



ALTMORE™

SANDY SPRINGS, GA



EXCLUSIVE LEASING PACKAGE

Alan Shaw | Alan.Shaw@tscg.com | 770.955.2434

Drew Lewis | Drew.Lewis@tscg.com | 770.955.2434





ALTMORE™

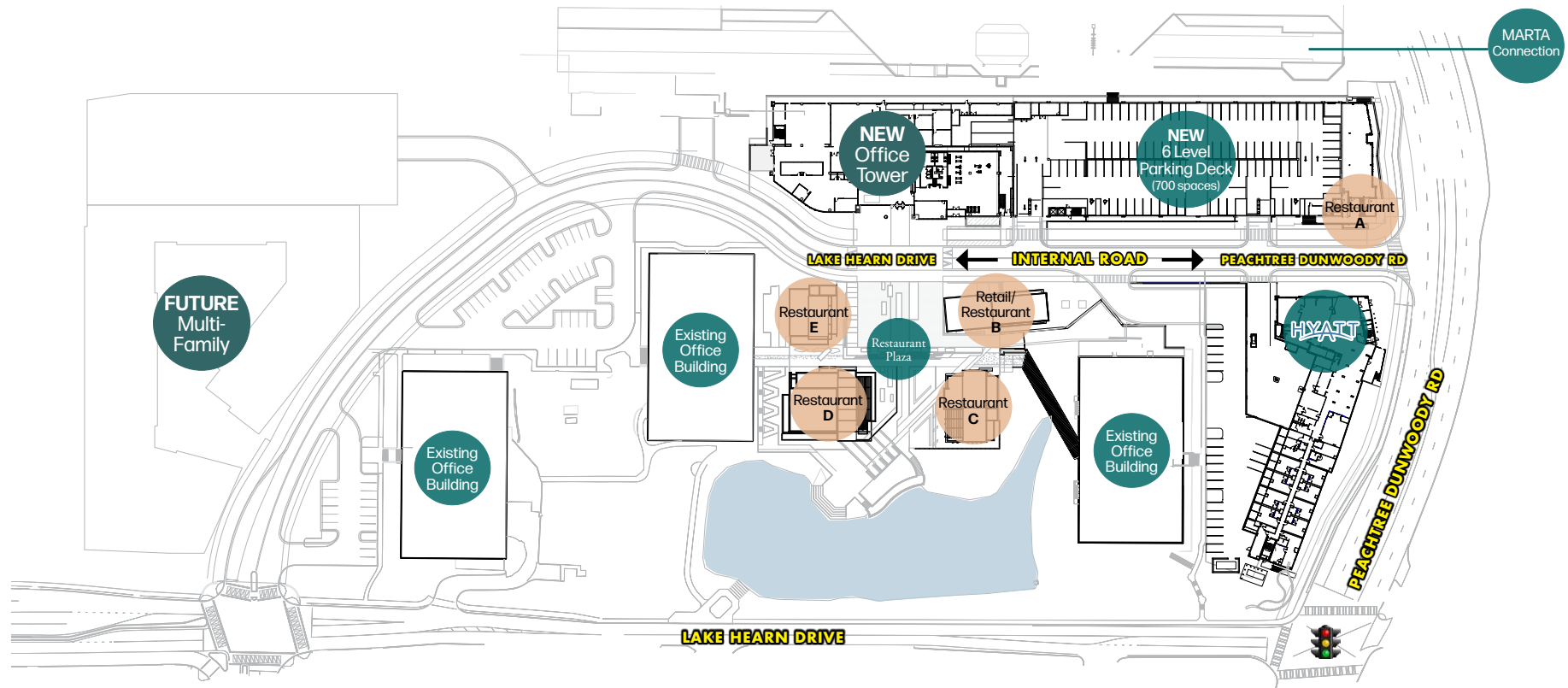
Located just inside I-285 at 5775 Peachtree Dunwoody Road in the heavy populated Central Perimeter market, this mixed-use development focuses on the densification of an existing 20-acre office park.

Phase I involves a new six-level structural precast parking deck with 700 spaces with direct pedestrian connection to MARTA (Medical Center Station) and a new, nine-story high end Hyatt hotel situated fronting Peachtree Dunwoody Road with completion by the end of 2020. Phase I also includes a 3,500 square foot restaurant opportunity fronting Peachtree Dunwoody Road with convenient deck parking that provides easy access into the space that also includes a roof top deck.

Phase II will include a four-building restaurant village fronting Lake Hearn with four restaurants ranging from 2,500 square feet up to 8,000 square feet. The village will have a shared urban plaza and includes a new self-parked 250,000 square foot office building. Similar to the restaurant fronting Peachtree Dunwoody Road, the village restaurants also feature roof top decks. Completion is anticipated by the end of 2021.

