

3311 HOOD AVE | CHAMBLEE, GA

THE HAWKINS

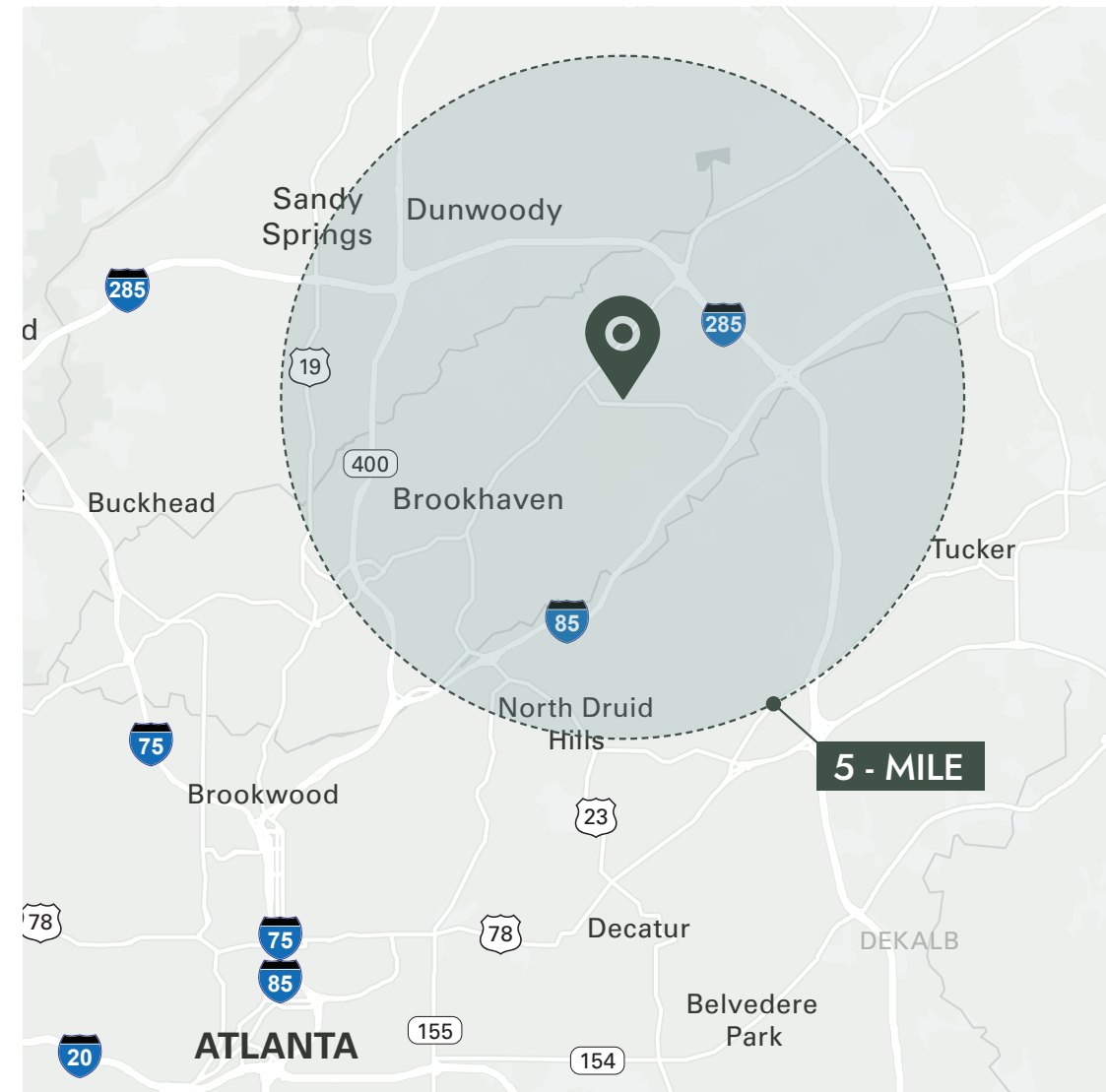


NEWMARK



Discover premium ground-floor retail at The Hawkins, a striking mixed-use development in Chamblee, GA, just north of DeKalb-Peachtree Airport. The project offers 7 boutique retail suites totaling 15,000 sq ft, ranging from 1,200 to 4,500 sq ft, perfectly suited for restaurants, cafes, wellness, fitness or lifestyle concepts. Each suite fronting a lively plaza invites sidewalk dining, events, and outdoor activations that foster community connection. Positioned steps from the Chamblee MARTA station and downtown shopping, residents and visitors alike will bring consistent foot traffic and visibility. Join a curated tenant mix in a “resimerical” environment where living, working, and playing come together in a

