

PARKSIDE ON DRESDEN

2546 CALDWELL ROAD
BROOKHAVEN, GA 30319

3,751 SF RESTAURANT SPACE
+
1,079 SF ROOFTOP PATIO

AVAILABLE FOR LEASE



Preliminary Rendering

- 🍷 **Rare Free Standing Restaurant Opportunity on Dresden Drive**
- 🍷 **Rooftop Patio Overlooking New Park**
- 🍷 **Located in the Heart of Brookhaven's Entertainment District**
- 🍷 **Delivering Spring 2025**

DEMOGRAPHICS

2023

	1 mile	3 miles	5 miles
Population	17,846	140,610	339,668
Households	8,142	63,501	154,418
Daytime Employees	5,577	97,261	395,932
Average Household Income	\$147,312	\$135,355	\$132,156
Median Home Value	\$724,656	\$566,130	\$515,446

Source: CoStar

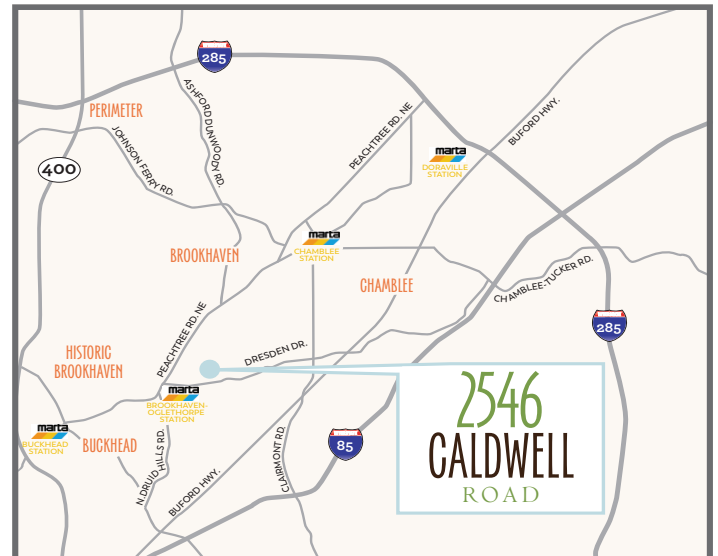
TRAFFIC COUNTS

Dresden Dr. from
Peachtree Rd. to Clairmont Rd.
17,256 vpd

Source: Placer.ai

Peachtree Rd. from
Dresden Dr. to Kendrick Rd.
36,030 vpd

Peachtree Rd. from
Dresden Dr. to Colonial Dr.
40,042 vpd



For leasing opportunities,
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