

NORTHLAKE

4800 BRIARCLIFF RD | ATLANTA | GA

HENDERSON MILL RD

NORTHLAKE PKWY

BRIARCLIFF RD

LENSCRAFTERS

macys

REIMAGINE YOUR RETAIL REALITY.
JOIN THE TRANSFORMATION.

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UNPARALLELED OPPORTUNITY IN ATLANTA'S NEWEST MIXED-USE DEVELOPMENT

Northlake presents a groundbreaking opportunity for forward-thinking retailers, restaurateurs and creative place-makers.

We invite you to join a movement that will redefine convenience and community.

STRATEGIC LOCATION, BOOMING DEMOGRAPHICS

Explosive Growth: Capitalize on Northlake's rapidly expanding residential area. Secure your position at the heart of a guaranteed customer base.

Target Your Ideal Audience: Northlake boasts a highly educated and affluent demographic, perfectly aligned with a diverse range of retail and restaurant concepts.

SYNERGY AND GUARANTEED TRAFFIC

Established Anchor Tenants: Emory Healthcare, Macy's, and Primrose School serve as cornerstones of the development, generating a diverse customer base, from busy professionals to families with young children.

Curated Food Hall: Become part of a culinary destination. Our gourmet food hall attracts crowds, fostering a dynamic synergy that drives success for all businesses.

Ackerman Retail



KELLY WILSON | 770.913.3912 | kwilson@ackermanco.net

SUZANNE SHANK | 770.913.3943 | sshank@ackermanco.net

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EFFORTLESS ACCESSIBILITY FOR CUSTOMERS

Unmatched Connectivity: Located near major universities and with seamless access to I-285 and I-85, Northlake offers exceptional convenience for your customers.

SPACES TAILORED TO YOUR VISION

We offer a variety of retail formats to accommodate your vision, whether you're a nationally recognized brand or a cherished local gem. Find the perfect space to showcase your unique concept and become an integral part of the thriving Northlake experience.

EMBRACE THE TRANSFORMATION. ELEVATE YOUR BUSINESS.

Contact us today to discuss how Northlake can elevate your business and position you for success. We look forward to partnering with you.

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Tucker/Northlake is known as one of metro Atlanta's most affordable, close-in submarkets.

Its core city, Tucker, is growing steadily and now has a population of just over 37,000 residents. Straddling the I-285 Perimeter, the city of Tucker is about 14 miles northeast of Downtown Atlanta and is conveniently accessible to the metro area's key employment hubs via Atlanta's interstate system and MARTA bus service that connects to four heavy rail stations south and west of Tucker.

The ongoing redevelopment of Northlake is helping to heighten the appeal of the submarket as a residential destination.

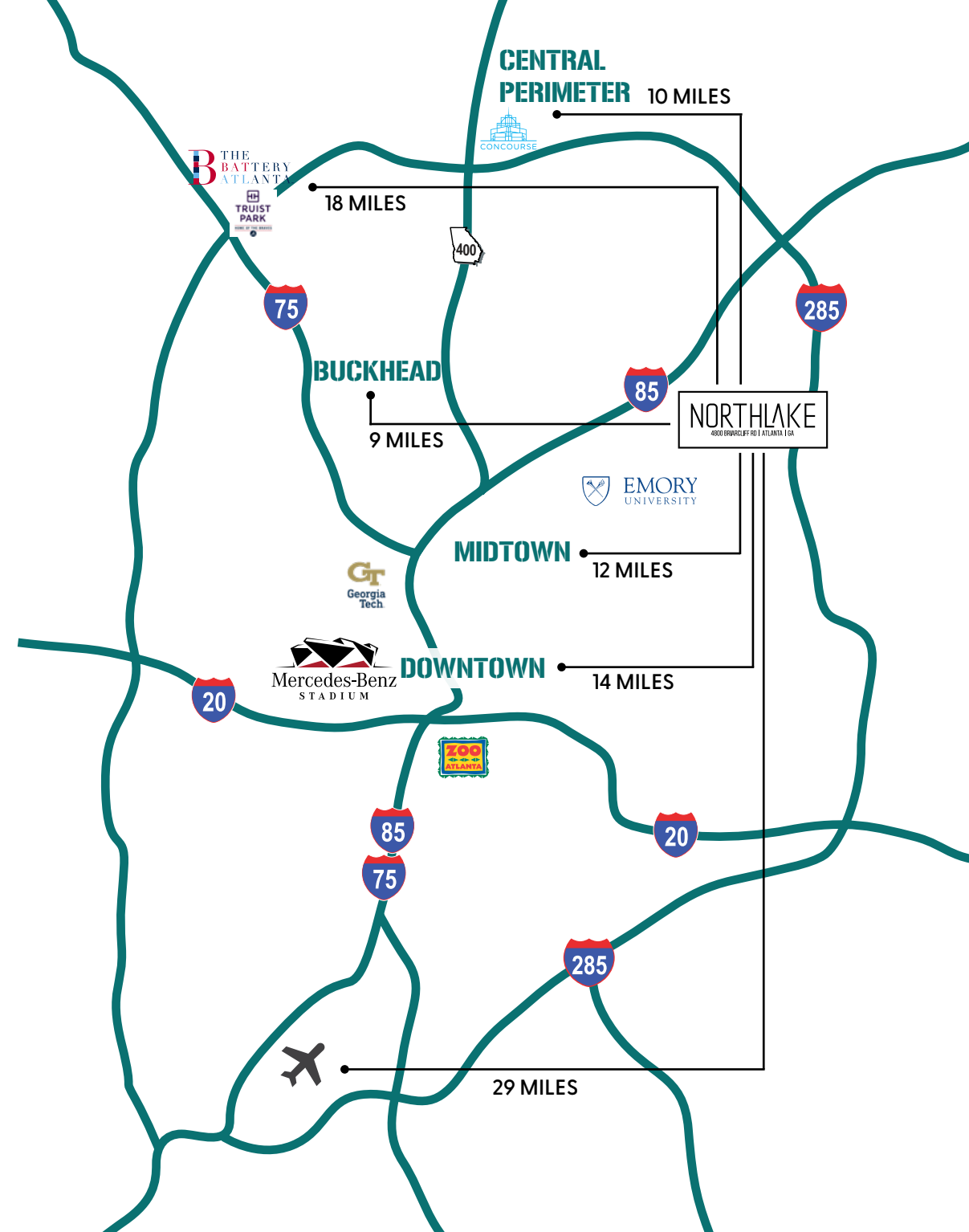
Just a half mile from the Northlake redevelopment, AHS Residential is expected to begin construction later this year on Tucker Exchange Apartments, a 409-unit project incorporating three apartment buildings constructed around a five-story office building. The goal is to create the type of amenity-rich environment found in high-demand areas such as Buckhead and Midtown, but at a lower price point.

