

DUNWOODY PROFESSIONAL BUILDINGS

5054 and 5064 NANDINA LANE, DUNWOODY, GA 30338

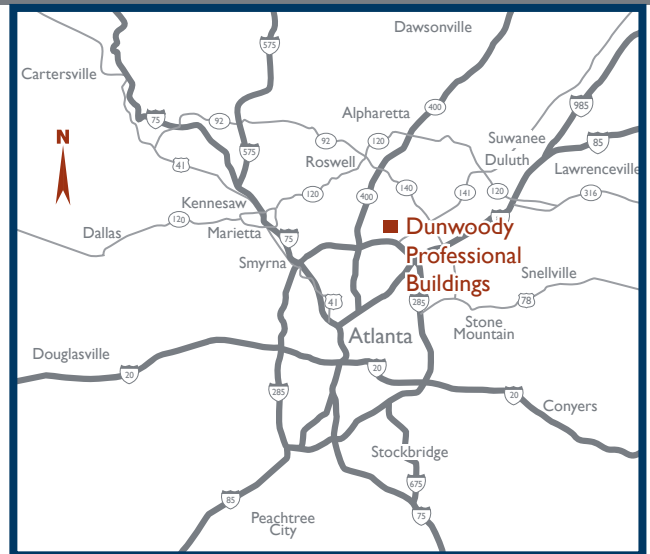


PROPERTY DETAILS

- 11,051 SF boutique retail property in the heart of Dunwoody adjacent to bustling restaurants and activity at Shops of Dunwoody, and near to Perimeter Mall
- Easy access & monument signage on Nandina Lane; near Chamblee-Dunwoody Road (19,700 VPD)
- Eclectic tenant mix draws foot traffic; Moondog Growlers beer tasting, Cupcake Genie, Functionize Health & Wellness, 7 Massage, Ernie's Barber Shop,

