

EMORY POINT

CBRE

855 EMORY POINT DRIVE
ATLANTA, GA 30329

938-9,695 SF
AVAILABLE

PROPERTY HIGHLIGHTS

+ PREMIER SHOPPING DESTINATION

Boasting 117,764 square feet of retail space

+ RETAIL AND RESTAURANT SPACES AVAILABLE

+ VIBRANT MIXED-USE DESTINATION

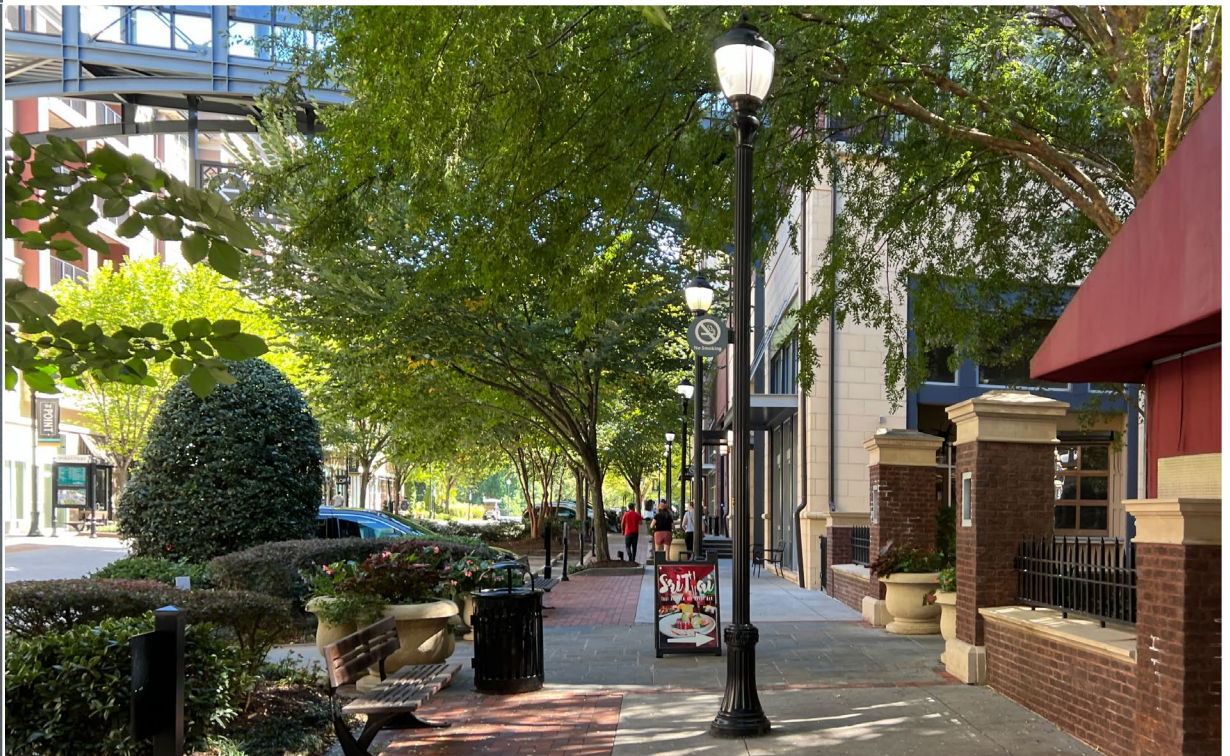
126,000 SF of retail space and 750 residential units

+ MAJOR THOROUGHFARE

Major thoroughfare situated on Clifton Road, near the CDC, Emory University (15,069 total enrollment in 2023), Emory University Hospital (853-bed facility), and the VA Medical Center (466-bed facility)

+ CONVENIENT ACCESS

Convenient access via on-site parking, MARTA bus service, a free shuttle from the Emory University campuses and pedestrian connectivity to the CDC campus



