



# FOR LEASE

## GROUND FLOOR RETAIL SPACE

## AMLI LENOX

3478 Lakeside Drive  
Buckhead, Atlanta, GA

### HIGHLIGHTS

- 3,127SF of Ground Floor Retail Available
- Delivery scheduled 4th Qtr 2019
- 24 Story Tower Featuring 391 Luxury Apartments
- Restaurant Ready Shell with Grease Trap
- Patio
- Free Deck Parking
- Affluent Residents – Median Annual Income of \$104,000
- Busy Residential and Business Corridor
- Adjacent to Lenox Square, Lenox Marketplace, Phipps Plaza and Buckhead's Financial District



**OAKHURST  
REALTY  
PARTNERS**

### **For More Information:**

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Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)



# AML I LENOX

3478 LAKESIDE DRIVE, BUCKHEAD, ATLANTA, GA

## LOCATION



AML I Lenox is the crown jewel of AML I Residential's Buckhead Campus. Encompassing over 1,300 apartments, a linear green park and retail shops, AML I's Buckhead Campus is a small town in a big city. Within walking distance to Phipps Plaza, Lenox Mall, MARTA's Lenox Rail Station and the Buckhead Financial District, AML I Lenox is in the middle of Atlanta's premier shopping, dining and business center.

The retail storefronts at AML I Lenox are ideally positioned at the crossroads of a busy residential and office corridor. They offer large patios, free parking and a captive affluent consumer base. AML I Lenox is a perfect location for a café or lifestyle retailer.

## AREA DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	20,359	141,258	322,193
Household Income	\$146,902	\$122,728	\$125,698
Total Households	11,793	68,205	152,617



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### For More Information:

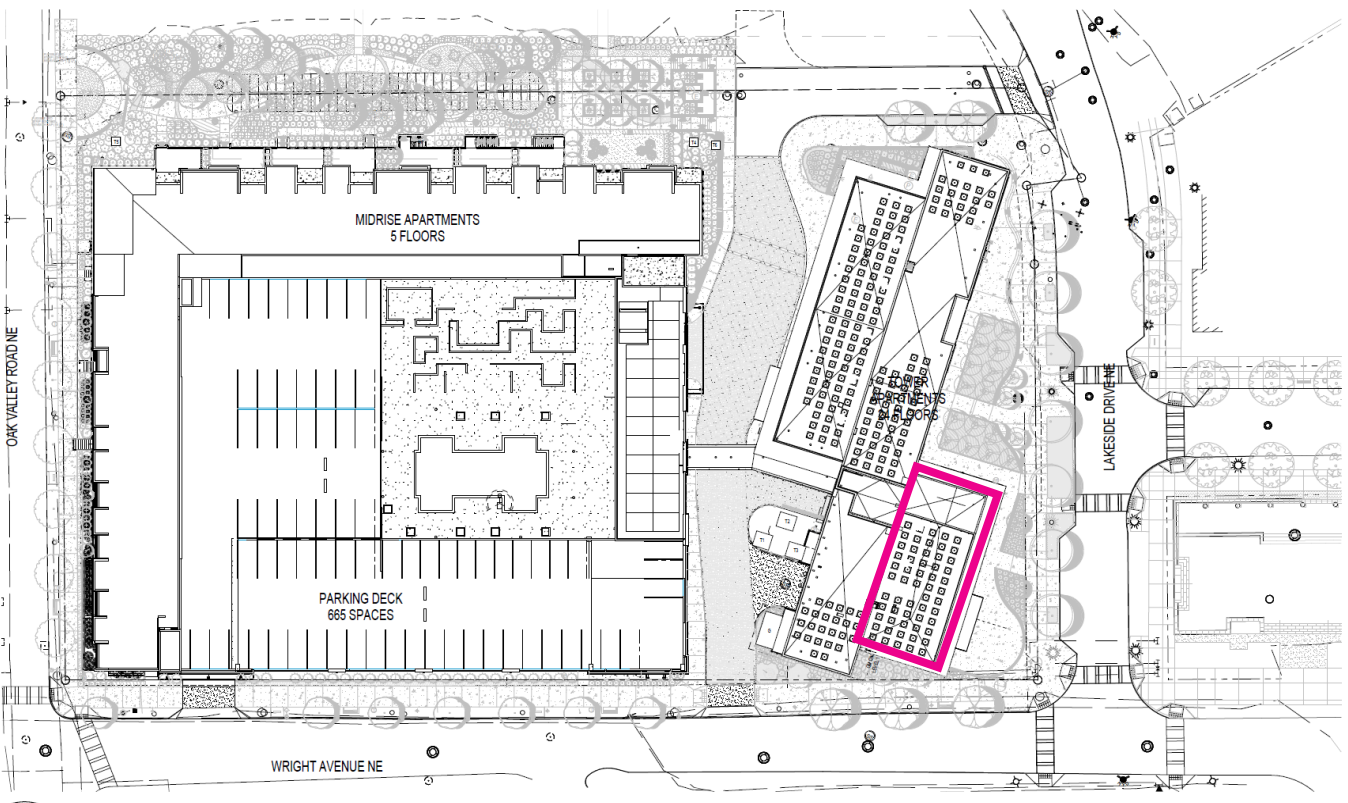
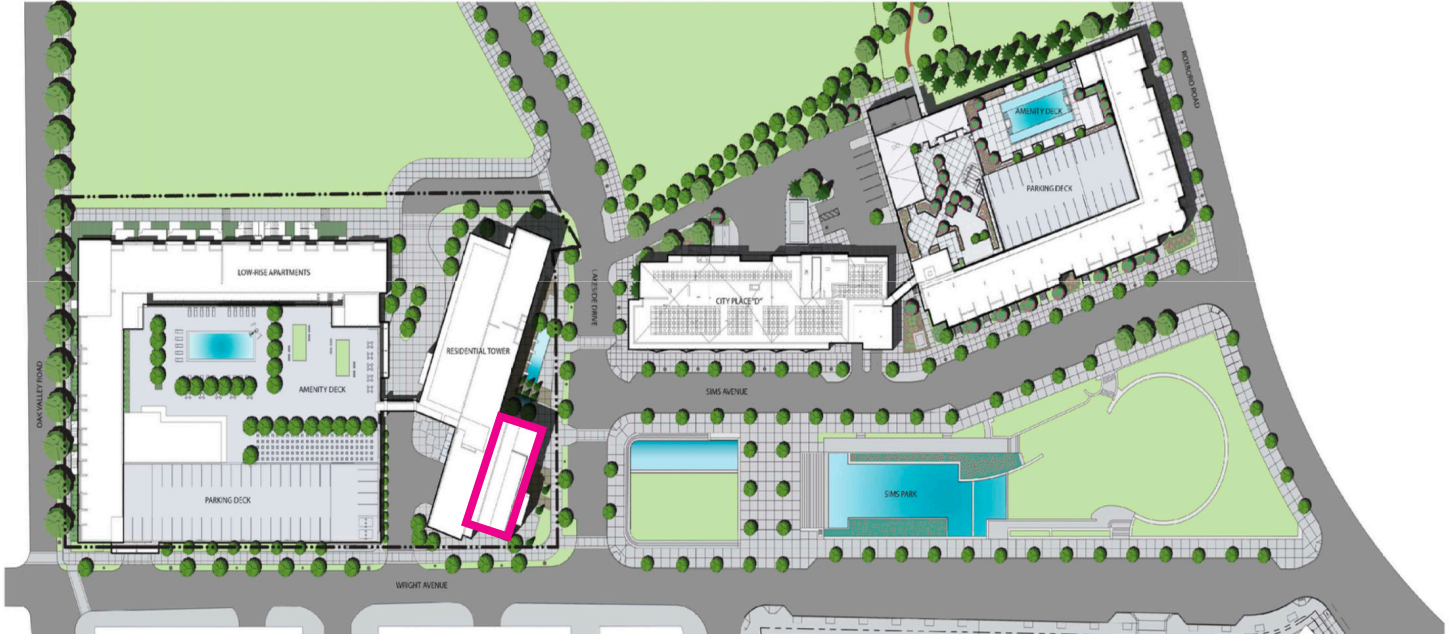
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## SITE PLAN