Luxury apartments are part of the mix in Tucker/Northlake. The recently developed Reid on Northlake Parkway in Tucker is a 242-unit development with average asking rents of about \$1,800 per unit. The upscale amenities include a social lounge, resort-style pool and state-of-the-art fitness center.

The Northlake redevelopment is the biggest retail project in this submarket's construction pipeline. With a total inventory of 7.5 million SF, there is just one retail project currently under construction in Tucker/Northlake, according to CoStar, a 4,000 SF, two story retail/restaurant development.

Some of metro Atlanta's most popular attractions are nearby, including Stone Mountain Park, Georgia's most visited destination; Fernbank Museum of Natural History, featuring replicas of the world's largest dinosaurs; the Buford Highway International Corridor, home to more than 1,000 international restaurants, retailers and other businesses; and Arabia Mountain National Heritage Area, offering 40,000 acres of natural wonders for recreation and relaxation.

As a major employment center, **DeKalb County attracts a diverse array of employers and is a major employment center,** most notably in healthcare and education, with the largest employers including Emory Healthcare, Emory University, Delta Air Lines, UPS, AT&T Mobility, Dekalb Medical Center and Children's Healthcare of Atlanta.



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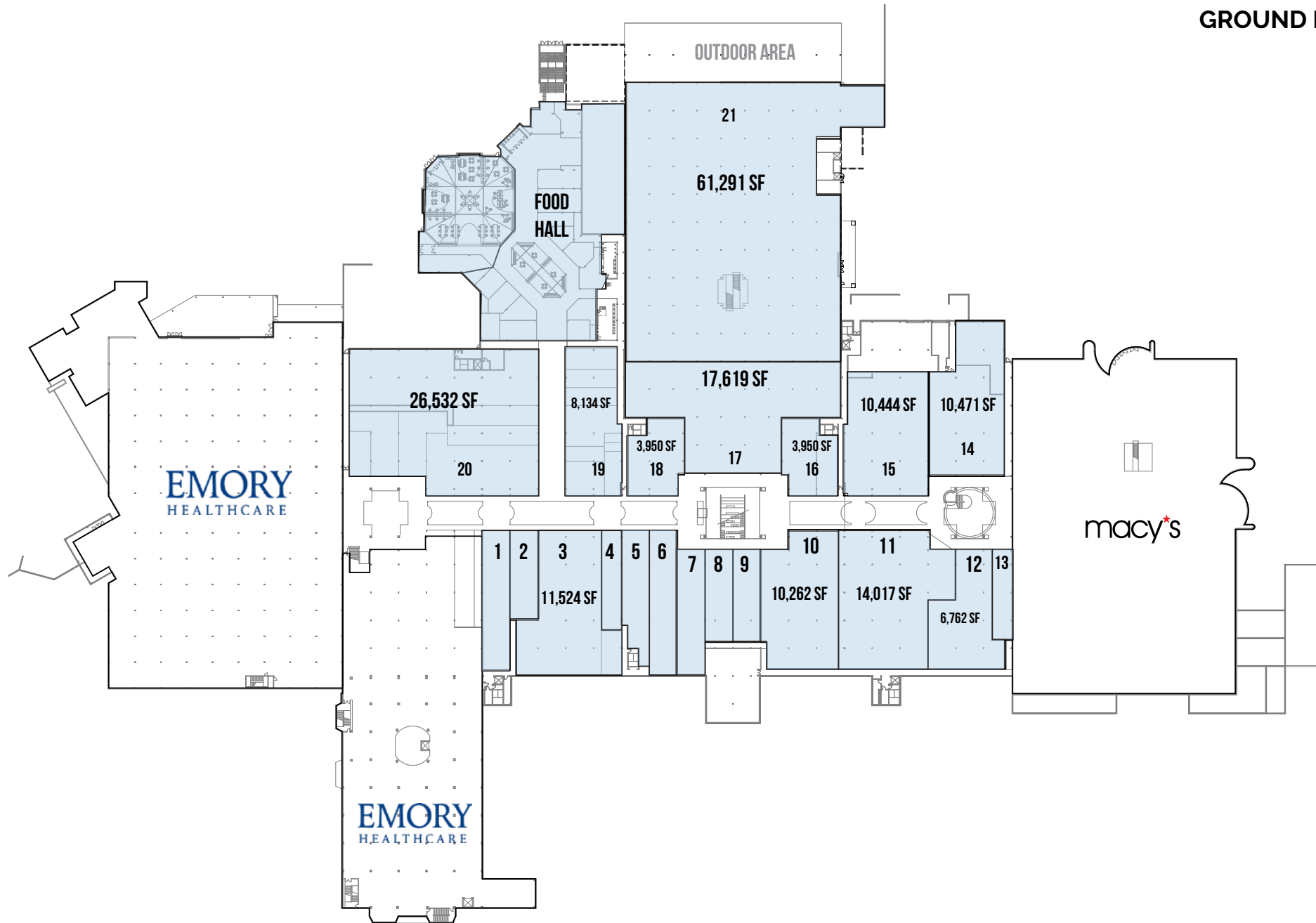
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SPACE	SIZE
1	3,931 SF
2	2,541 SF
3	11,524 SF
4	2,015 SF
5	3,363 SF
6	4,103 SF
7	3,556 SF
8	2,619 SF
9	2,619 SF
10	10,262 SF
11	14,017 SF
12	6,762 SF
13	1,911 SF
14	10,471 SF
15	10,444 SF
16	3,950 SF
17	17,619 SF
18	3,950 SF
19	8,134 SF
20	26,531 SF
21	91,291
Emory Healthcare	145,932 SF
Macy's	76,585 SF

