

KROGER CITI CENTER

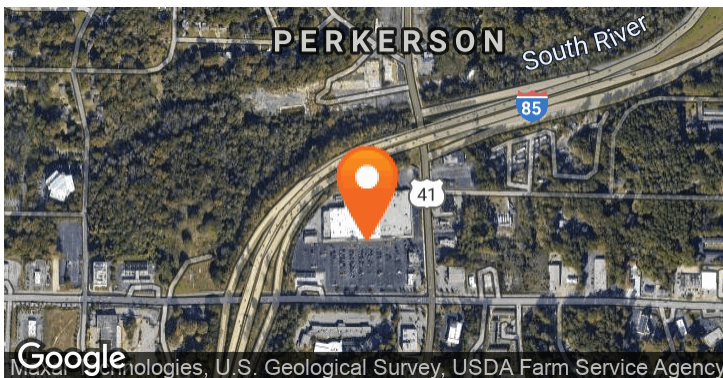
2685 Metropolitan Parkway, Atlanta, GA 30315

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Top performing 86,500 SF Kroger open 24 hours per day



PROPERTY HIGHLIGHTS

- Available: 21,105 SF
- Over 30,000 weekly shopping center patrons
- Over 262,000 consumers within a 5-mile radius
- Signage available overlooking I-85
- Nearest retail competition is over 5 miles away (Southlake Mall & Greenbriar Mall)
- GA DOT Traffic Counts: I-85 - 125,730 AADT; Cleveland Ave - 16,660 AADT

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	9,889	67,076	184,777
Daytime Population	10,060	91,871	262,941
Households	3,761	26,375	69,947

EXCLUSIVE AGENT(S)

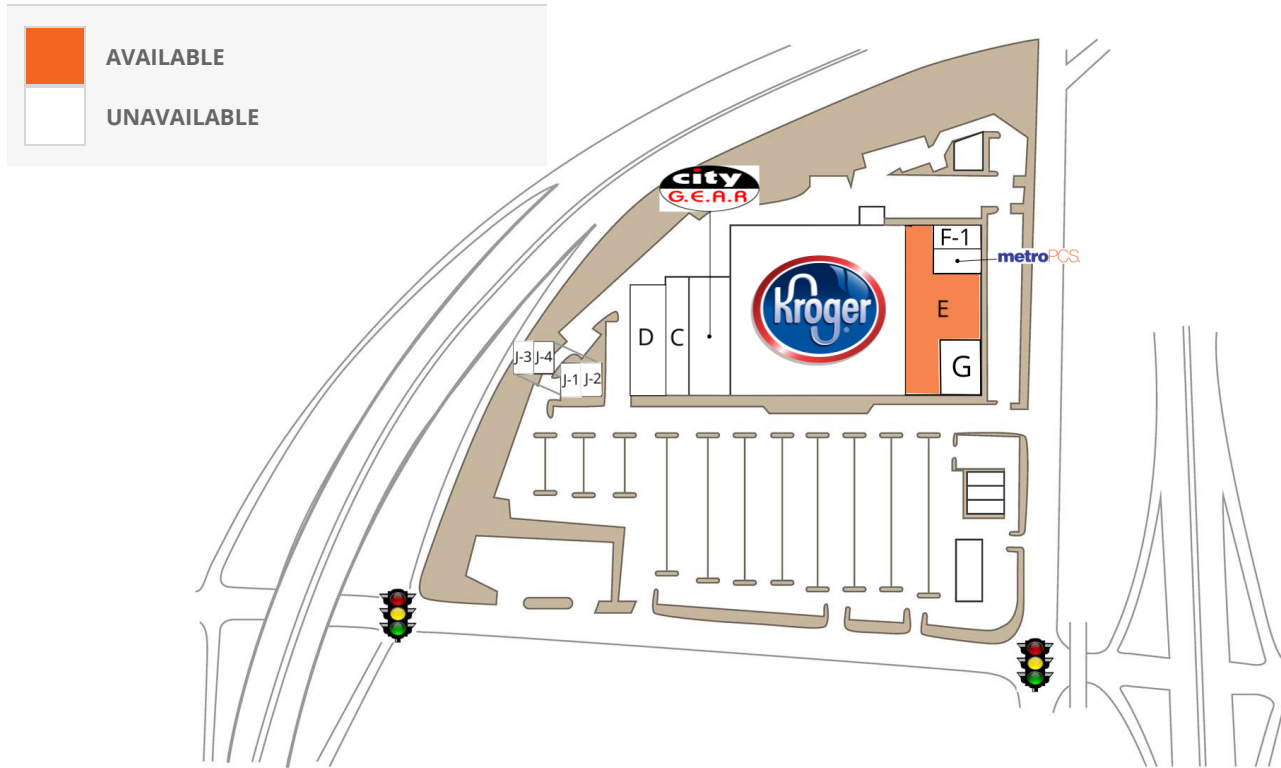
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Kroger	86,500 SF	F-2	Metro PCS	4,100 SF
B	City Gear	12,000 SF	G	Humana	6,751 SF
C	Dollar Tree	7,844 SF	J-1	Hair Salon	874 SF
D	Rainbow Shops	8,240 SF	J-2	Hair Salon	2,371 SF
E	Available	21,105 SF	J-3	Dentist	1,674 SF
F-1	Davita Dialysis	5,361 SF	J-4	Nail Salon	814 SF

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