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

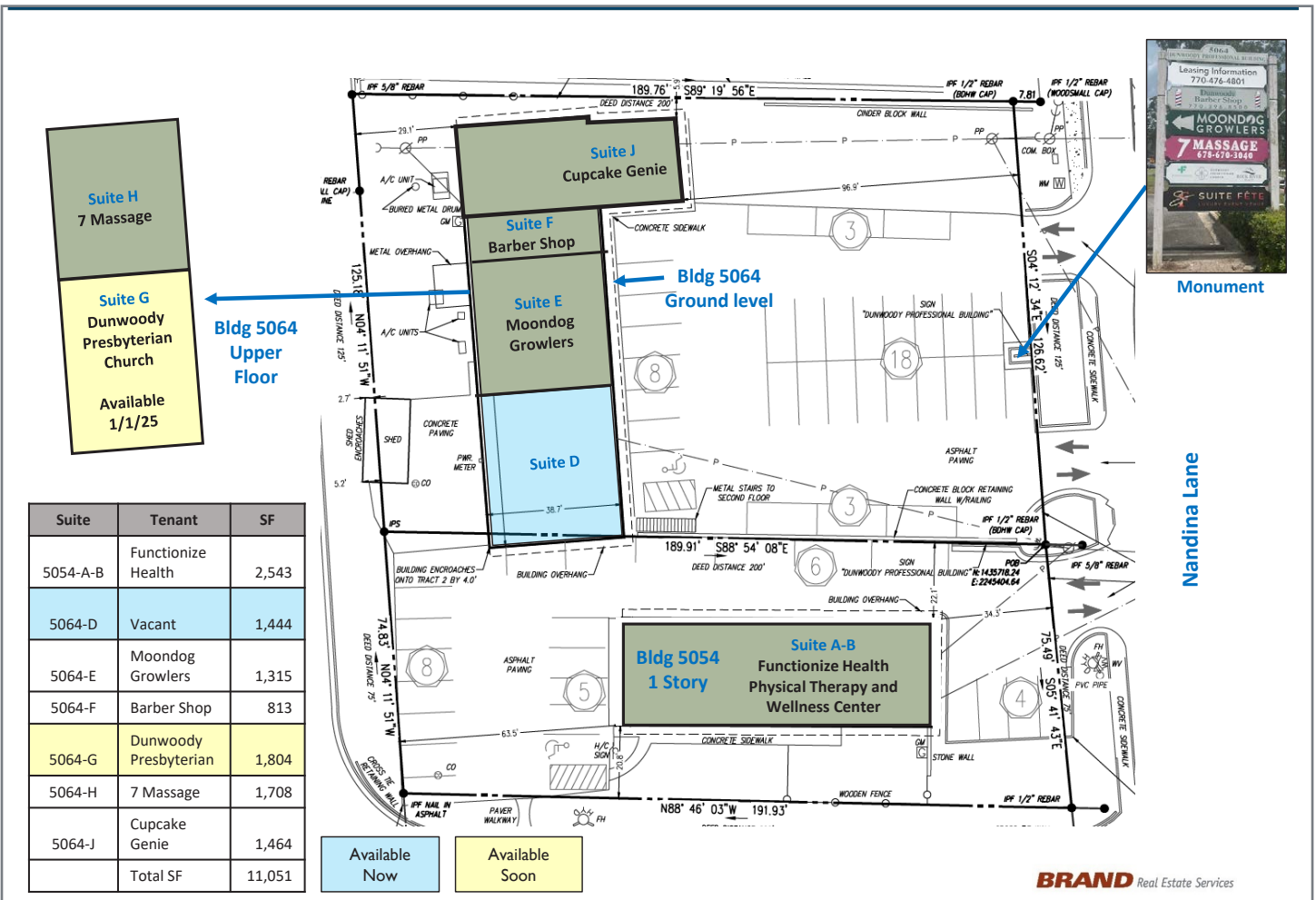
Chamblee Dunwoody Rd 17,300 VPD

DEMOGRAPHICS

	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

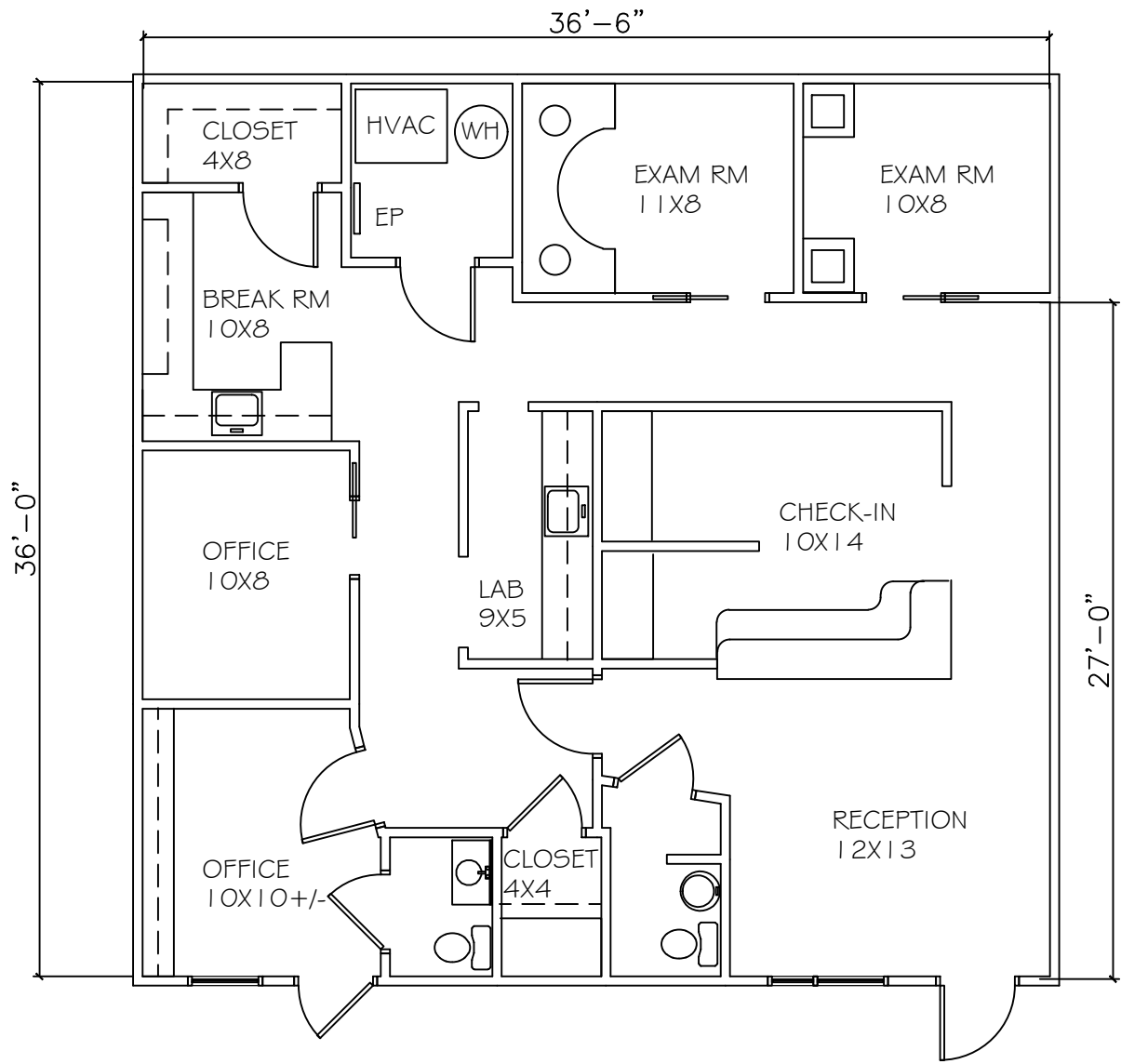
Lat. 33.947419 Long. -84.337064