Phase III will feature a new multifamily development with 335 units. All phases will be completed while maintaining full operations in the three existing office buildings on the Property.

The project also features a new interior road through the development that includes a multi-use trail alongside it to create interconnectivity and a more walkable, bikable environment. The interior road will provide direct access to Peachtree Dunwoody Road and Lake Hearn Drive where a traffic signal will allow easy access to Peachtree Dunwoody Road both north and south.





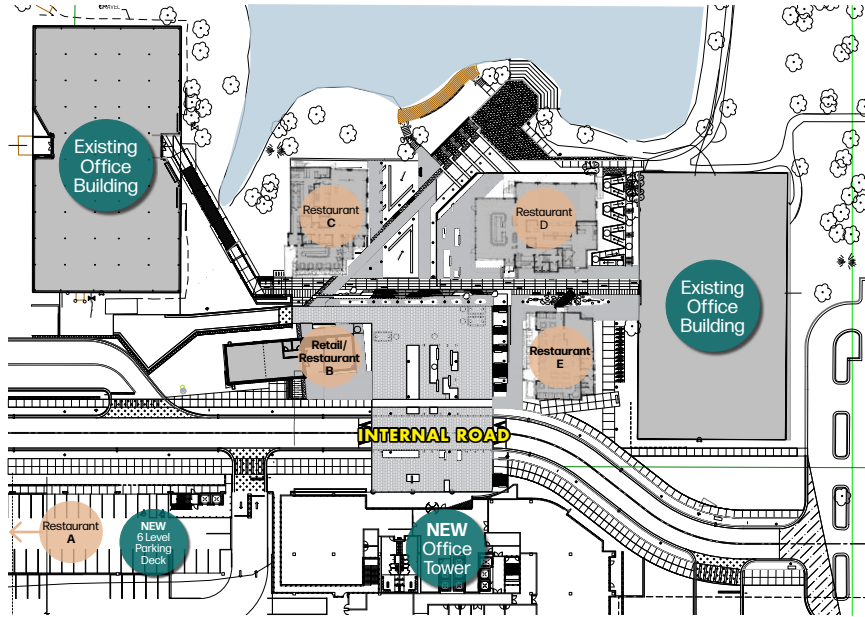
- Delivery mid-2021
- Mixed Use Development includes **five restaurants** ranging from **2,500 sf** to **8,000 sf**
- Restaurants include lake views and roof top decks
- Daytime population exceeds **157,000** within **3 miles**
- Household Incomes are approximately **\$145,000** within **1, 3 and 5 miles**
- The development includes a pedestrian bridge connecting Medical Center station to Altmore.

