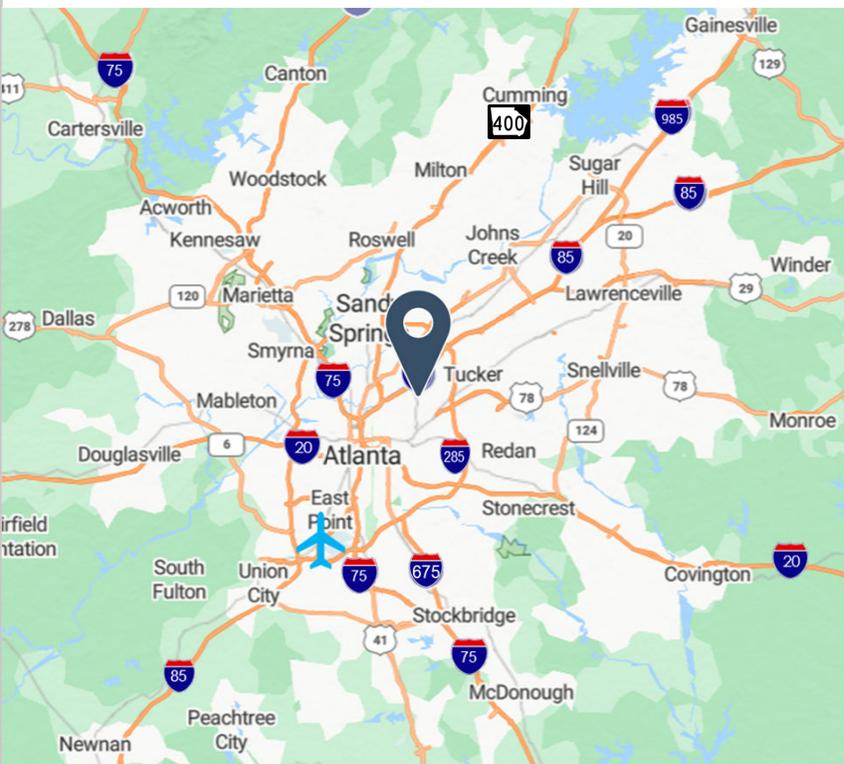


THE VILLAGE AT DRUID HILLS

2566 Briarcliff Road NE | Atlanta, GA 30329 | Fulton County



Available Restaurant & Retail



PROPERTY INFORMATION:

The Village at Druid Hills is well positioned along North Druid Hills Road and Briarcliff Road inside the I-285 Perimeter, with convenient access to I-85, Emory University, CDC and the adjacent Children's Healthcare of Atlanta (CHOA) Arthur M. Blank Hospital. The \$1.5B, 19-story, 2 million SF facility includes 446 patient beds and 20 acres of green space. The property is surrounded by affluent and established residential areas.

PROPERTY HIGHLIGHTS:

Project GLA:	22,132 ±
Available:	1,194 ± SF Inline 1,492 ± SF 2 nd Gen Restaurant Patio
Pylon:	Available
Type:	Retail Center
Parks:	Ample Parking

Leasing Contact:

