



TSCG®

Perimeter Mall

ASHFORD DUNWOODY ROAD

84 PERIMETER

84 Perimeter Center East | Atlanta, GA 30346

FOR SALE or **FOR LEASE**



PROPERTY HIGHLIGHTS

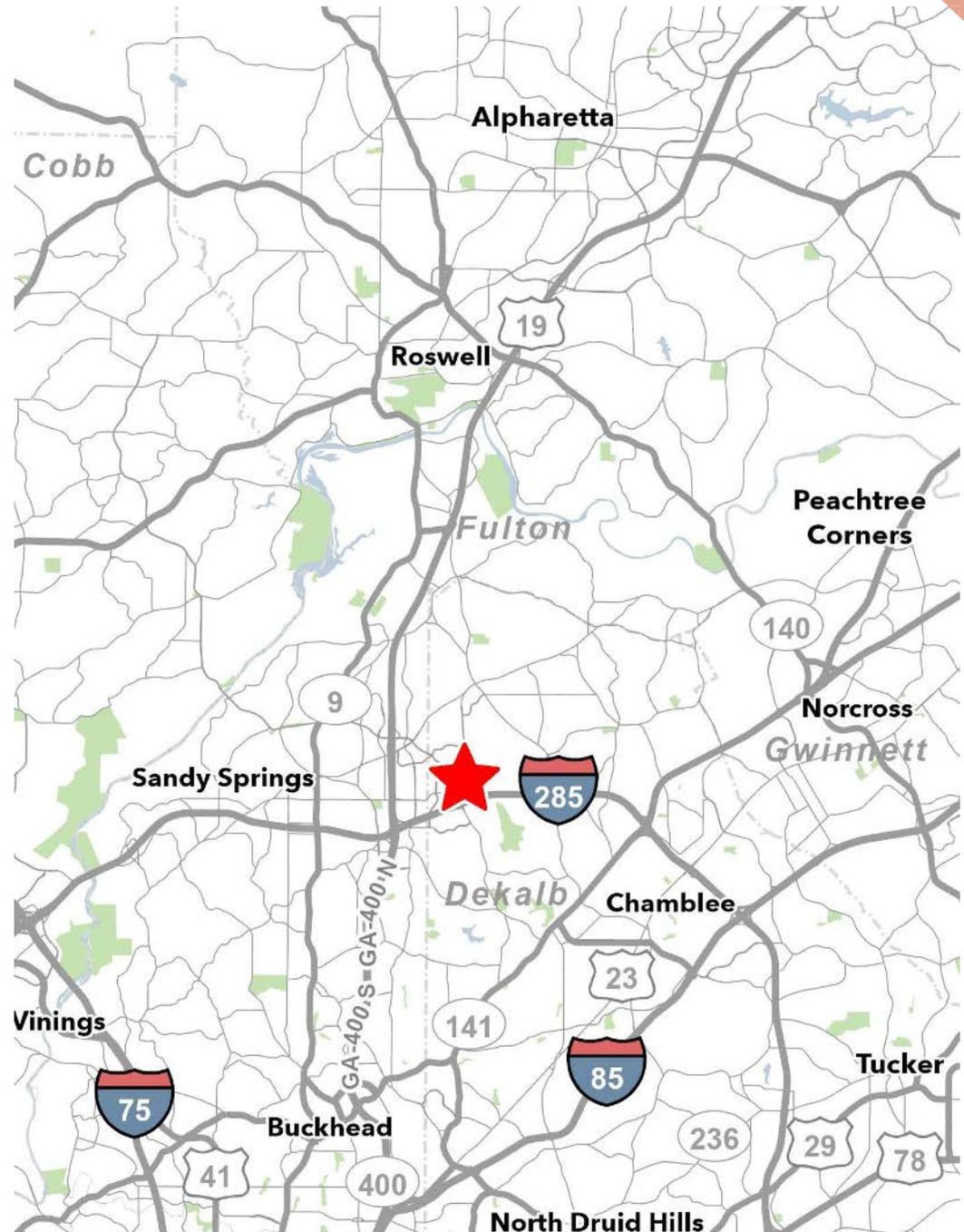
- A 2.6 acre site fronting Ashford Dunwoody Road, featuring a luxury 55+ multifamily community with 340 parking spaces, including 200 spaces exclusively designated for retail use.

