




THE VILLAGE AT DRUID HILLS

2566 BRIARCLIFF ROAD, ATLANTA, DEKALB COUNTY, GA 30329

PROPERTY HIGHLIGHTS

- » Less than one mile from Emory University
- » Easy access from North Druid Hills Road and Briarcliff Road
- » Traffic counts along North Druid Hills are 49,400 AADT
- » Household income of \$140, 326 within a 5-mile radius
- » Tenants include Mattress Firm, Willy's Mexicana Grill, Nail Care Spa, and Sprint
- » The future Children's Healthcare of Atlanta's North Druid Hills campus will provide 116 patient beds, more than 20 acres of greenspace and more than double current conference and simulation space

 22,132 SF

 49,400 AADT

 AVAILABLE:

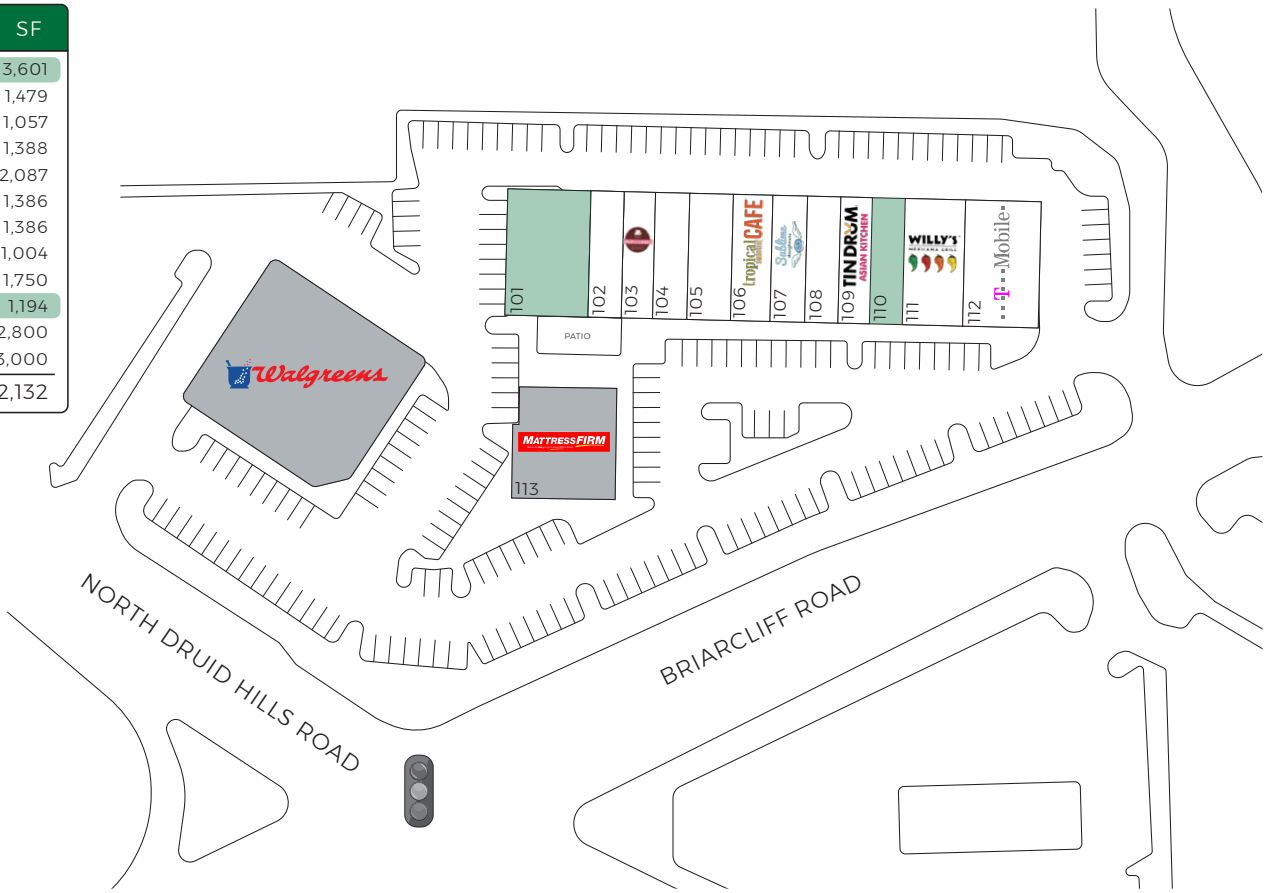
- » 3,601 SF Former Restaurant
- » 1,194 in-line shop

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SUITE	TENANT	SF
101	AVAILABLE	3,601
102	Hummus Republic	1,479
103	Smallcakes Cupcakery	1,057
104	Brazilian Wax	1,388
105	Nail Salon	2,087
106	Tropical Smoothie Cafe	1,386
107	Sublime Doughnuts	1,386
108	CPR Cell Repair	1,004
109	Tin Drum	1,750
110	AVAILABLE	1,194
111	Willy's Mexicana	2,800
112	T-Mobile	3,000
TOTAL		22,132

- LEASED
- AVAILABLE
- COMING AVAILABLE
- NOT OWNED



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,151	149,384	365,719
AVERAGE HHI	\$97,022	\$132,478	\$140,326



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