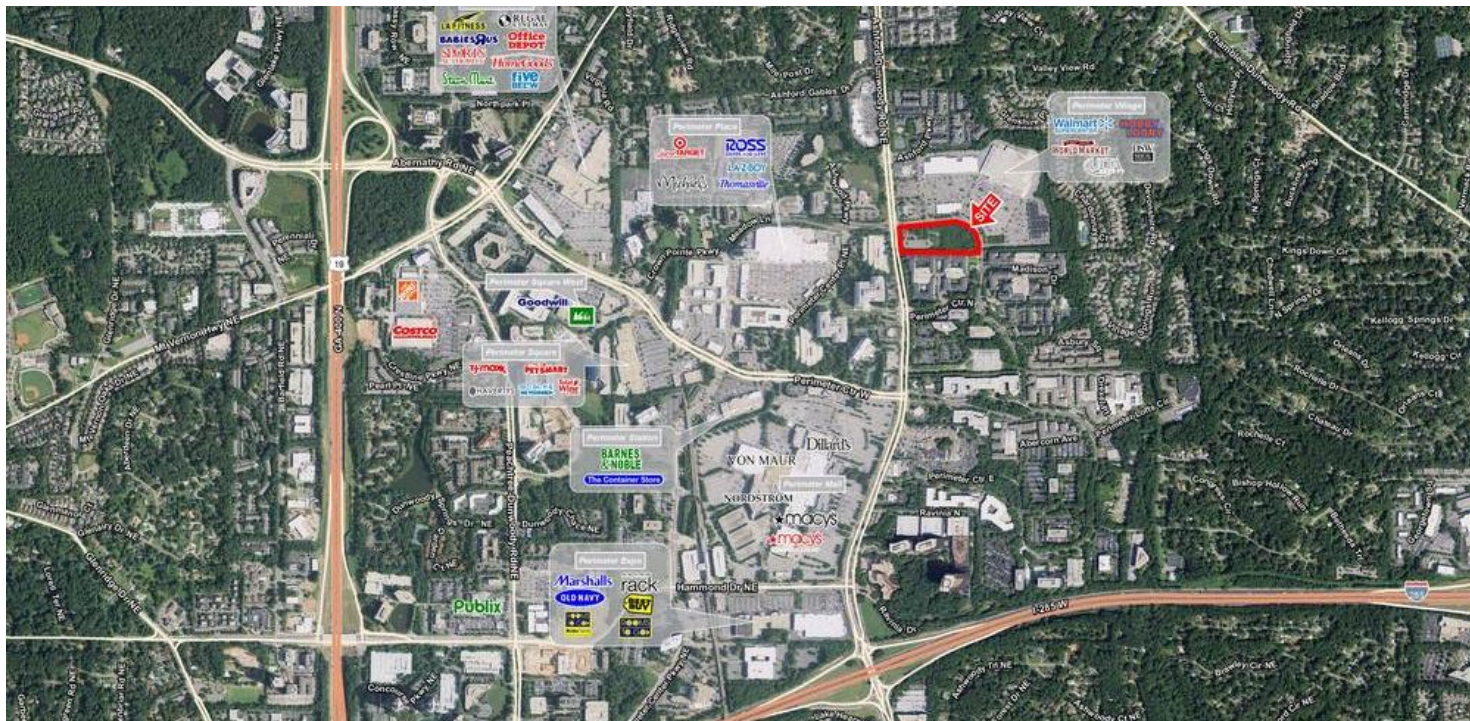


# SPRUILL CENTER

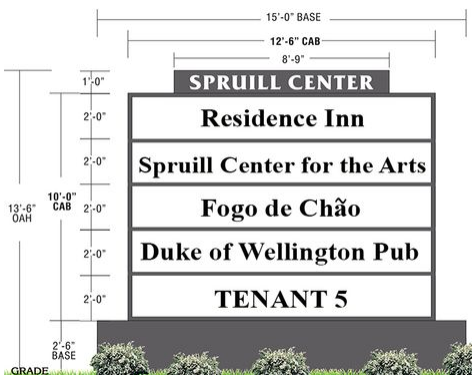
4681 Ashford Dunwoody Road, Dunwoody, GA 30346

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Atlanta's #1 office market with over 29 million SF of office space & over 132,000 employees within a 3-mile radius



### PROPERTY HIGHLIGHTS

- Available: 3,000 SF on Meadow Lane Road
- Affluent residential base earning over \$116,000 in average household income within a 1-mile radius
- Pedestrian friendly & within walking distance to Perimeter Mall; over 1.6 million SF of high-end retailers and restaurants
- Signalized access off Meadow Lane Road with over 280 parking spaces