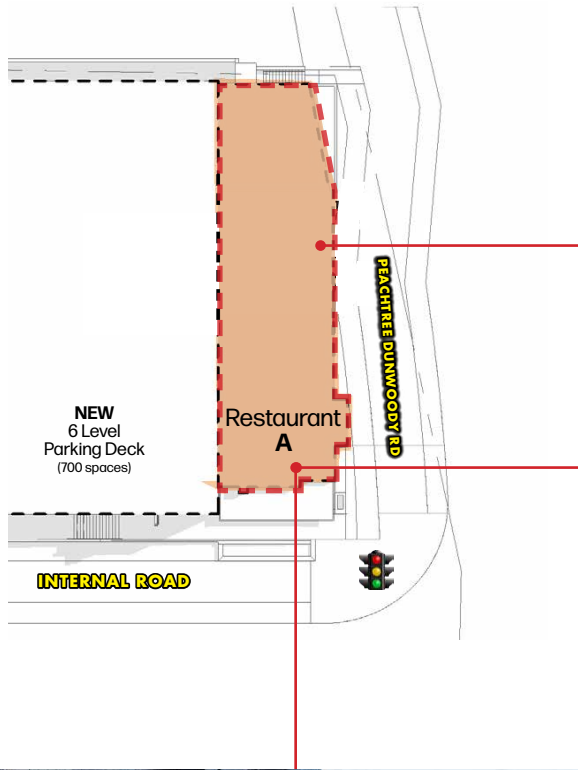


DEMOGRAPHICS

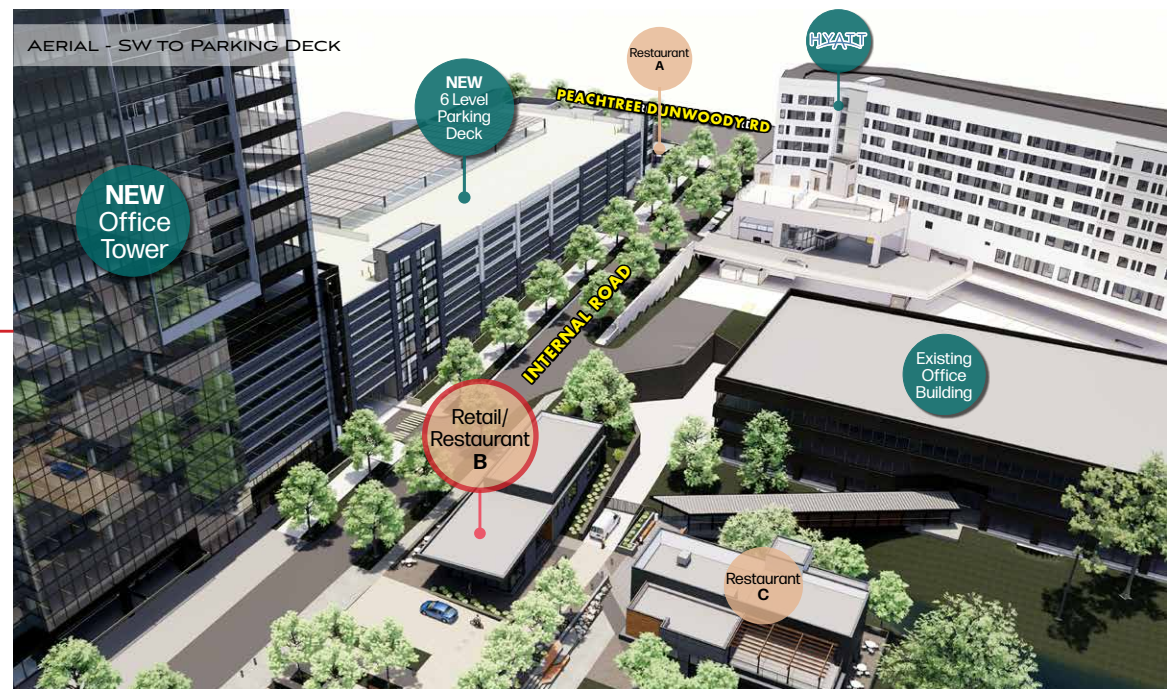
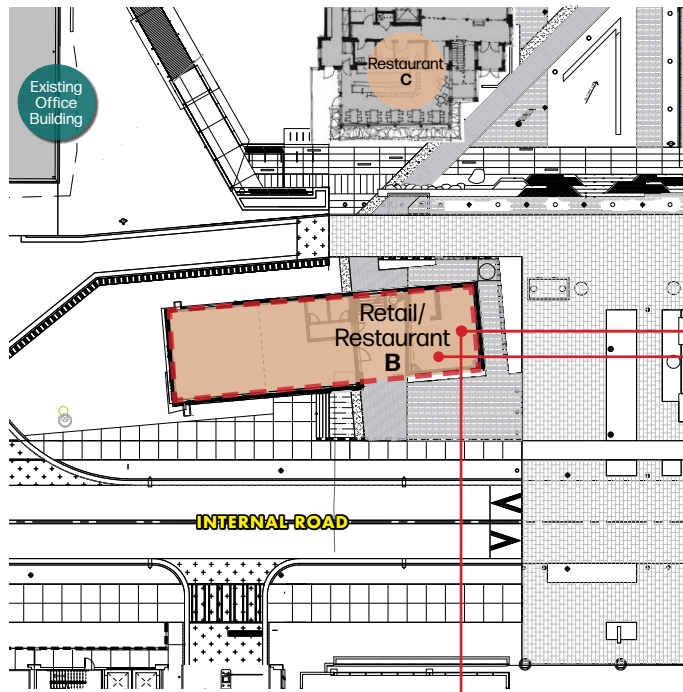
	1 MILE	3 MILES	5 MILES
POPULATION	10,528	111,345	266,040
DAYTIME POPULATION	36,280	157,589	340,607
HOUSEHOLDS	5,366	51,418	116,343
AVERAGE HH INCOME	\$145,818	\$144,864	\$145,071