The Central Perimeter Market boasts:

- Over 5.5 M square feet of retail with easy access for I-285 and GA-400
- Complementary mix of high-end retailers and restaurants along with every day fashion and food.
- Multiple Fortune 500 companies including Arby's, Verizon, GE Energy, Cox Communications, Hewlett Packard, UPS and Mercedes Benz.
- Surrounded by an affluent residential base that enjoys over 5.5 million square feet of retail/restaurants and works within over 33 million square feet of Class-A office space.
- Located at a traffic signal shared with Perimeter Mall with over 52,000 automobiles passing the site daily.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	17,705	119,636	257,467
2024 Daytime Population	47,227	209,061	341,705
2024 Average Household Income	\$152,344	\$170,838	\$169,438
2024 Households	9,082	54,247	110,682



PERIMETER MALL

Dillard's ★ macy's Gymboree

Apple Chipotle Mexican Grill GAP The Cheesecake Factory H&M

Madewell MAGGIANO'S LITTLE ITALY J.CREW

VON MAUR NORDSTROM Puttshack

Perimeter Ctr W
30,000 AADT

Lazy DOG
EAT. DRINK.

BANK OF AMERICA

PRESCOTT AT
PARK PLACE
537 UNITS

MARQ PERIMETER
417 UNITS

52,100 AADT

JARED

SAGE

eclipse
of luna

Sola

MCKENDRICK'S
STEAK HOUSE

Exxon



Perimeter Ctr E

BELL PERIMETER
CENTER APARTMENTS
380 UNITS

CHASE

Ravinia Pkwy

KINETRICS
1,300+ EMPLOYEES



CROWNE PLAZA
HOTELS & RESORTS

Ravinia Dr

Ashford Dunwoody Rd

HYATT
PLACE

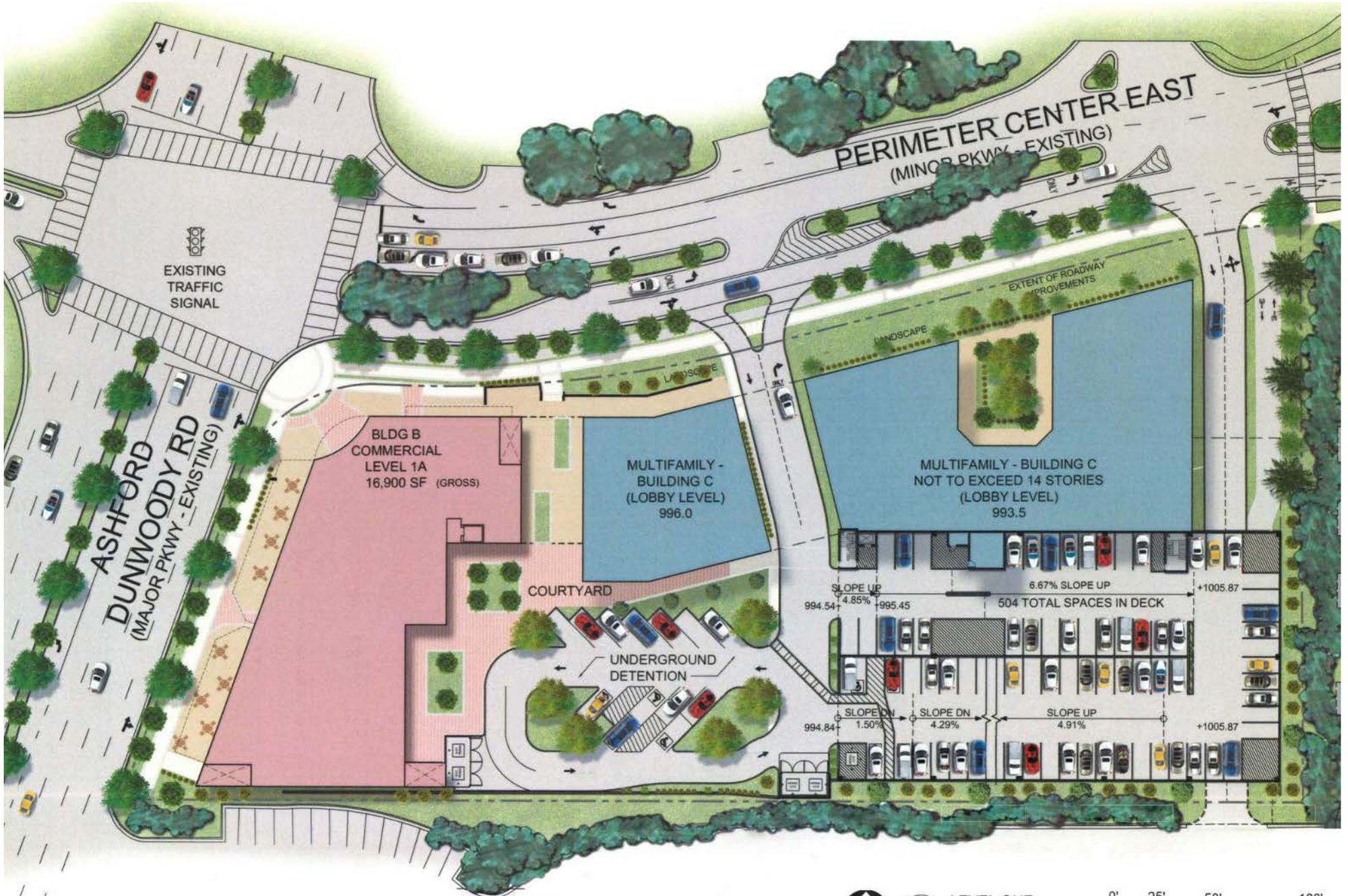


