

# EMORY POINT

CBRE

938-9,695 SF  
/AVAILABLE

855 EMORY POINT DRIVE  
ATLANTA, GA 30329

# 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

■ LEASED



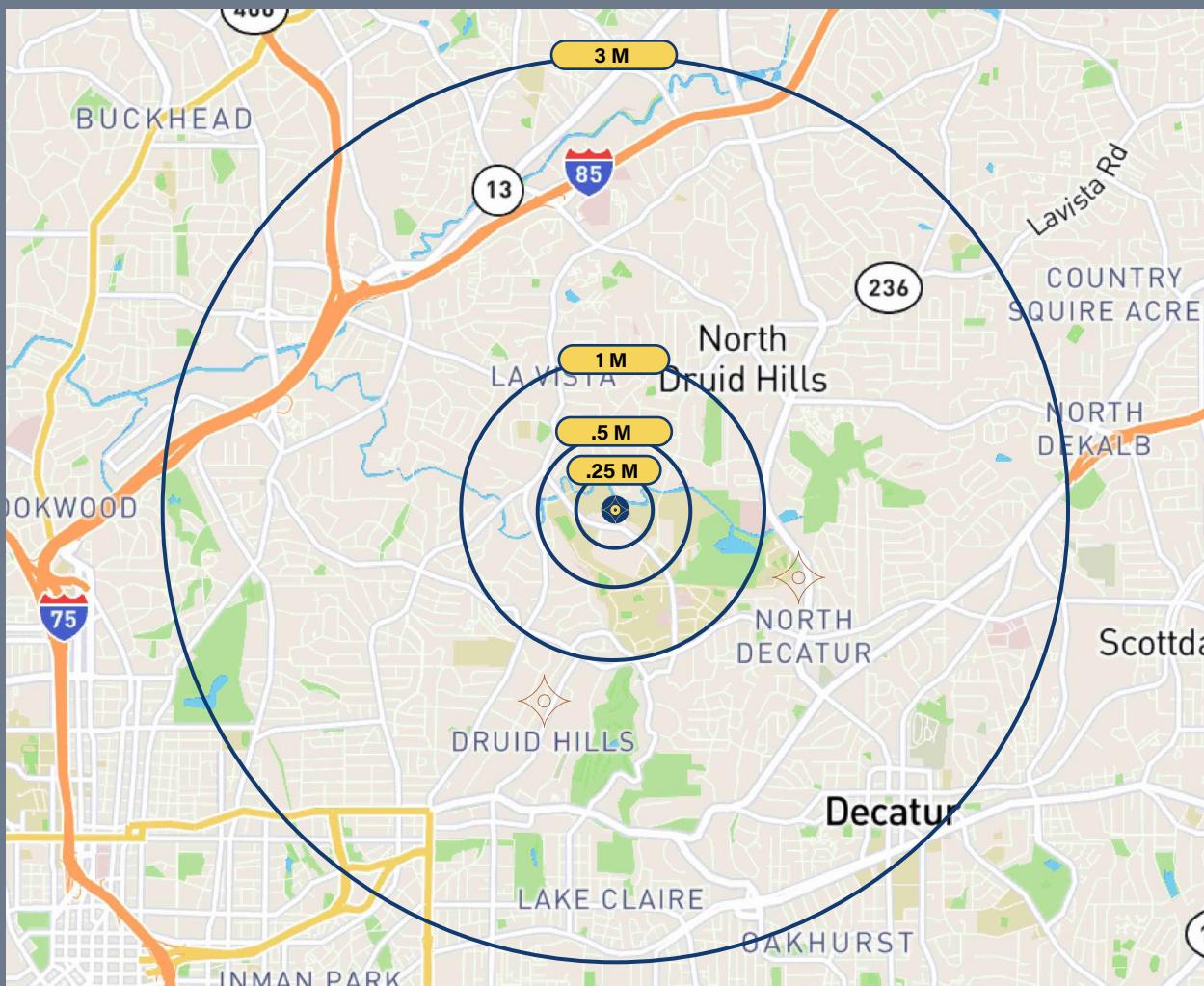
# AREA MAP



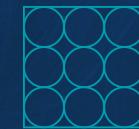
# AREA MAP



# DEMOGRAPHICS



| 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   |



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

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

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AMY FINGERHUT

Senior Vice President

+1 404 812 5156

[amy.fingerhut@cbre.com](mailto:amy.fingerhut@cbre.com)

OLIVIA ARNOLD

Senior Associate

+1 770 876 4937

[olivia.arnold@cbre.com](mailto:olivia.arnold@cbre.com)

RAQUEL HWANG

Associate

+1 786 351 2800

[raquel.hwang@cbre.com](mailto:raquel.hwang@cbre.com)

CBRE, INC.

+1 404 504 7900

**CBRE**

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