

3369 LENOX ROAD

3369 Lenox Road, Atlanta, GA 30326

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Unique freestanding opportunity at signalized pin corner parcel located in the heart of the Buckhead business district, directly across from Lenox Square & within close proximity to Phipps Plaza



PROPERTY HIGHLIGHTS

- Upper Level: 7,800 SF of premiere retail/restaurant space fronting Lenox Road
- Lower level: 8,600 SF (can be used as conditioned space; parking or valet parking)
- Zoning: SPI-12 (Special Public Interest District)
- ±1,200 units planned in immediate corridor (AMLI Cityplace, Novel Lenox, Marriott Expansion)
- Over 26,000 people within a 10-minute walk-time; 13M SF of surrounding Class A office space
- Walking distance from the Lenox MARTA station with approximately 80,000 travelers per day

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	20,639	14,222	327,793
Average HH Income (\$)	144,977	123,282	125,479
Daytime Population	77,641	194,474	535,952

EXCLUSIVE AGENT(S)

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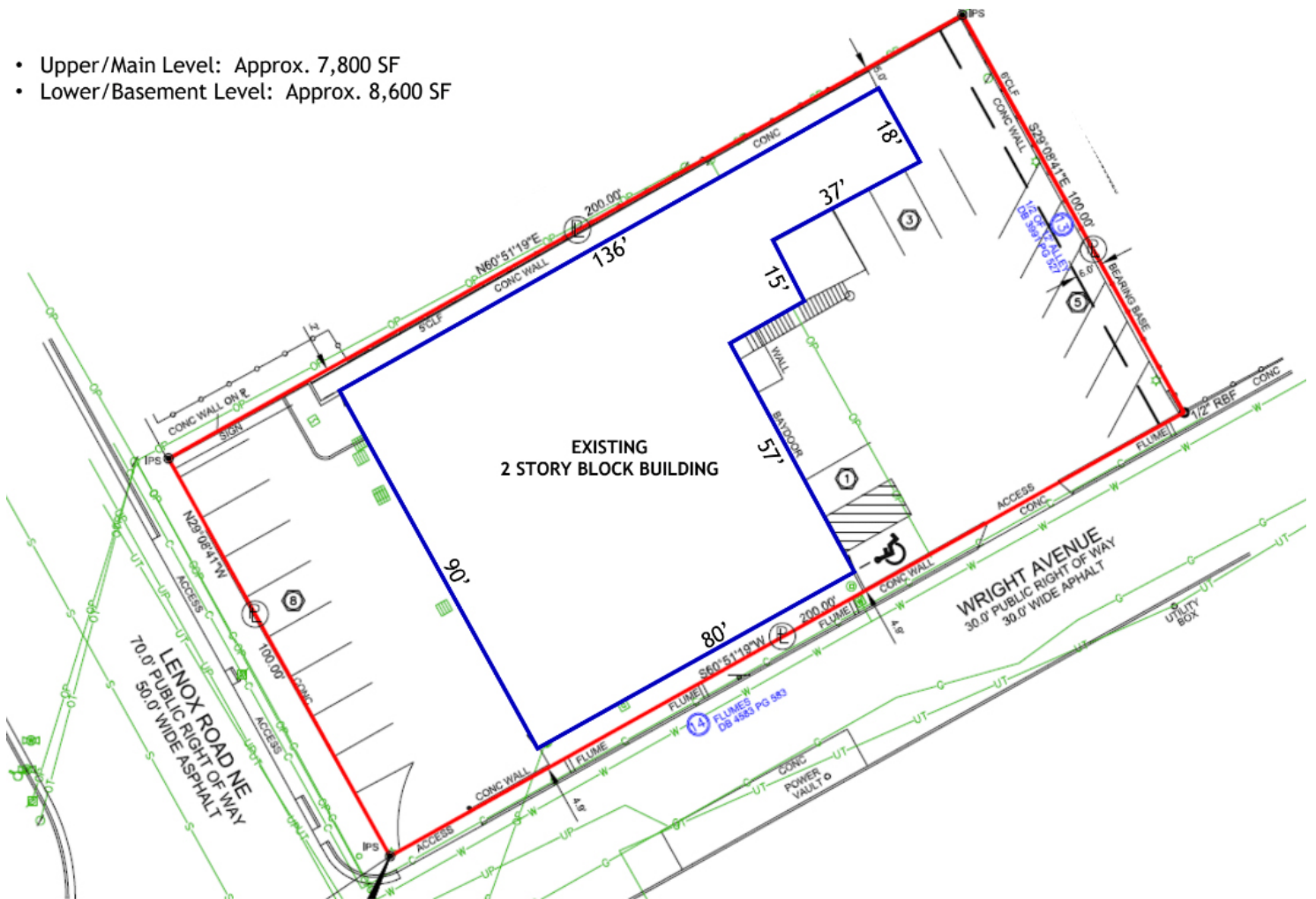
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SITE PLAN

 AVAILABLE

- Upper/Main Level: Approx. 7,800 SF
- Lower/Basement Level: Approx. 8,600 SF



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