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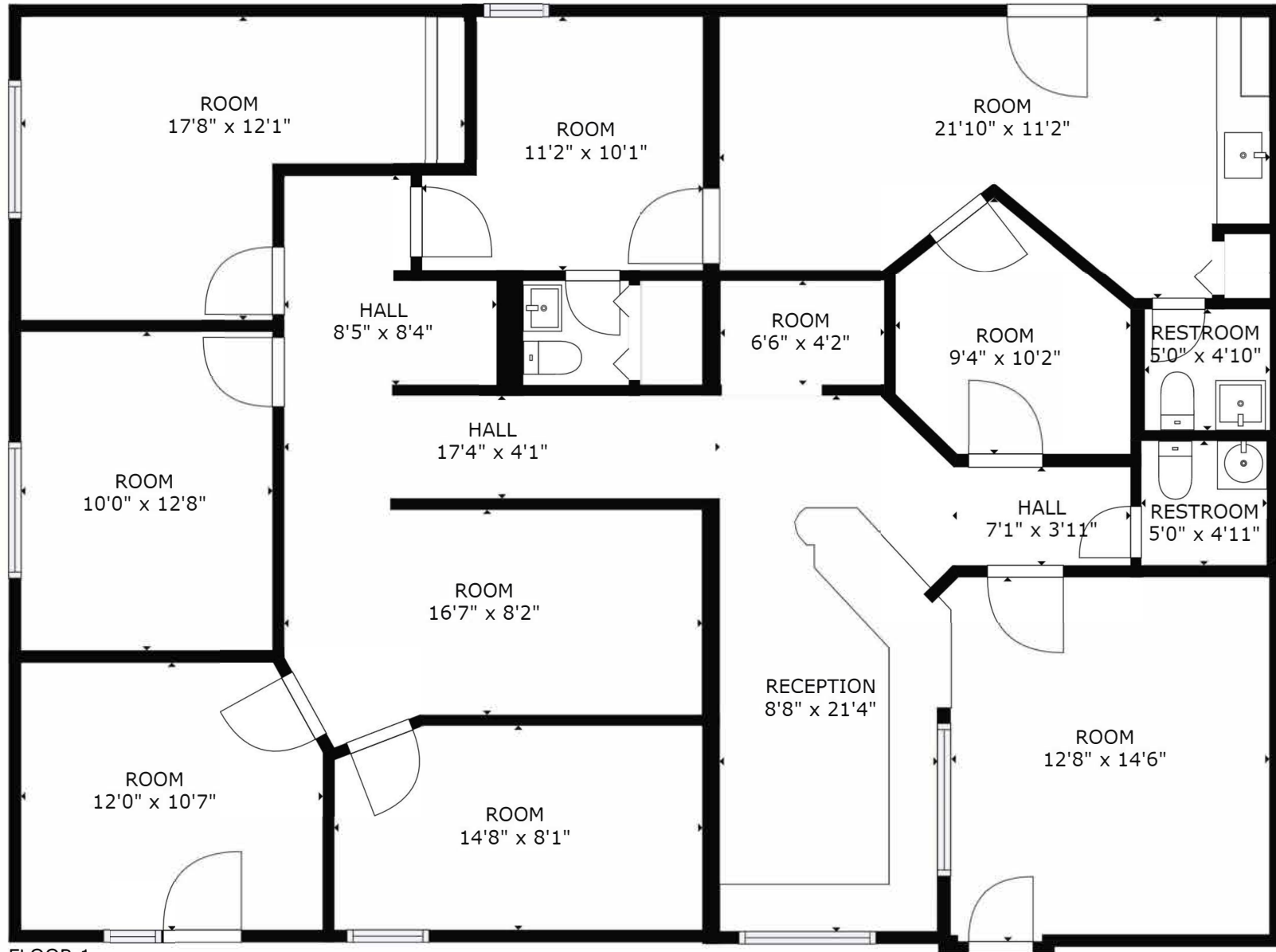
770.497.6488 Direct | 678.469.4504 Mobile



SCALE: N.T.S.

Suite D 1,444 SF

5064 NANDINA LANE
DUNWOODY, GA 30338



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1804 sq ft
TOTAL: 1804 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.