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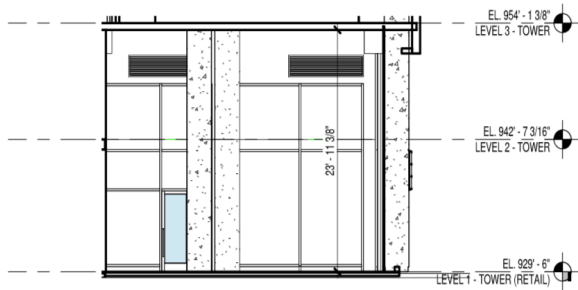
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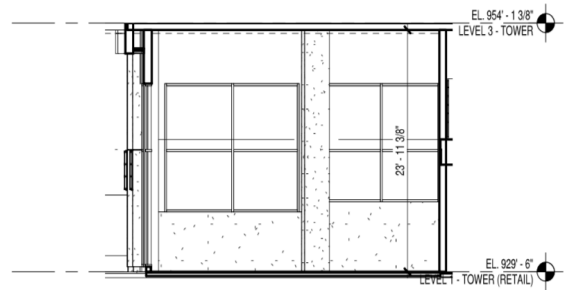
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1 RETAIL ELEVATION EAST  
P40.00 SCALE: 1" = 10'-0"



2 RETAIL ELEVATION NORTH  
P40.00 SCALE: 1" = 10'-0"



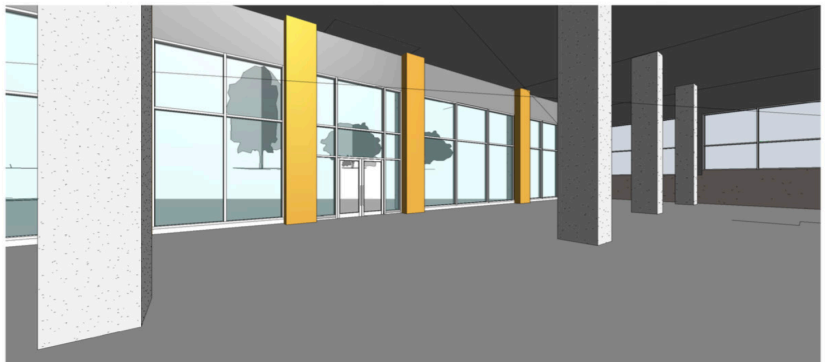
3 RETAIL ELEVATION SOUTH  
P40.00 SCALE: 1" = 10'-0"



RETAIL VIEW A



RETAIL VIEW B



RETAIL VIEW C



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