

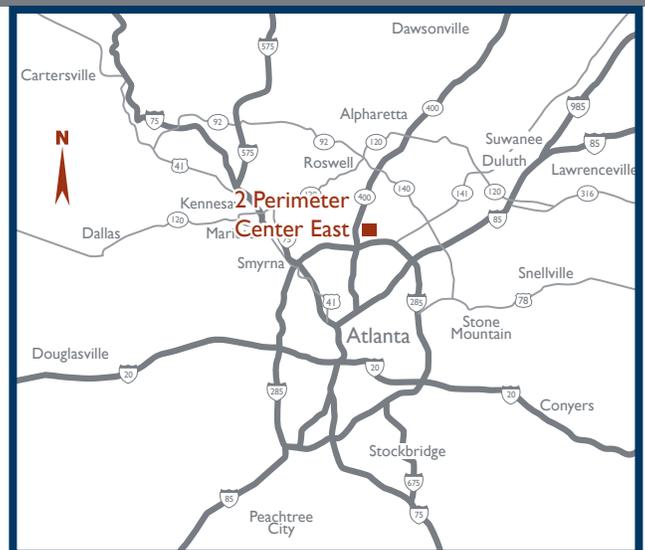
# 2 PERIMETER CENTER EAST

ATLANTA, GA 30346



## PROPERTY DETAILS

- 2,607 SF former bank building on .81 acres (35,264 SF area) directly across from Perimeter Mall in DeKalb Co.
- Ground lease or build to suit opportunity, Zoned O-1
- Highly-visible with two access points and prominent monument signage on the corner of Ashford Dunwoody Rd. (49,000 VPD) & Perimeter Center East
- Central Perimeter is the #1 Office market in Atlanta; includes the new State Farm regional hub, Mercedes Benz USA HQ and over 1,500 hotel rooms
- Perimeter Mall is the 2nd largest mall in the Southeast and attracts over 18 million annual visitors
- Daytime employment within 3 miles is 130,000+ with 10,000+ businesses; Affluent and dense residential population of 108,000+ has average household income nearing \$118,000

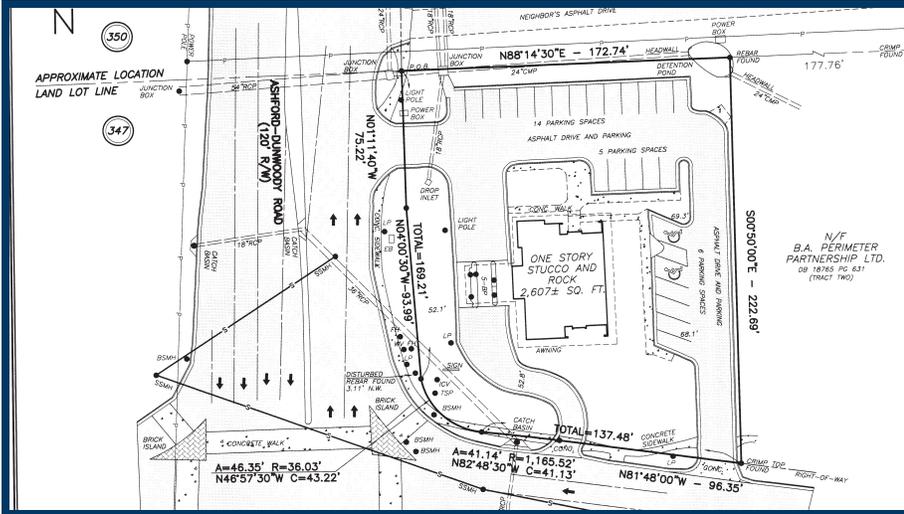


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## TRAFFIC COUNTS

Ashford Dunwoody Rd 49,000 VPD  
 Perimeter Center W 29,000 VPD

## DEMOGRAPHICS - 2019 CoStar

	1 mile	3 miles	5 miles
Population	15,052	108,595	1,269,395
Daytime Pop.	37,112	130,026	189,807
Income	\$116,869	\$117,937	\$116,246

## GPS COORDINATES

Lat. 33.926143 Long. -84.3437821



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