SITE PLAN - UPPER LEVEL

GROUND LEVEL FROM BRIARCLIFF ROAD



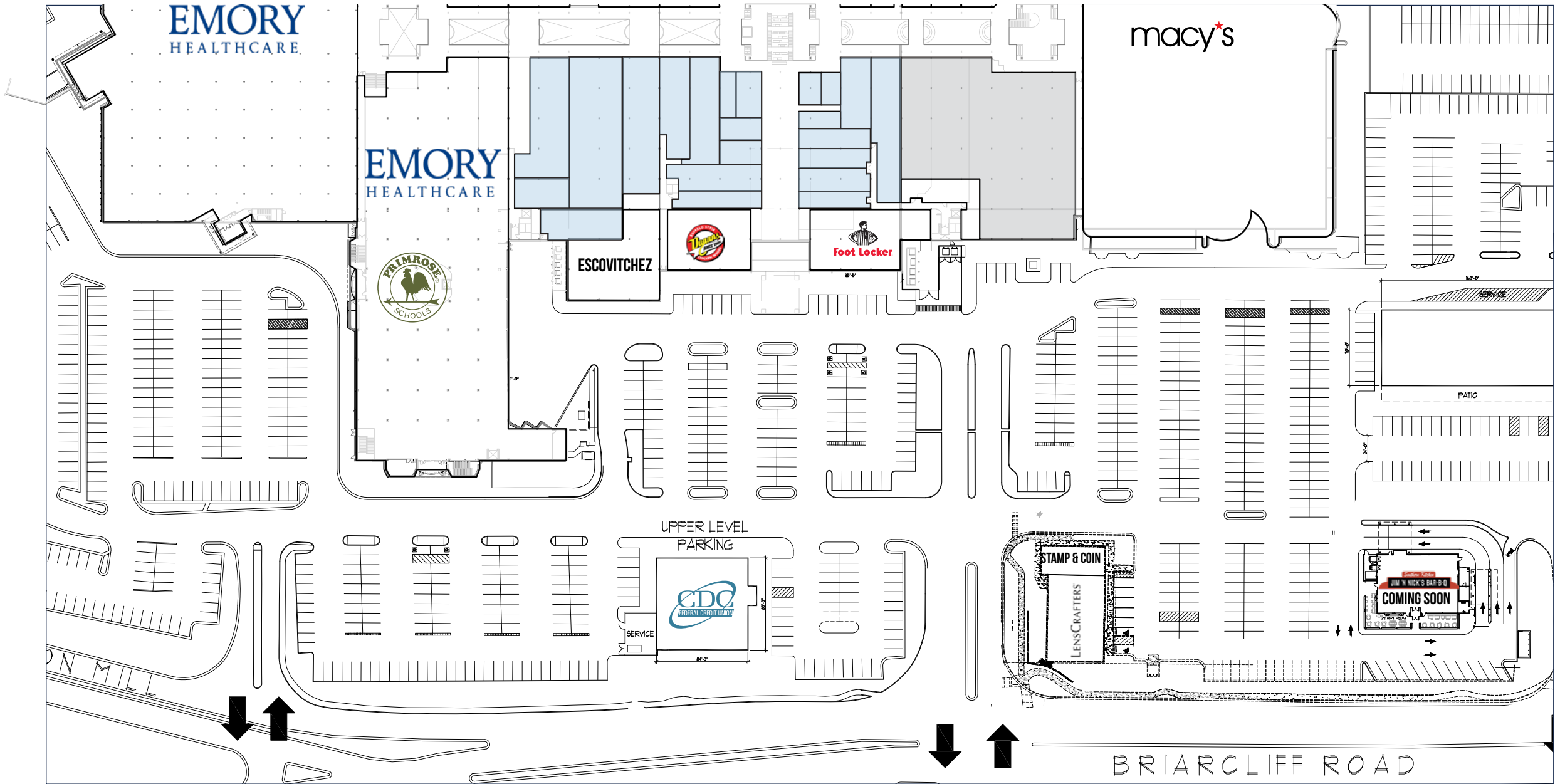
SPACE	SIZE	SPACE	SIZE
1	2,170 SF	22	1,175 SF
2	2,343 SF	23	1,440 SF
3	2,404 SF	24	1,070 SF
4	3,374 SF	25	1,335 SF
5	7,061 SF	26	1,995 SF
6	8,057 SF	27	881 SF
7	8,196 SF	28	781 SF
8	3,772 SF	29	1,024 SF
9	2,454 SF	30	648 SF
10	1,169 SF	31	2,839 SF
11	3,841 SF	32	2,493 SF
12	4,028 SF	33	4,308 SF
13	8,690 SF	34	4,361 SF
14	8,478 SF	35	18,337 SF
15	76,273 SF	36	1,319 SF
16	3,283 SF	37	2,053 SF
17	1,834 SF	38	5,713 SF
18	540 SF	39	2,109 SF
19	621 SF	40	21,980 SF
20	619 SF		
21	1,234 SF		

