



The Park at Georgetown

Dunwoody, Georgia
Restaurant/Retail Development
Opening Summer 2019

CRIM Development
Management
Leasing



Proposed Rendering

**OAKHURST
REALTY
PARTNERS**

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The Park at Georgetown will be a unique collection of restaurants located within the new JW Collection luxury development, Dunwoody Green. Conveniently located less than 1/2 mile from I-285, this enclave of restaurants will be “THE” gathering place in Dunwoody! Whether meeting old friends or making new ones, The Park at Georgetown will be the place to share a great meal and to building lasting memories!



Dunwoody Green Model Home



Georgetown Park

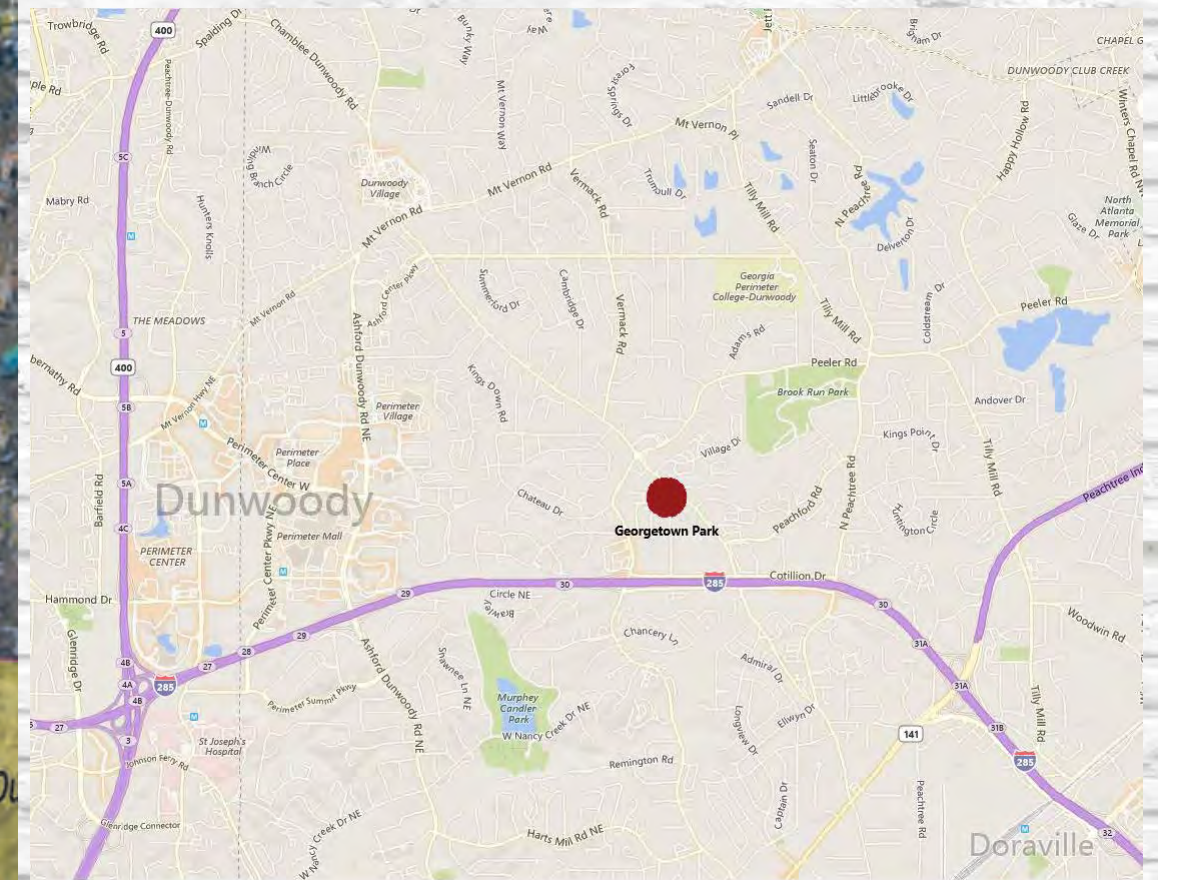
The Park at Georgetown reflects the new urbanism that has been unfolding in places like Canton Street in Roswell, downtown Woodstock, and Alpharetta City Center. This development has the distinctive opportunity to provide an old-world experience within the dynamic Dunwoody market. The project will consist of 22,750 sf of restaurants and shops overlooking Georgetown Park.

The Park at Georgetown





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2,400 apartments within a 5 minute walk
 126,100 population/\$123,495 avg. household
 income within a 15 minute drive

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Dunwoody Green
Developed by



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22,750 TOTAL SF
 1,500 - 7,150 SF SPACES
 ROOFTOP PATIO AVAILABLE
 169 ONSITE PARKING SPACES
 OFFSITE VALET AVAILABLE

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The Park at Georgetown

Executive Summary

Demographics

Latitude 33° : 55' : 35"
 Longitude -84° : 18' : 38"

Description	1 Miles	2 Miles	3 Miles
POPULATION BY YEAR			
Population (4/1/1990)	4,060	24,567	62,612
Population (4/1/2000)	5,552	31,822	74,591
Population (4/1/2010)	6,799	39,840	84,415
Population (1/1/2017)	7,456	42,983	91,274
Population (1/1/2022)	7,844	45,231	95,971
Percent Growth (2017/2010)	9.66	7.89	8.13
Percent Forecast (2022/2017)	5.2	5.23	5.15

