



TOWN

BROOKHAVEN

4330 PEACHTREE ROAD NE
BROOKHAVEN, GA 30319



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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	12,194	125,388	300,577
TOTAL HOUSEHOLDS	5,837	54,410	137,609
AVERAGE HH INCOME	\$133,096	\$128,190	\$124,142
EMPLOYEES	4,862	138,710	341,678
ESTABLISHMENTS	592	9,288	23,521

BROOKHAVEN, GEORGIA

#2

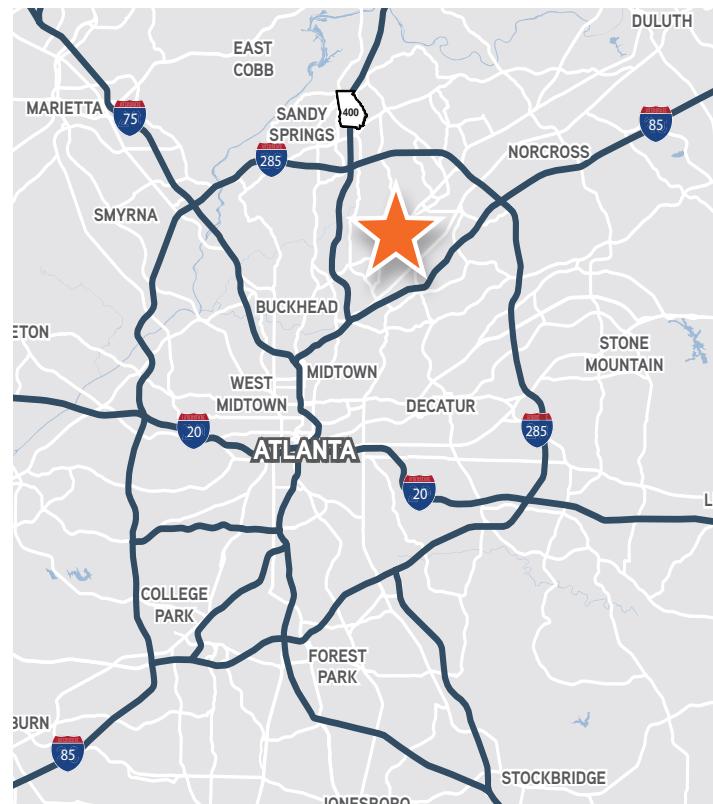
BEST SUBURB
FOR MILLENNIALS
IN DEKALB COUNTY

#1

SAFEST CITY LOCATED
WITHIN THE PERIMETER

TOP 5

NEIGHBORHOODS FOR
NEW HOMEOWNERS



TOWN BROOKHAVEN | TRADE AREA

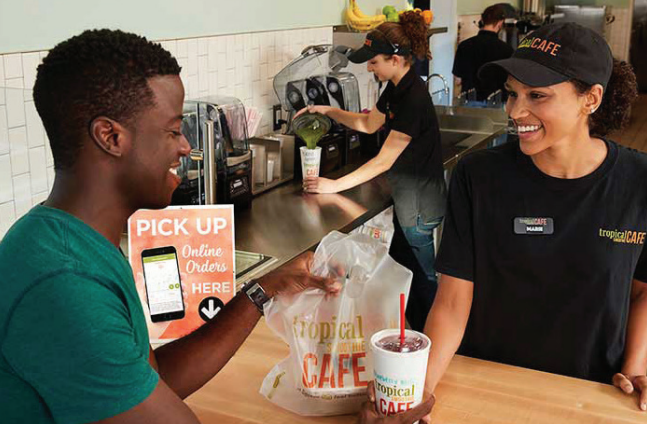


TOWN BROOKHAVEN | STACKING PLAN



PEACHTREE ROAD - 34,900 VPD

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



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