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SITE PLAN - UPPER LEVEL

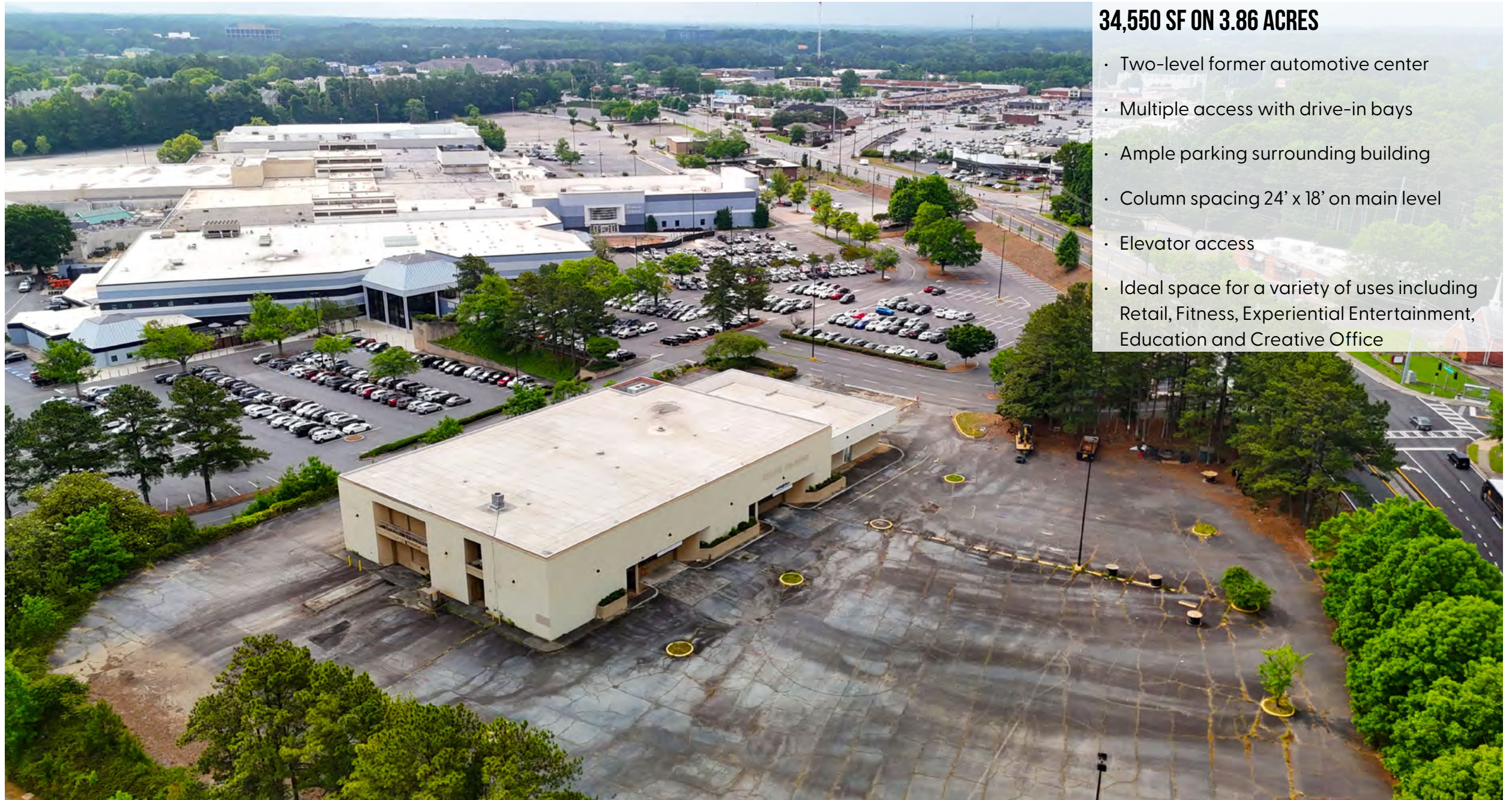
BRIARCLIFF ROAD ACCESS OUTPARCELS



FREESTANDING BUILDING

34,550 SF ON 3.86 ACRES

- Two-level former automotive center
- Multiple access with drive-in bays
- Ample parking surrounding building
- Column spacing 24' x 18' on main level
- Elevator access
- Ideal space for a variety of uses including Retail, Fitness, Experiential Entertainment, Education and Creative Office



