



TOWN

BROOKHAVEN

4330 PEACHTREE ROAD NE
BROOKHAVEN, GA 30319



TOWN

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A PLACE WHERE YOU BELONG

Town Brookhaven is a 460,000 SF mixed-use power center situated along Peachtree Road in the heart of two densely populated cities, Brookhaven and Chamblee, in the north-east sector of the Atlanta MSA, and is adjacent to the historic Oglethorpe University with 1,200 students.

Town Brookhaven is home to three apartment communities with over 950 units that create an around the clock traffic driver and permanent onsite population. Costco, LA Fitness, Publix, Look Cinemas, and Marshalls are all a part of the strong anchor tenant line up that draw visitors in from bordering neighborhoods and the local community.

The project is easily accessible via two lighted, dedicated turn lane intersections off Peachtree Road along with additional access points surrounding the site. Town Brookhaven is a convenient, pedestrian-friendly development that offers a unique shopping, dining and dwelling experience to patrons and residents, truly making it a place where you belong!

DEMOGRAPHICS

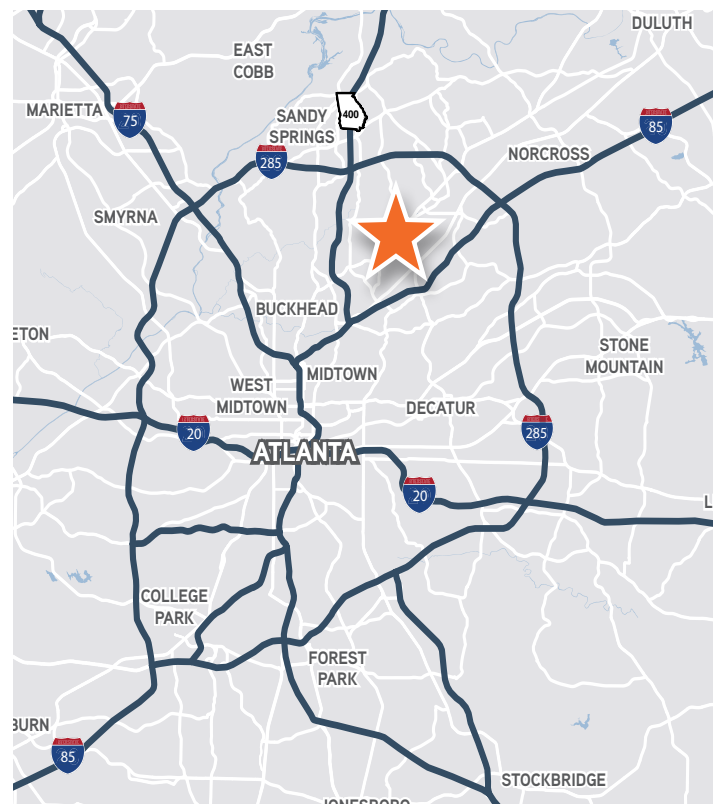
| | 1- MILE | 3-MILES | 5-MILES |
|--------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 14,606 | 128,819 | 320,870 |
| TOTAL HOUSEHOLDS | 6,706 | 60,325 | 151,334 |
| AVERAGE HH INCOME | \$224,872 | \$187,172 | \$181,152 |
| EMPLOYEES | 9,195 | 80,216 | 195,390 |
| ESTABLISHMENTS | 592 | 9,288 | 23,521 |

