

# DUNWOODY RESTAURANT SITE

5468 CHAMBLEE DUNWOODY ROAD, DUNWOODY, GA 30338

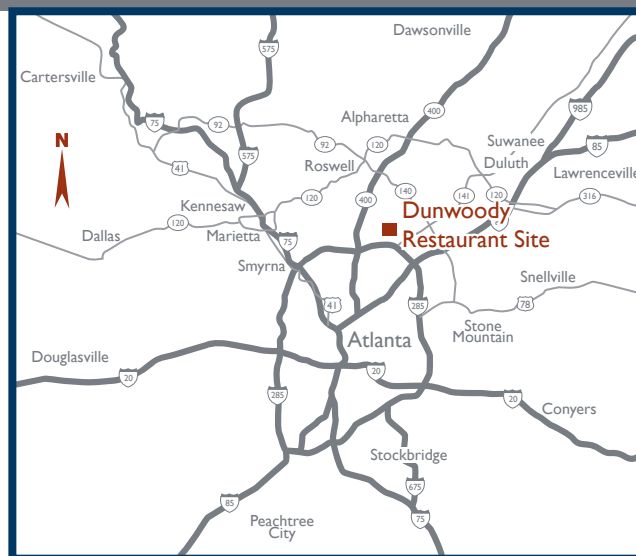


## PROPERTY DETAILS

- 2,662 SF restaurant building available with patio
- Site is 0.9 acres, with 46 dedicated parking spaces
- Recently painted exterior
- 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, 66% of residents have a Bachelor's Degree or higher. Over 99,000 people live within 3 miles and have an average household income over \$130,000
- Daytime employment over 104,000 with 8,656 businesses within 3 miles



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## TRAFFIC COUNTS

Chamblee Dunwoody Rd 17,300 VPD

## DEMOGRAPHICS

	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. 33.947221 Long. -84.3380115



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