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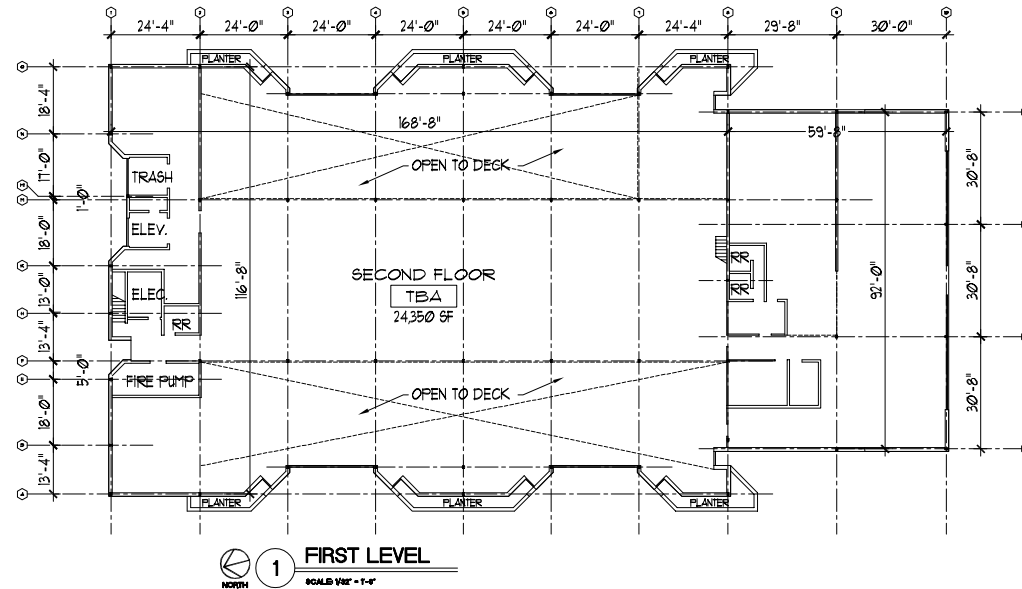
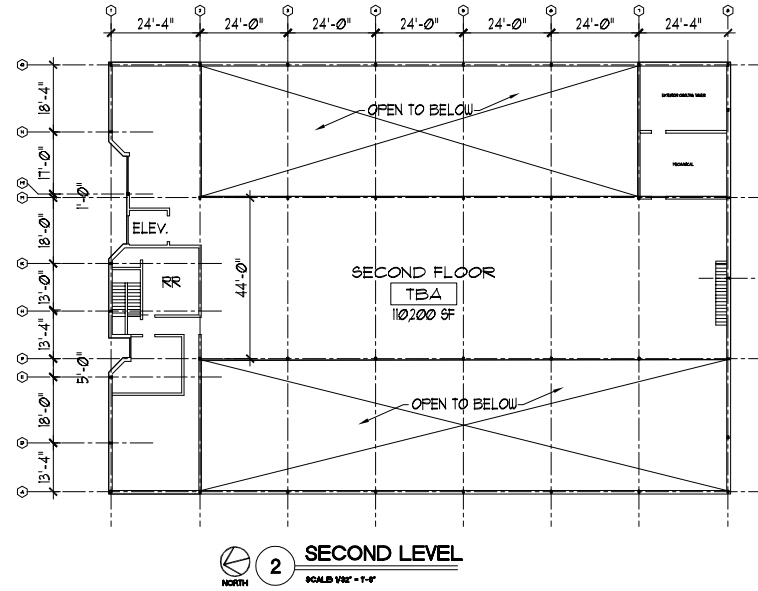
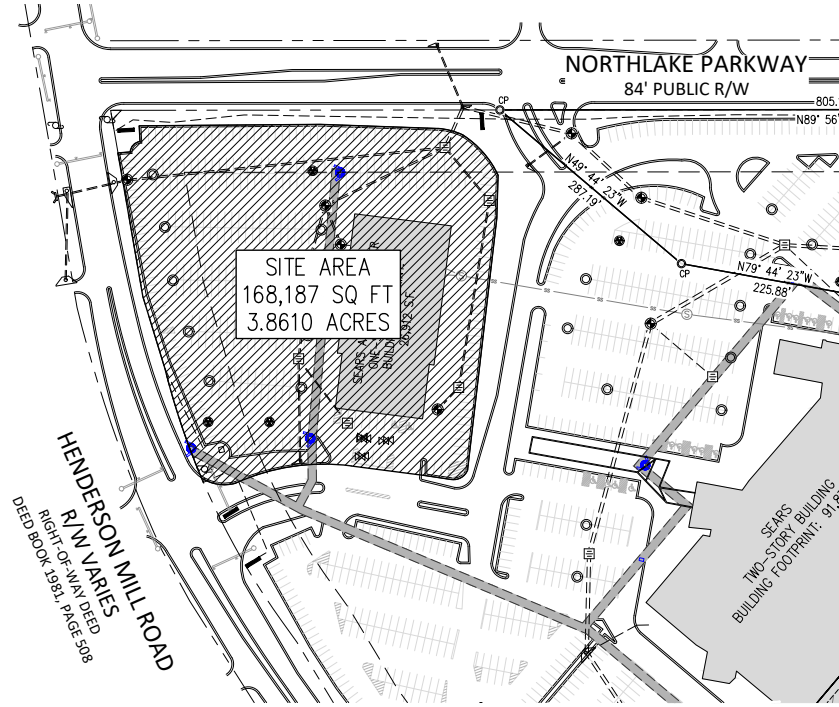
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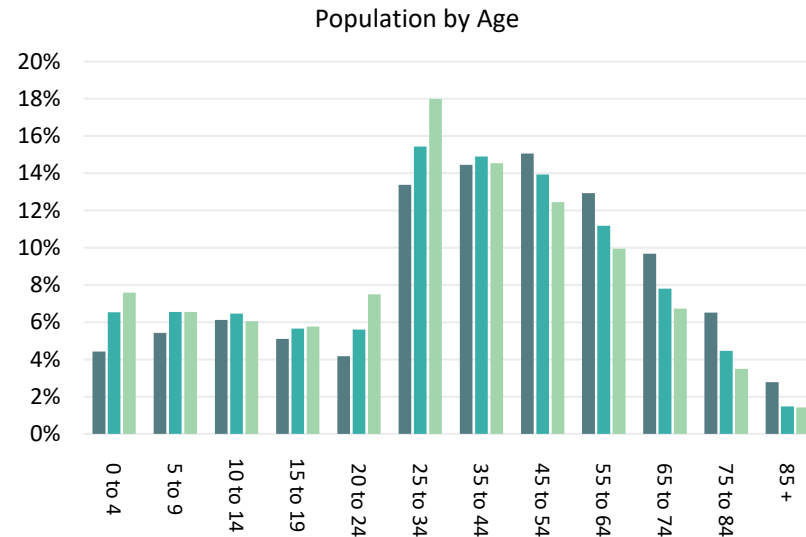
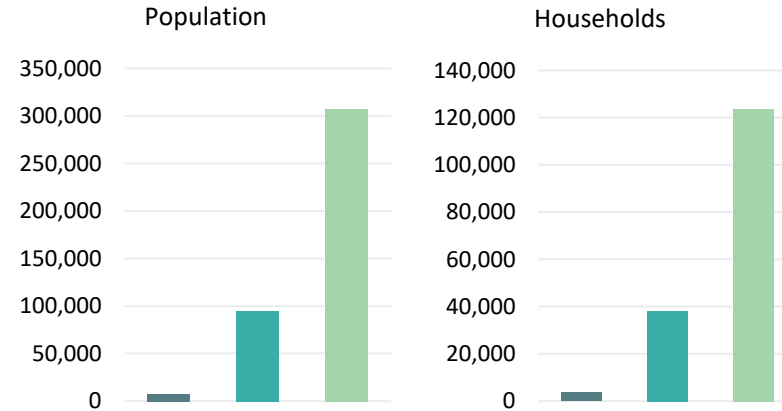
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SITE PLAN - FREESTANDING BUILDING

