



# FOR LEASE

## GROUND FLOOR RETAIL SPACE

### HIGHLIGHTS

- 3,127SF of Ground Floor Retail Available
- Delivery scheduled 4th Qtr 2019
- 24 Story Tower Featuring 391 Luxury Apartments
- Restaurant Ready Shell with Grease Trap
- Patio
- Free Deck Parking
- Affluent Residents – Median Annual Income of \$104,000
- Busy Residential and Business Corridor
- Adjacent to Lenox Square, Lenox Marketplace, Phipps Plaza and Buckhead's Financial District

**AMLI**  
**LENOX**

3478 Lakeside Drive  
Buckhead, Atlanta, GA



### For More Information:

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Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)

# AMLI LENOX

3478 LAKESIDE DRIVE, BUCKHEAD, ATLANTA, GA

## LOCATION



AMLI Lenox is the crown jewel of AMLI Residential's City Place Campus. Encompassing over 1,300 apartments, a linear green park and retail shops, AMLI has built a small town in a big city. Within walking distance to Phipps Plaza, Lenox Mall, MARTA's Lenox Rail Station and the Buckhead Financial District, AMLI Lenox is in the middle of Atlanta's premier shopping, dining and business center.

The retail storefronts at AMLI Lenox are ideally positioned at the crossroads of a busy residential and office corridor. They offer large patios, free parking and a captive affluent consumer base. AMLI Lenox is a perfect location for a café or lifestyle retailer.

## AREA DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	20,359	141,258	322,193
Household Income	\$146,902	\$122,728	\$125,698
Total Households	11,793	68,205	152,617



**OAKHURST  
REALTY  
PARTNERS**

### For More Information:

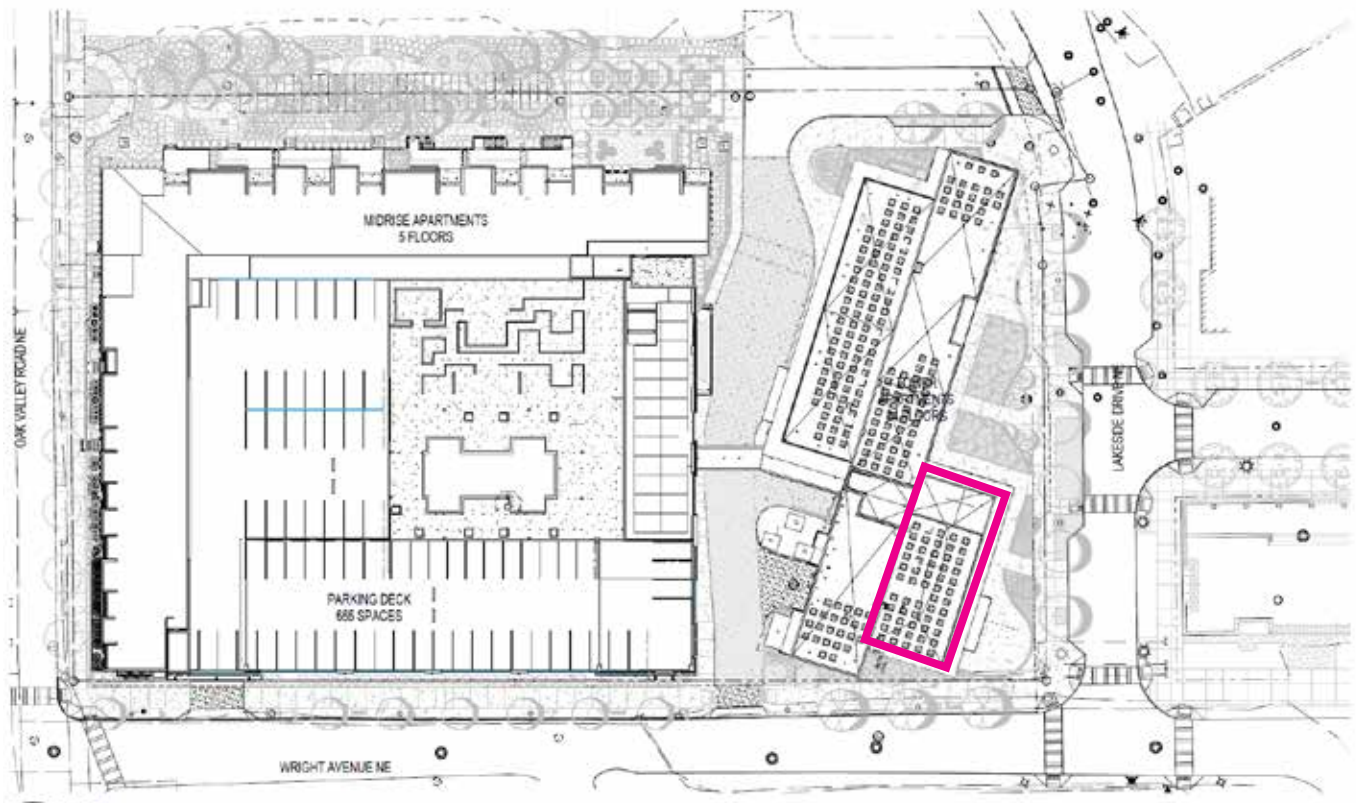
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## SITE PLAN



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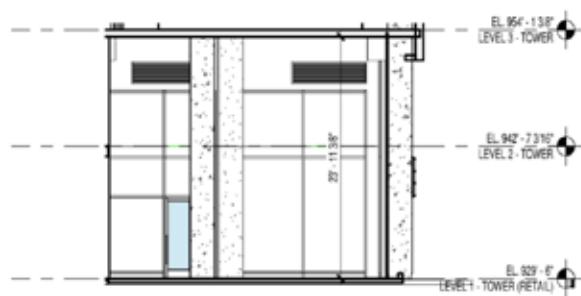
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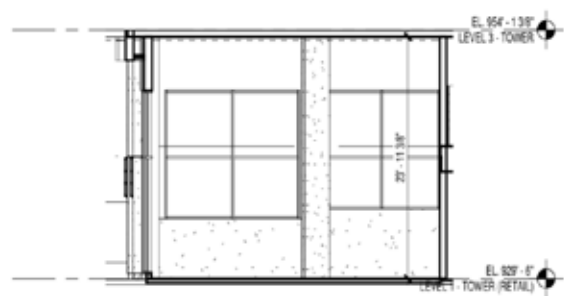
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1 RETAIL ELEVATION EAST  
P40.00 SCALE: 1" = 10'-0"



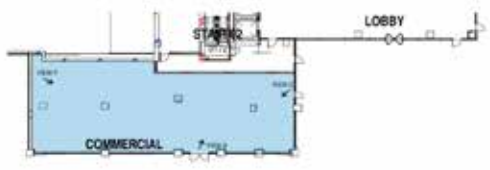
2 RETAIL ELEVATION NORTH  
P40.00 SCALE: 1" = 10'-0"



3 RETAIL ELEVATION SOUTH  
P40.00 SCALE: 1" = 10'-0"



RETAIL VIEW A



RETAIL VIEW B



RETAIL VIEW C



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