Hammond Dr

18,900 AADT



PROPOSED SITE PLAN



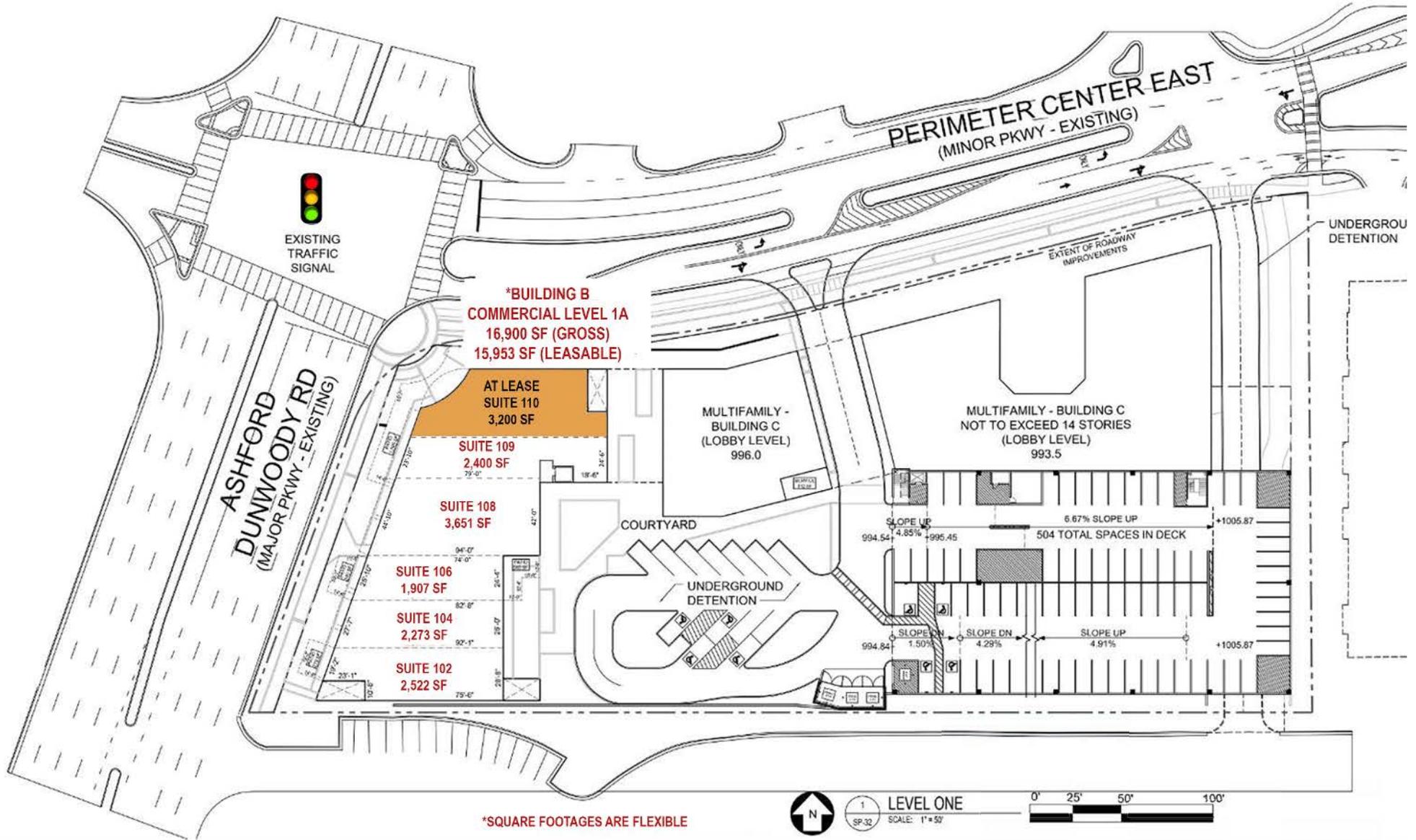
1
SP-31

LEVEL ONE

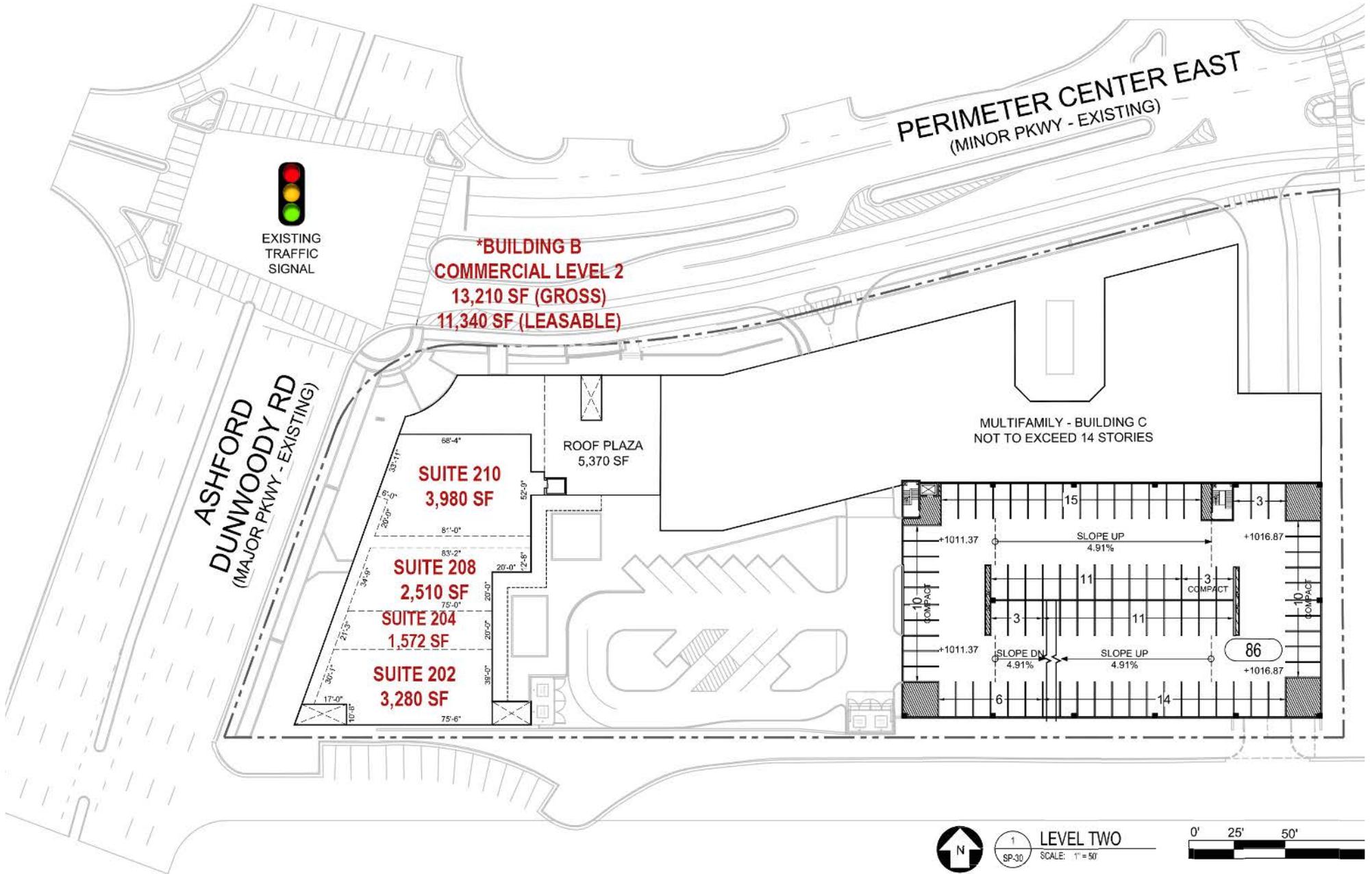
SCALE: 1" = 50'



PROPOSED SITE PLAN - LEVEL 1A



PROPOSED SITE PLAN - LEVEL 2



1 LEVEL TWO
SP-30 SCALE: 1" = 50'



ELEVATION



CENTRAL PERIMETER CORPORATIONS & MARKET RETAIL/RESTAURANTS



NORDSTROM

★ macy's

Dillard's

ZARA

Madewell



GYMBOREE



J.CREW

The Cheesecake Factory

MAGGIANO'S
LITTLE ITALY

Lazy DOG
EAT. DRINK.

Chuy's



MCKENDRICK'S
STEAK HOUSE

Seasons 52
FRESH GRILL

The Container Store®

BARNES & NOBLE

ULTA
BEAUTY

Bassett

CHASE

Bank of America



JARED®



Perimeter Mall

ASHFORD DUNWOODY ROAD

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