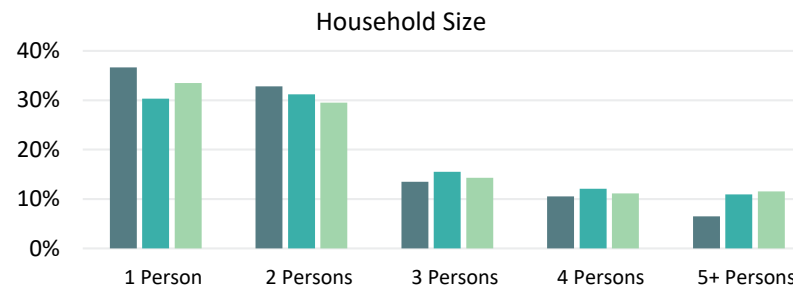
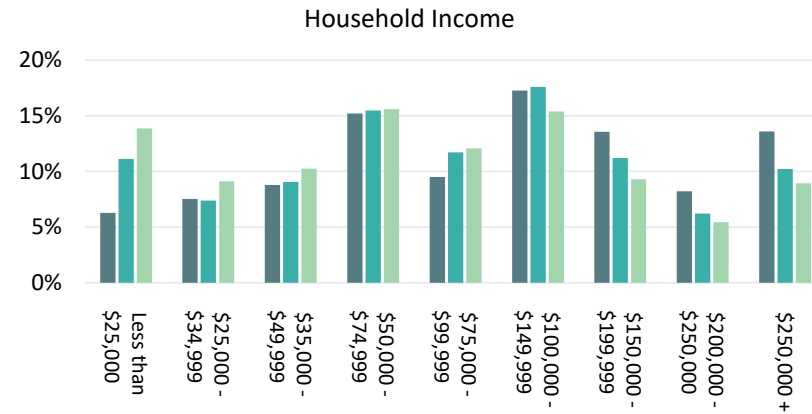
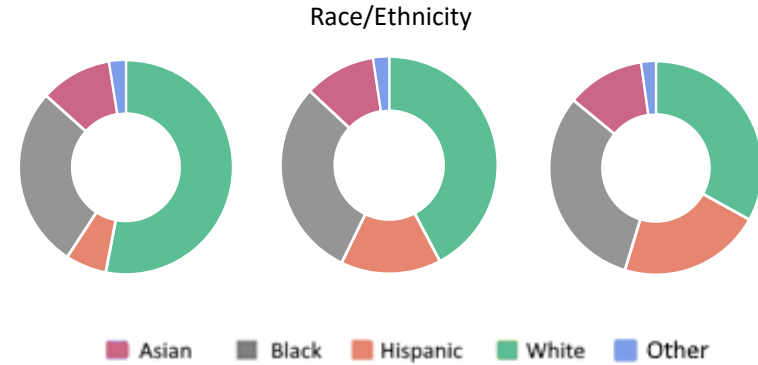
34,550 SF ON 3.86 ACRES



