanine level	5,437
5488-8	Village Orthodontics	2,450
5488-7	AVAILABLE	2,800
5500-5A	Huntington Learning Center	2,130
5500-6A	Dunwoody Photo	1,965
5500-5B	Benchmark Physical Therapy	2,487
5500-3	Taqueria Los Hermanos	2,945
5500-31	Wasabi House	2,520
5510	Vintage Pizzeria	6,825

Lisa M. Graham

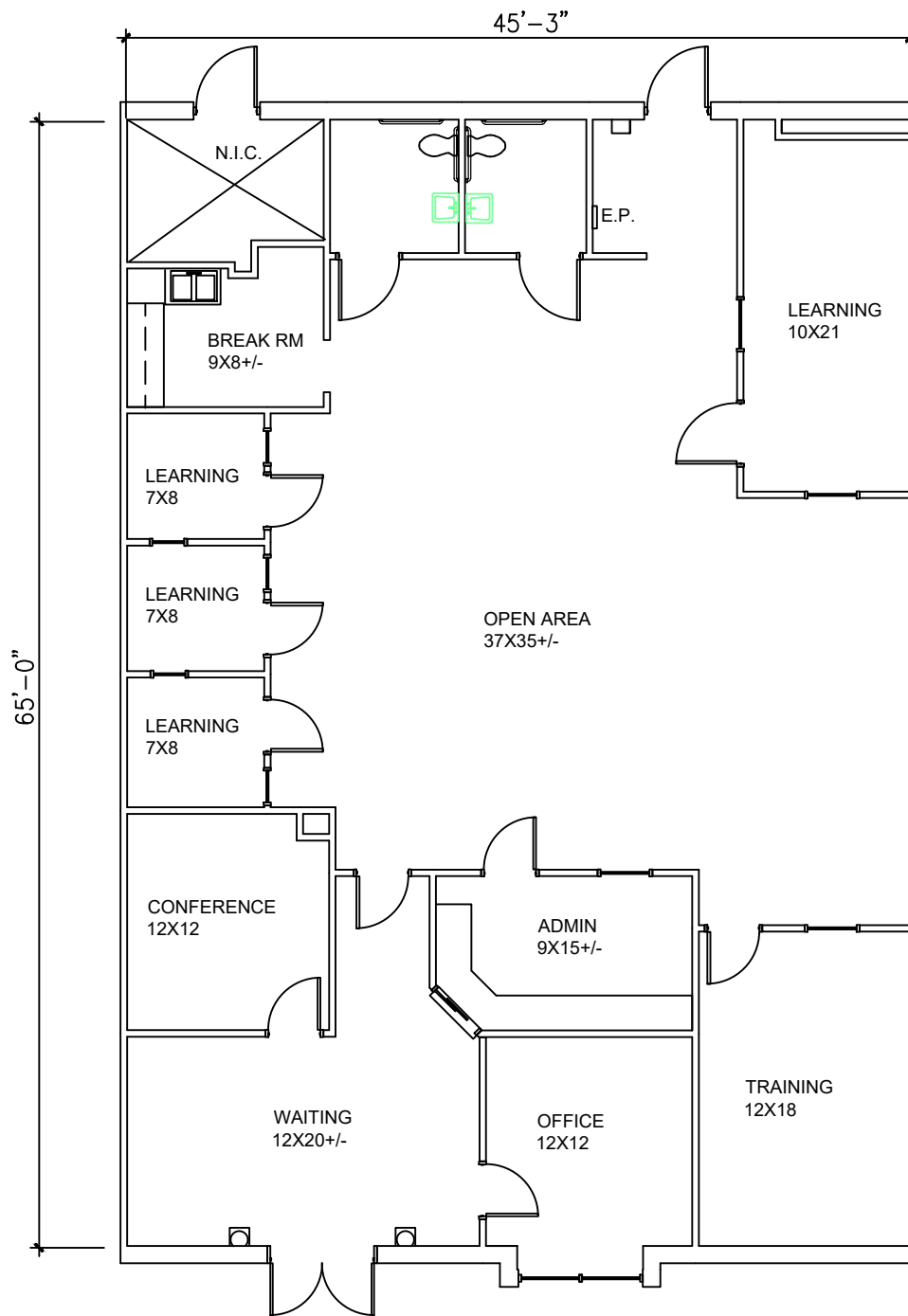
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SHOPS OF DUNWOODY AS-BUILT PLAN--SUITE 5488-7

5500 CHAMBLEE DUNWOODY ROAD
ATLANTA, GA 30338

2,800 RSF

