

# EMORY POINT

CBRE

THE GENERAL MUIR

855 EMORY POINT DRIVE  
ATLANTA, GA 30329

938-9,695 SF  
AVAILABLE

# PROPERTY HIGHLIGHTS

## + PREMIER SHOPPING DESTINATION

Boasting 117,764 square feet of retail space

## + RETAIL AND RESTAURANT SPACES AVAILABLE

## + VIBRANT MIXED-USE DESTINATION

126,000 SF of retail space and 750 residential units

## + MAJOR THOROUGHFARE

Major thoroughfare situated on Clifton Road, near the CDC, Emory University (15,069 total enrollment in 2023), Emory University Hospital (853-bed facility), and the VA Medical Center (466-bed facility)

## + CONVENIENT ACCESS

Convenient access via on-site parking, MARTA bus service, a free shuttle from the Emory University campuses and pedestrian connectivity to the CDC campus



# SITE PLAN

- AVAILABLE RESTAURANT
- AVAILABLE RETAIL
- LEASED



# AREA MAP



EMORY POINT

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EMORY CONFERENCE  
CENTER HOTEL  
325 ROOMS

BEN FRANKLIN  
ACADEMY

HARWOOD  
CONDOMINIUMS  
105 UNITS

CDC PKWY

CLIFTON RD NE

AADT 16,100

HOUSTON MILL RD

EMORY UNIVERSITY

DAVID J. SPENCER  
CDC MUSEUM

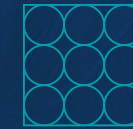
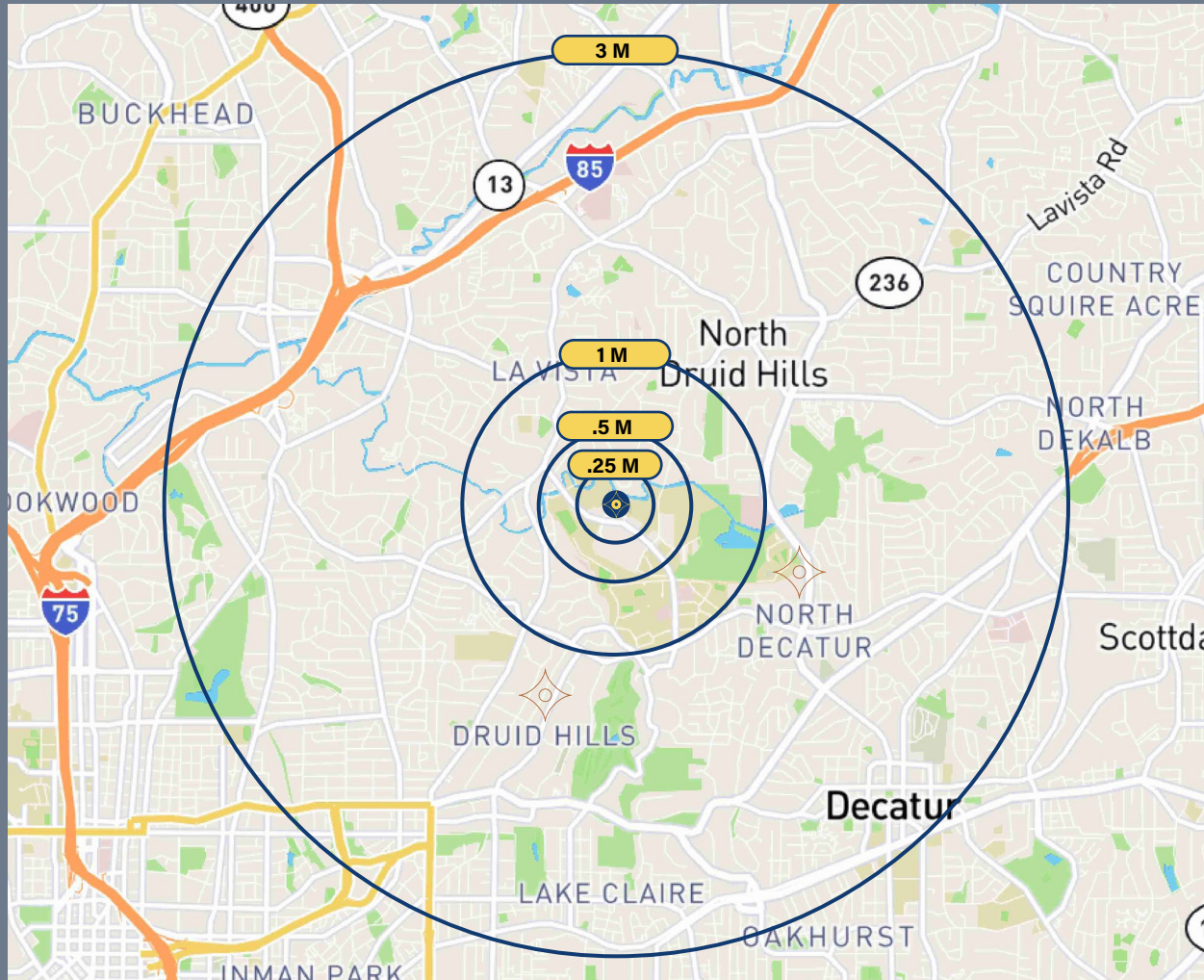
CDC

EMORY UNIVERSITY





# DEMOGRAPHICS



NESTLED  
AMONG SOME  
OF ATLANTA'S  
**MOST EDUCATED**  
**AND AFFLUENT**  
NEIGHBORHOODS:

- + DRUID HILLS
- + NORTH DECATUR
- + TOCO HILLS,
- + AND MORNINGSIDE

2024 DEMOGRAPHICS	.25 M	.5 M	1 M	3 M
Population	1,274	2,693	12,533	142,948
Households	778	1,293	4,761	67,954
Avg. Household Size	1.00	1.00	1.89	2.01
Avg. Household Income	\$62,929	\$103,569	\$154,283	\$163,827
Daytime Population	36,568	39,210	96,374	231,556



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**CBRE**

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