----- DEMOGRAPHICS



5

Mile Stats



302,442
POPULATION



130,571
ESTIMATED
HOUSEHOLDS



\$126,123
AVERAGE
HOUSEHOLD
INCOME



37.2
MEDIAN AGE



27,784
BUSINESSES



PROPERTY OVERVIEW

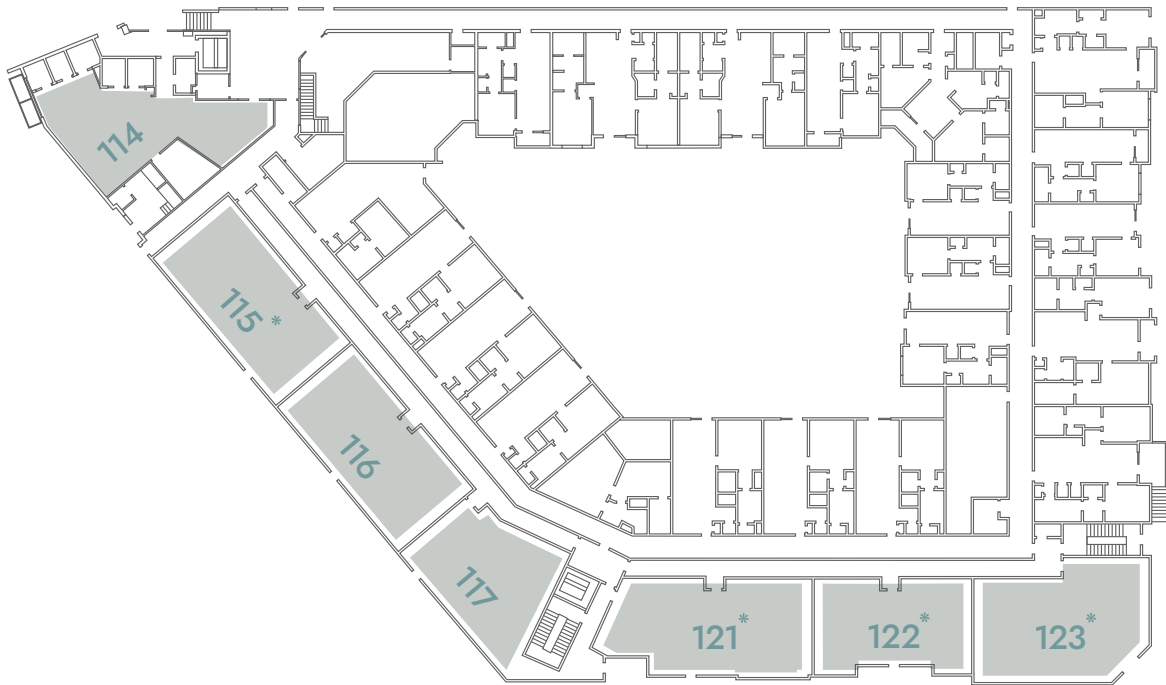
- + 15,000 SF of ground-floor retail anchored by 192 upscale apartments — on a 2.7-acre campus
- + Located 3 blocks from Chamblee MARTA Station
- + Walkable plaza design enabling patio dining, outdoor events, and activations
- + Ideal tenant mix: restaurants, coffee bar, salon/spa, boutique fitness, med-spa, coworking
- + Dedicated rear parking for retail customers — secure & separate from residents
- + Prime location across from Dekalb-Peachtree Airport (PDK) — with rooftop runway views.
- + High-end amenities: Pool, clubroom, micro-market, fitness center, pet spa & EV charging
- + Strong connectivity: Adjacent to Whole Foods, dining/shopping, commuter transit