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,571	102,440	241,643
Daytime Population	38,780	177,264	307,293
Average Household Income (\$)	116,335	124,534	123,698

### EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434  
 DREW LEWIS • drew.lewis@tscg.com • 770.955.2434



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## ADDITIONAL PHOTOS



### EXCLUSIVE AGENT(S)

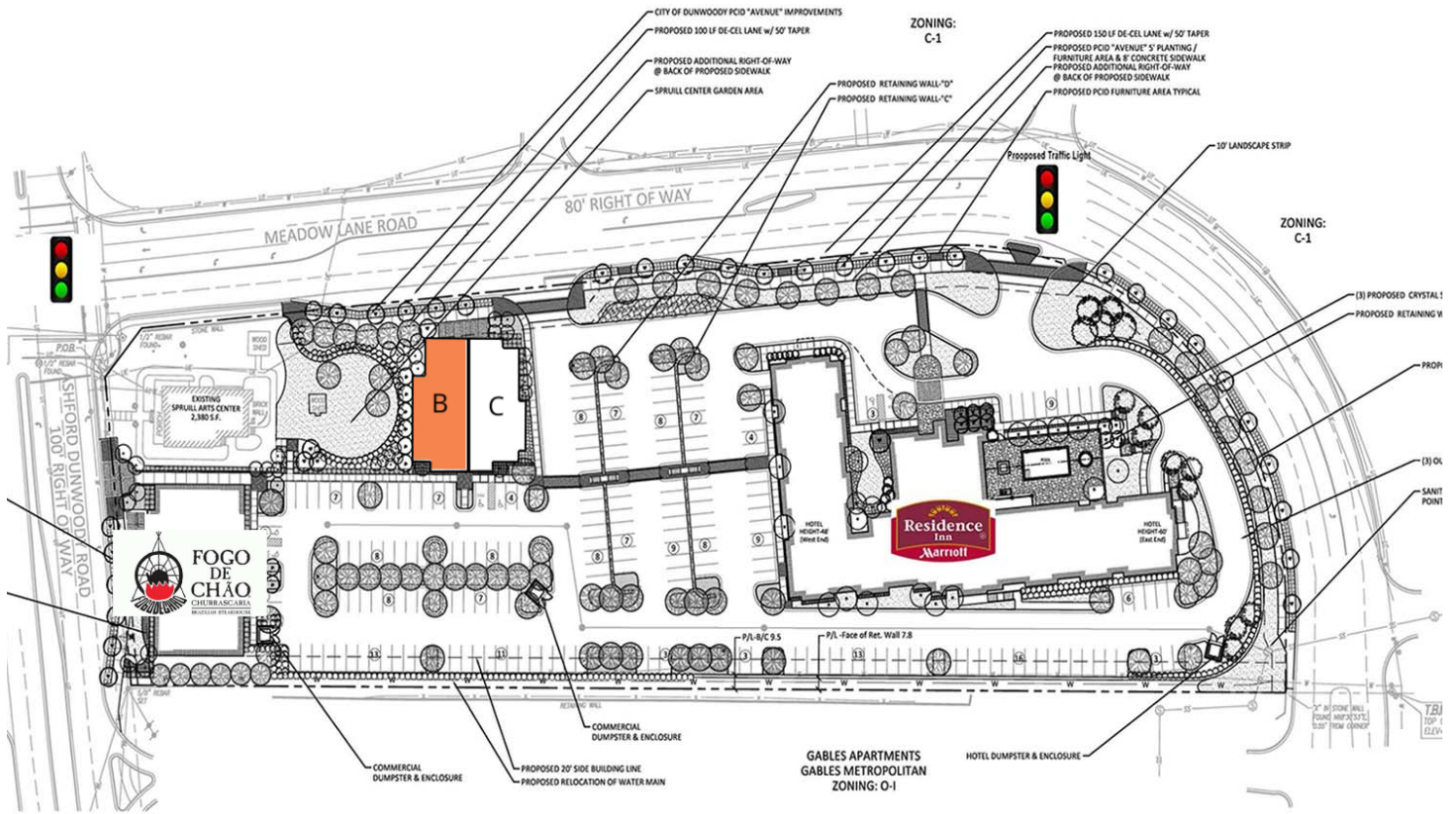
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Fogo de Chao	8,000 SF
B	Available	3,000 SF
C	Duke of Wellington Pub	3,000 SF

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