HOUSEHOLDS BY YEAR

Households (4/1/1990)	1,742	9,825	24,506
Households (4/1/2000)	2,440	13,995	30,025
Households (4/1/2010)	3,725	18,679	35,776
Households (1/1/2017)	4,144	20,473	39,251
Households (1/1/2022)	4,426	21,878	41,863
Percent Growth (2017/2010)	11.25	9.6	9.71
Percent Forecast (2022/2017)	6.81	6.86	6.65

GENERAL POPULATION CHARACTERISTICS

Median Age	33.8	35	34.8
Male	3,328	20,503	46,164
Female	4,128	22,480	45,110
Density	4,947.50	3,628.30	3,179.90
Urban	7,456	42,983	91,274
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS

Households (1/1/2017)	4,144	20,473	39,251
Families	1,535	10,371	21,757
Non-Family Households	2,609	10,102	17,494
Average Size of Household	1.8	2.09	2.31
Median Age of Householder	40.6	43.6	45.3

Median Value Owner Occupied (\$)	200,996	341,607	353,832
Median Rent (\$)	1,007	1,007	950
Median Vehicles Per Household	1.7	1.9	2

GENERAL HOUSING CHARACTERISTICS

Housing, Units	4,552	22,520	43,161
Housing, Owner Occupied	1,323	8,721	18,694
Housing, Renter Occupied	2,821	11,752	20,557
Housing, Vacant	408	2,047	3,910

POPULATION BY RACE

White Alone	4,032	26,537	56,887
Black Alone	2,113	7,773	12,126
Asian Alone	889	6,034	11,179
American Indian and Alaska Native Alone	24	177	590
Other Race Alone	197	1,132	7,424
Two or More Races	201	1,330	3,068

POPULATION BY ETHNICITY

Hispanic	584	3,379	16,529
White Non-Hispanic	3,698	24,561	49,112

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	379,222,503	2,401,810,099	4,700,233,480
Total Household Income (\$)	379,222,503	2,386,695,377	4,666,210,132
Median Household Income (\$)	74,450	89,730	87,889
Average Household Income (\$)	91,511	116,578	118,881
Per Capita Income (\$)	50,861	55,878	51,496

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	86,857	1,775,830	2,468,399
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	231,694.90	1,349,780.10	2,654,233.90
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	3,197	53,539	98,352
Establishments, Total (by Place of Work)	191	2,317	4,808

EASI Quality of Life Index (US Avg=100)	142	147	145
EASI Total Crime Index (US Avg=100; A=High)	55	55	64
EASI Weather Index (US Avg=100)	173	173	173
BLOCK GROUP COUNT	4	19	45

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15 Minute Drive Time -

shown on FARMER Market Activity Study Aerial Map

Latitude	33° : 56' : 05"
Longitude	-84° : 18' : 50"
Polygon Diameter in miles	4.8398

Description	Value	% Total
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POPULATION BY YEAR

Population (4/1/1990)	83,904	66.5
Population (4/1/2000)	102,190	81
Population (4/1/2010)	115,853	91.9
Population (1/1/2017)	126,100	100
Population (1/1/2022)	132,355	105
Percent Growth (2017/2010)	8.84	N/A
Percent Forecast (2022/2017)	4.96	N/A

HOUSEHOLDS BY YEAR

Households (4/1/1990)	34,045	62.4
Households (4/1/2000)	42,637	78.1
Households (4/1/2010)	49,471	90.6
Households (1/1/2017)	54,585	100
Households (1/1/2022)	58,036	106.3
Percent Growth (2017/2010)	10.34	N/A
Percent Forecast (2022/2017)	6.32	N/A

GENERAL POPULATION CHARACTERISTICS

Median Age	35.1	N/A
Male	63,411	50.3
Female	62,689	49.7
Density	3,132.60	N/A
Urban	126,100	100
Rural	0	0

GENERAL HOUSEHOLD CHARACTERISTICS

Households (1/1/2017)	54,585	100
Families	29,970	54.9
Non-Family Households	24,615	45.1
Average Size of Household	2.3	N/A
Median Age of Householder	45.2	N/A

Median Value Owner Occupied (\$)	371,210	N/A
Median Rent (\$)	919	N/A
Median Vehicles Per Household	2	N/A

GENERAL HOUSING CHARACTERISTICS

Housing, Units	59,535	100
Housing, Owner Occupied	25,595	43
Housing, Renter Occupied	28,990	48.7
Housing, Vacant	4,950	8.3

POPULATION BY RACE

White Alone	77,317	61.3
Black Alone	19,980	15.8
Asian Alone	14,441	11.5
American Indian and Alaska Native Alone	790	0.6
Other Race Alone	9,264	7.3
Two or More Races	4,308	3.4

POPULATION BY ETHNICITY

Hispanic	21,005	16.7
White Non-Hispanic	67,339	53.4

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	6,788,345,423	N/A
Total Household Income (\$)	6,740,988,599	N/A
Median Household Income (\$)	86,710	N/A
Average Household Income (\$)	123,495	N/A
Per Capita Income (\$)	53,833	N/A

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	3,216,215	100
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	3,656,213.80	100
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	115,186	100
Establishments, Total (by Place of Work)	5,623	100

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	145	N/A
EASI Total Crime Index (US Avg=100; A=High)	65	N/A
EASI Weather Index (US Avg=100)	173	N/A
BLOCK GROUP COUNT	64	

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