NEARBY
TENANTS



SITE PLAN

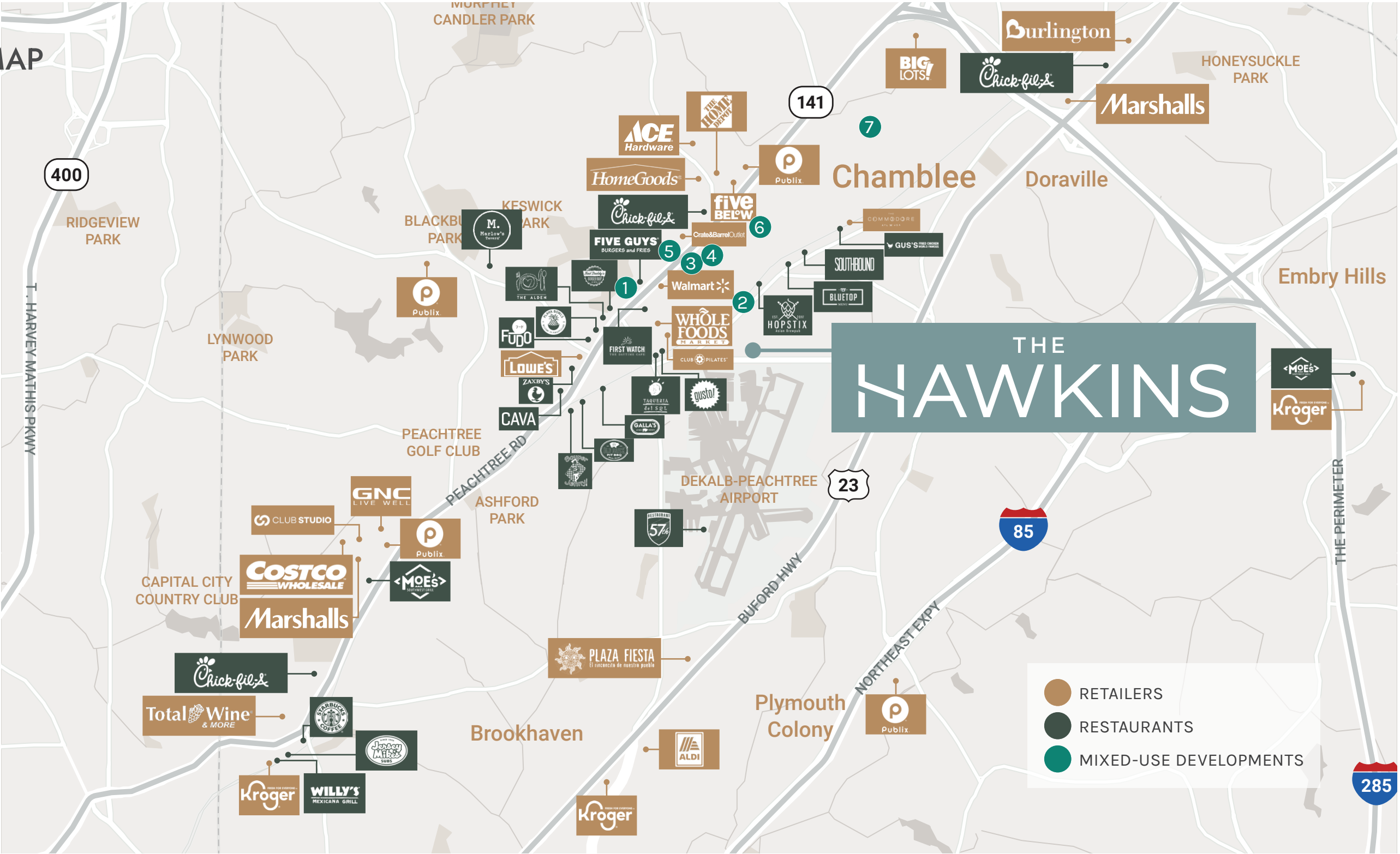


SUITE	SF	USE
114	2190	Office + coworking
115*	1558	Nail salon
116	1522	Coffee or juice bar
117	1382	QSR restaurant
121*	1608	Boutique fitness
122*	1215	Beauty or salon
123*	1601	Medical service, medspa, or studio

*flex - can be combined; uses interchangeable



RETAIL MAP



MIXED-USE DEVELOPMENTS

- | | | | | | |
|---|--|---|--|---|---|
| 1 | PARKVIEW ON PEACHTREE - 503 RESIDENTIAL UNITS, 54,000 SF RETAIL/OFFICE | 4 | THE DECO AT 5211 - 311 RESIDENTIAL UNITS, 23,000 SF RETAIL/RESTAURANT/OFFICE | 7 | CHAMBLEE CITY HEIGHTS - 243 RESIDENTIAL UNITS |
| 2 | TRACKSIDE CHAMBLEE - 72,000 SF CLASS A OFFICE | 5 | THE MANOR - 385 RESIDENTIAL UNITS, 10,000 SF RETAIL | | |
| 3 | THE OLIVER - 283 RESIDENTIAL UNITS | 6 | 3550 TOWNSEND TOWNHOMES - 39 TOWNHOMES | | |

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NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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