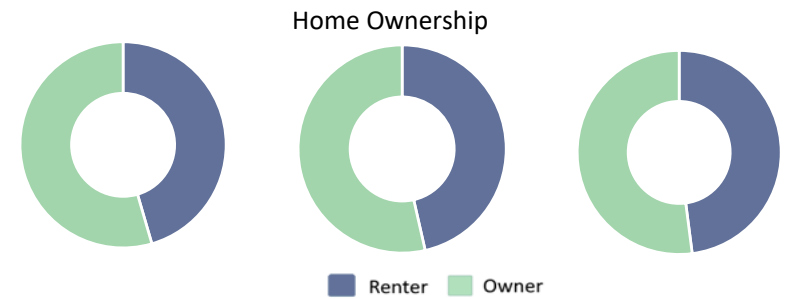
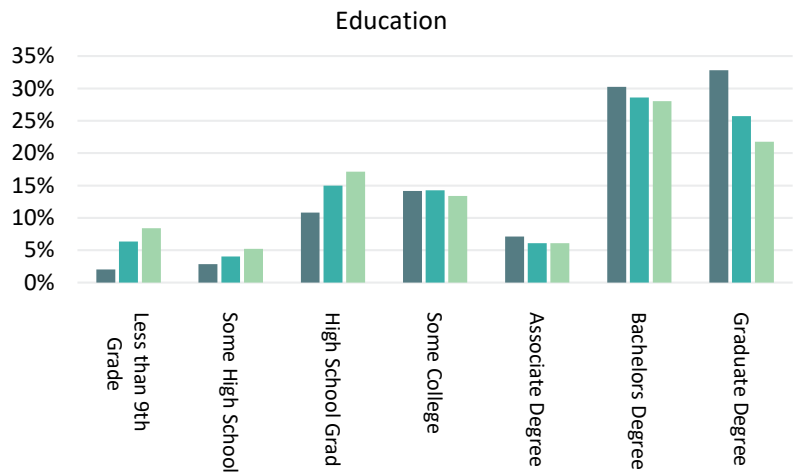
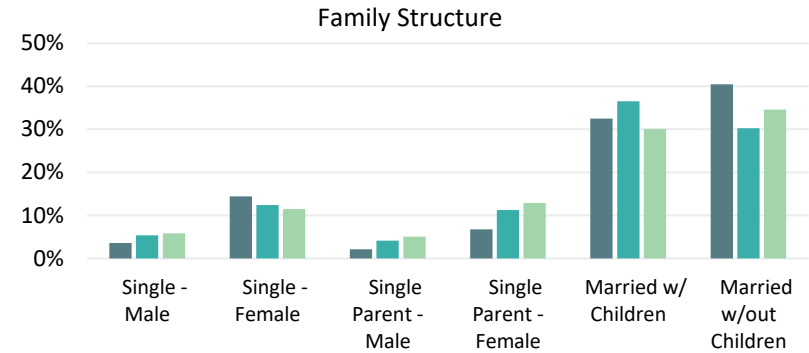
	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	7,403	---	94,874	---	307,253	---
2028 Projected Population	7,571	---	98,818	---	323,814	---
Pop Growth (%)	2.3%	---	4.2%	---	5.4%	---
2023 Households	3,602	---	38,161	---	123,609	---
2028 Projected Households	3,633	---	39,169	---	128,409	---
HH Growth (%)	0.9%	---	2.6%	---	3.9%	---
Daytime Population						
Daytime Population	11,473	---	87,356	---	267,726	---
Average Business Travelers	189	---	1,306	---	4,143	---
Average Leisure Travelers	40	---	154	---	386	---
Average Migrant Workers	0	---	0	---	235	---
Group Quarters Pop	40	---	154	---	386	---
Pop in Family Households	5,729	---	73,788	---	230,714	---
Pop Non-Family Households	1,565	---	20,538	---	73,184	---
Total Population by Age						
Median Age (2023)	42.5		37.1		34.1	
Ages by Year						
0 to 4	328	4.4%	6,200	6.5%	23,319	7.6%
5 to 9	402	5.4%	6,207	6.5%	20,122	6.5%
10 to 14	453	6.1%	6,130	6.5%	18,583	6.0%
15 to 19	377	5.1%	5,364	5.7%	17,694	5.8%
20 to 24	309	4.2%	5,313	5.6%	23,013	7.5%
25 to 34	991	13.4%	14,648	15.4%	55,276	18.0%
35 to 44	1,069	14.4%	14,139	14.9%	44,681	14.5%
45 to 54	1,114	15.0%	13,223	13.9%	38,254	12.5%
55 to 64	957	12.9%	10,613	11.2%	30,575	10.0%
65 to 74	716	9.7%	7,405	7.8%	20,656	6.7%
75 to 84	482	6.5%	4,234	4.5%	10,736	3.5%
85 +	205	2.8%	1,397	1.5%	4,343	1.4%