Restaurant Plaza





Restaurant B

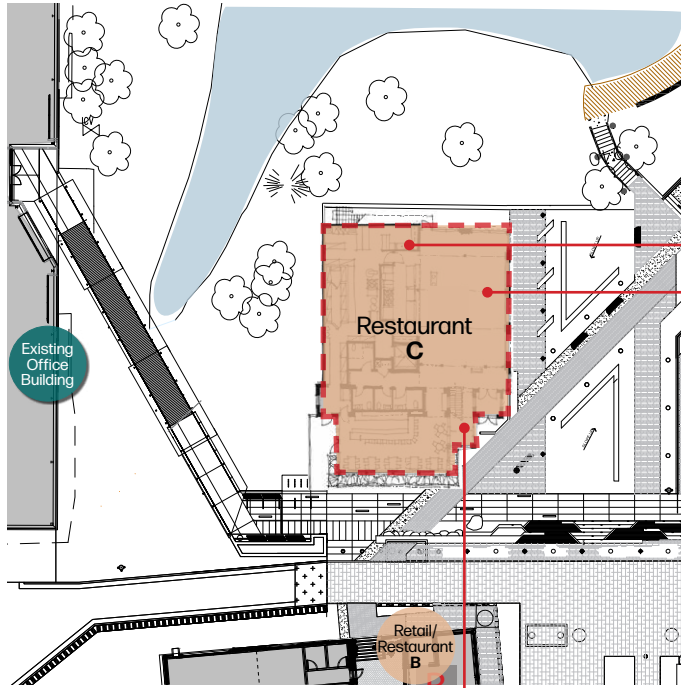


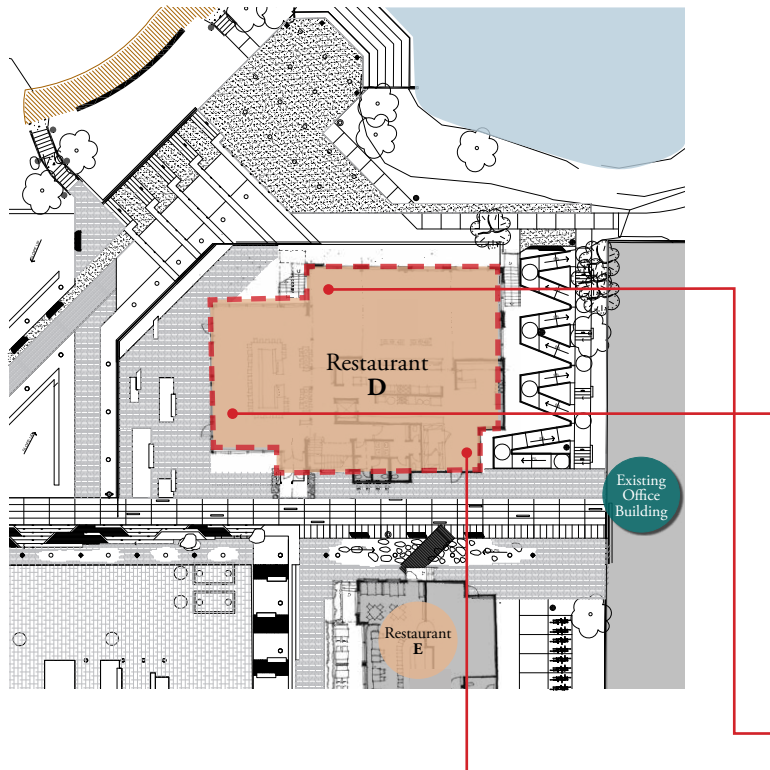
SE CORNER

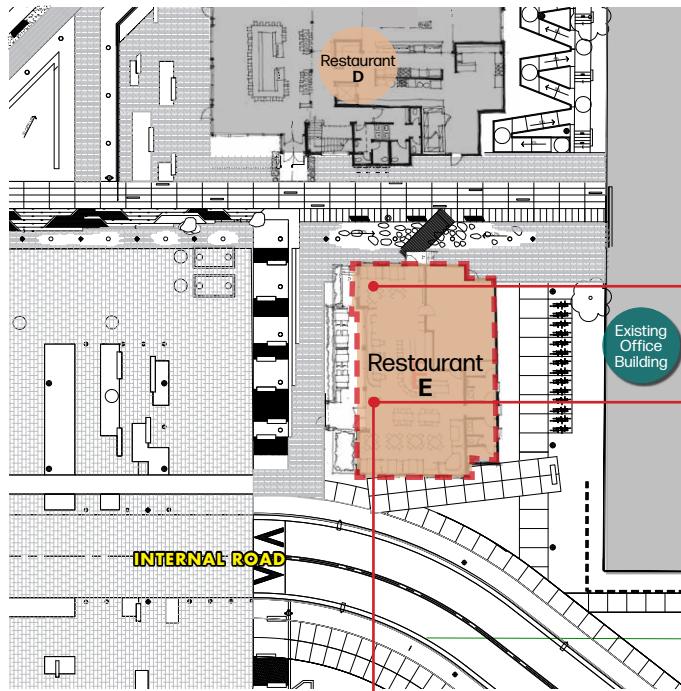


FROM BRIDGE











ALTMORE™

SANDY SPRINGS, GA



CONTACT INFORMATION

Alan Shaw | Alan.Shaw@tscg.com | 770.955.2434

Drew Lewis | Drew.Lewis@tscg.com | 770.955.2434