BROOKHAVEN, GEORGIA

#2
BEST SUBURB
FOR MILLENNIALS
IN DEKALB COUNTY

#1
SAFEST CITY LOCATED
WITHIN THE PERIMETER

TOP 5
NEIGHBORHOODS FOR
NEW HOMEOWNERS



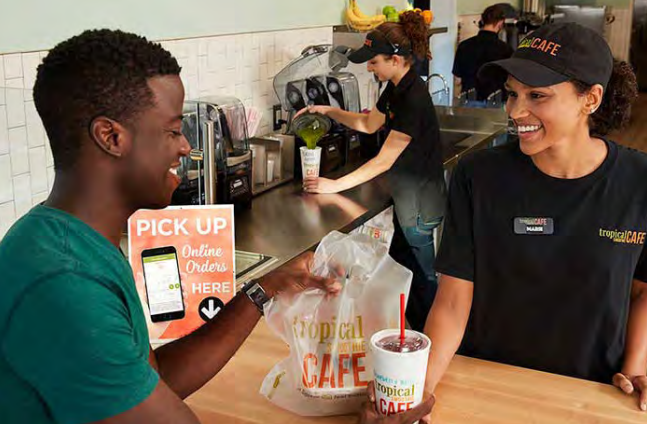
TOWN BROOKHAVEN | TRADE AREA



TOWN BROOKHAVEN | SITE PLAN



| TENANT | SQFT | TENANT | SQFT | TENANT | SQFT | TENANT | SQFT |
|--------------------------------|---------|-------------------------------------|-------|-------------------------------|-------|------------------------------|--------|
| D1 Costco | 143,057 | 360/80 Atlanta Oral & Maxillofacial | 9,838 | 1035 Crumbl | 1,600 | 1180 Vein Clinics of America | 2,737 |
| F1 Marshalls | 28,000 | 410 Vestique Boutique | 1,649 | 1040 Mirko Pasta | 3,000 | 1190 AVAILABLE | 2,291 |
| G1 AVAILABLE | 31,710 | 415 Jerks Caribbean Grill | 1,299 | 1045 Salon Red | 2,013 | 1200 AVAILABLE | 2,200 |
| H1 Publix | 56,428 | 430 AVAILABLE | 1,876 | 1050 1678 Omakase | 1,187 | 1210 AVAILABLE | 2,112 |
| H2 AVAILABLE | 1,409 | 440 Hawaii Fluid Art | 2,087 | 1055 1678 Omakase | 1,578 | 1220 AVAILABLE | 1,849 |
| K1 Club Studio | 45,000 | 480 Flying Biscuit Cafe | 2,481 | 1060 Andalia Head Spa | 1,230 | 1230 Town Cleaners | 1,265 |
| 200 Moe's Southwest Grill | 3,000 | 500 Kilwins | 811 | 1065 AVAILABLE | 2,358 | 1240 GNC | 1,438 |
| 210 Brookhaven Animal Hospital | 3,425 | 510 The Little Gym | 1,822 | 1070 AVAILABLE | 2,564 | 1250 AVAILABLE | 3,317 |
| 240 Vida-Flo Brookhaven | 1,300 | 520 The Little Gym | 1,367 | 1100 Newk's Express Cafe | 4,575 | 1310 AVAILABLE | 1,601 |
| 250 AVAILABLE | 2,489 | 530 The Little Gym | 2,102 | 1110 Reflections Eyewear | 2,133 | 1315 Johanna Clark Hair | 1,401 |
| 280 AT&T | 4,500 | 540 Tutu School | 1,300 | 1120 European Wax Center | 1,737 | 1320 Brookhaven Alterations | 802 |
| 310 Chico Cantina | 4,113 | 550 Benchmark Physical Therapy | 1,506 | 1140 18/8 Fine Men's Salon | 1,589 | 2000 Brookhaven Orthodontics | 2,465 |
| 315 Tropical Smoothie Cafe | 1,831 | 560 Intown Pediatrics | 2,977 | 1150 AVAILABLE | 5,173 | 2010 Town Dentistry | 1,861 |
| 320 Costa Coffee | 1,296 | 580 AVAILABLE | 2,614 | 1160 Massage Heights | 2,825 | 2030 Keller Williams Realty | 2,741 |
| 330 26 Thai Sushi & Bar | 3,847 | 590 AVAILABLE | 4,786 | 1165 The Joint - Chiropractic | 1,138 | 2040 Keller Williams Realty | 13,478 |
| 340 Big Peach Running Co | 4,130 | 1010 Hobnob Neighborhood Tavern | 5,571 | 1170 Nail Talk & Tan | 3,210 | 2095 Keller Williams Realty | 1,535 |



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