	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	3,926	53.0%	40,103	42.3%	101,551	33.1%
Hispanic	459	6.2%	14,184	15.0%	66,547	21.7%
Black, Non-Hispanic	2,030	27.4%	28,236	29.8%	96,015	31.2%
Asian, Non-Hispanic	802	10.8%	10,096	10.6%	36,320	11.8%
Other	186	2.5%	2,255	2.4%	6,820	2.2%
Language at Home (2023)						
Spanish Linguistically Isolated	36	1.0%	1,103	2.9%	6,931	5.6%
Spanish Not Isolated	171	4.8%	2,591	6.8%	10,203	8.3%
Asian Linguistically Isolated	50	1.4%	338	0.9%	2,216	1.8%
Asian Not isolated	130	3.6%	1,398	3.7%	4,380	3.5%
Household Income (2023)						
Per Capita Income	\$70,327	---	\$51,419	---	\$45,959	---
Average HH Income	\$144,303	---	\$127,726	---	\$114,070	---
Median HH Income	\$118,778	---	\$101,386	---	\$90,090	---
Less than \$25,000	226	6.3%	4,243	11.1%	17,146	13.9%
\$25,000 - \$34,999	271	7.5%	2,814	7.4%	11,261	9.1%
\$35,000 - \$49,999	316	8.8%	3,458	9.1%	12,680	10.3%
\$50,000 - \$74,999	548	15.2%	5,903	15.5%	19,291	15.6%
\$75,000 - \$99,999	342	9.5%	4,467	11.7%	14,924	12.1%
\$100,000 - \$149,999	622	17.3%	6,719	17.6%	19,033	15.4%
\$150,000 - \$199,999	488	13.6%	4,278	11.2%	11,495	9.3%
\$200,000 - \$250,000	296	8.2%	2,377	6.2%	6,733	5.4%
\$250,000 +	490	13.6%	3,902	10.2%	11,045	8.9%
Avg Family Income	\$184,776		\$155,074		\$135,701	
Avg Non-Family Income	\$93,735		\$95,143		\$91,063	
Household Size (2023)						
1 Person	1,321	36.7%	11,578	30.3%	41,372	33.5%
2 Persons	1,182	32.8%	11,900	31.2%	36,518	29.5%
3 Persons	486	13.5%	5,913	15.5%	17,700	14.3%
4 Persons	379	10.5%	4,609	12.1%	13,791	11.2%
5+ Persons	233	6.5%	4,160	10.9%	14,228	11.5%



	1 Mile		3 Miles		5 Miles	
Family Structure (2023)	1,975		22,345		67,708	
Single - Male	71	3.6%	1,195	5.3%	3,949	5.8%
Single - Female	285	14.4%	2,780	12.4%	7,779	11.5%
Single Parent - Male	43	2.2%	927	4.1%	3,436	5.1%
Single Parent - Female	134	6.8%	2,511	11.2%	8,725	12.9%
Married w/ Children	642	32.5%	8,166	36.5%	20,372	30.1%
Married w/out Children	800	40.5%	6,767	30.3%	23,448	34.6%
Education (2023)	5,534		65,660		204,521	
Less than 9th Grade	113	2.0%	4,148	6.3%	17,153	8.4%
Some High School	158	2.9%	2,660	4.1%	10,663	5.2%
High School Grad	598	10.8%	9,844	15.0%	35,091	17.2%
Some College	783	14.1%	9,362	14.3%	27,388	13.4%
Associate Degree	394	7.1%	3,990	6.1%	12,422	6.1%
Bachelors Degree	1,673	30.2%	18,762	28.6%	57,336	28.0%
Graduate Degree	1,815	32.8%	16,894	25.7%	44,469	21.7%
Home Ownership (2023)	5,483		58,700		192,706	
Housing Units Occupied	3,602	65.7%	38,161	65.0%	123,609	64.1%
Housing Units Vacant	243	4.4%	2,816	4.8%	9,817	5.1%
Occupied Units Renter	1,638	29.9%	17,723	30.2%	59,279	30.8%
Occupied Units Owner	1,963	35.8%	20,437	34.8%	64,330	33.4%
Unemployment Rate (2023)	1.8%		1.9%		1.8%	
Employment, Pop 16+ (2023)	11,473		87,356		267,726	
Armed Services	8	0.1%	20	0.0%	385	0.1%
Civilian	4,409	38.4%	53,495	61.2%	177,530	66.3%
Employed	4,297	37.4%	52,078	59.6%	173,085	64.6%
Unemployed	112	1.0%	1,417	1.6%	4,445	1.7%
Not in Labor Force	1,730	15.1%	21,590	24.7%	63,550	23.7%
Businesses						
Establishments	1,262	---	7,334	---	21,498	---
Employees (FTEs)	8,545	---	47,224	---	143,203	---



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