SHANNON SHUMAN MARTIN

404.312.4305

Shannon@RetailLeasingAdvisors.net

www.RetailLeasingAdvisors.net



COLUMBIA PROPERTIES

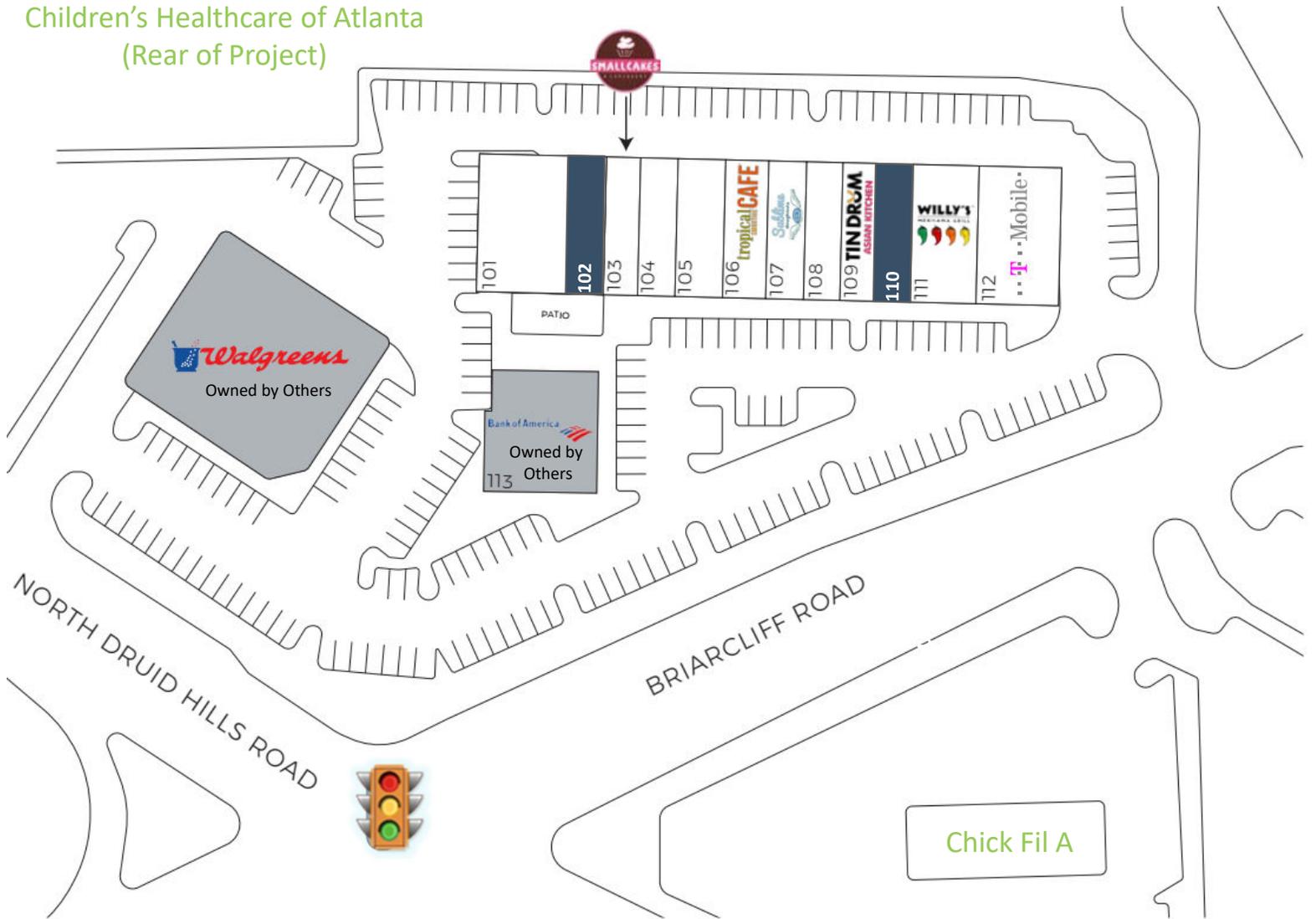


THE VILLAGE AT DRUID HILLS

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Children's Healthcare of Atlanta
(Rear of Project)



SUITE	TENANTS	SF
101	Desta Ethiopian Kitchen	3,601
102	AVAILABLE 2ND GEN REST	1,479
103	Smallcakes	1,057
104	Brazilian Wax	1,388
105	Nail Salon	2,087
106	Tropical Smoothie	1,386
107	Sublime Doughnuts	1,386
108	CPR Cell Repair	1,004
109	Tin Drum	1,750
110	AVAILABLE	1,194
112	T-Mobile	3,000

THE VILLAGE AT DRUID HILLS

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DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	153,200	389,903
Households	74,626	192,292
Average HH Income	\$166,749	\$180,638
Daytime Population	255,492	560,774

	10 Min	15 Min
Population	133,823	424,370
Households	64,708	200,934
Average HH Income	\$154,188	\$170,031
Daytime Population	195,612	666,703

LATITUDE | LONGITUDE

33.828405 | -84.329222

TRAFFIC COUNTS

47,900 N Druid Hill Road NE | 18,000 Briarcliff Road NE

THE VILLAGE AT DRUID HILLS

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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



COLUMBIA PROPERTIES



COLUMBIA RETAIL MANAGEMENT

Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:

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