SITE PLAN

- AVAILABLE RESTAURANT
- AVAILABLE RETAIL
- LEASED



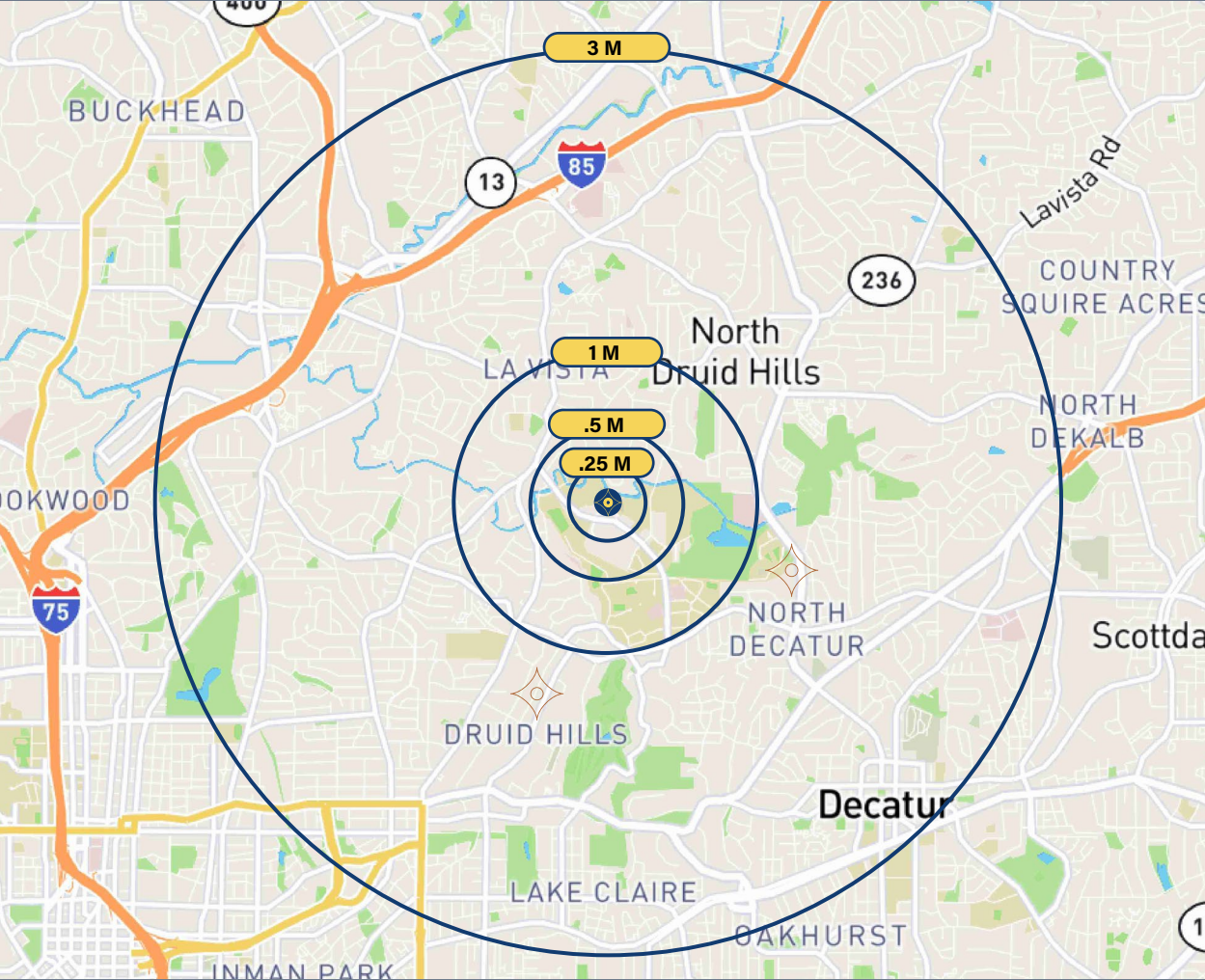
AREA MAP



AREA MAP



DEMOGRAPHICS



NESTLED
AMONG SOME
OF ATLANTA'S
MOST EDUCATED
AND AFFLUENT
NEIGHBORHOODS:

- + DRUID HILLS
- + NORTH DECATUR
- + TOCO HILLS,
- + AND MORNINGSIDE

2025 DEMOGRAPHICS	.25 M	.5 M	1 M	3 M
Population	1,274	2,693	12,533	142,948
Households	778	1,293	4,761	67,954
Avg. Household Size	1.00	1.00	1.89	2.01
Avg. Household Income	\$62,929	\$103,569	\$154,283	\$163,827
Daytime Population	36,568	39,210	96,374	231,556



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