

CHAMBLEE, GA

# Embry Village

3541 Chamblee Tucker Rd  
Atlanta, GA 30341



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# Embry Village

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Atlanta, GA 30341

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## PROPERTY OVERVIEW

Embry Village, located in the Embry Hills neighborhood, is under redevelopment to expand Kroger to 102,877 SF for a new Marketplace concept store which is expected to open on August 12, 2020. An additional 9,900 SF of new shops will be added next to Planet Fitness with a 2021 expected opening.

The redevelopment sits at the key intersection of I-285 & Chamblee Tucker Road with 65,000 VPD passing the site on I285 & 25,000 VPD on Chamblee Tucker Rd. Major Employers in the area include UPS with a 400,000 SF distribution center 1 mile from the site.

Mercer University Atlanta Campus is 1 mile away and enrolls 3000+ undergraduate students. The new 151,000 SF headquarters of the FBI's Atlanta Field Office is located on Mercer's campus.

**601 - 10,500 SF AVAILABLE**



# Aerial



**HUNTLEY HILLS  
ELEMENTARY SCHOOL**

**KITTREDGE  
MAGNET SCHOOL**

**CHAMBLEE CHARTER  
HIGH SCHOOL**

Oglethorpe  
Crossing  
**Publix**

Chamblee  
Plaza  
**ACE Hardware**  
**CRUNCH**

Peachtree Pavilion  
Shopping Center  
**Super MART**  
**BrandsMart U.S.A.**

Doraville Plaza  
**Burlington**

**Marshalls**  
BLUFORD  
HIGHWAY  
FARMERS  
MARKET

Gwinnett Horizons  
Shopping Center  
**Aaron's** **FAMILY DOLLAR** **ALDI**

**GRAVES  
ELEMENTARY  
SCHOOL**

Graves  
Park

Tucker Square  
Shopping Center  
**Walmart** **FAMILY DOLLAR**

**PLEASANTDALE  
ELEMENTARY SCHOOL**

North Hills  
Shopping Center  
**BIG LOTS!**

**DOLLAR  
GENERAL**  
**CVS  
pharmacy**

**DRESDEN  
ELEMENTARY SCHOOL**

**SITE:  
Embry Village**

**EVANSDALE  
ELEMENTARY SCHOOL**

Plaza Fiesta  
**Mercado Fresco**  
**andrea**  
SHOPPERS WORLD

Shallowford  
Exchange  
**Publix**

**ST. PIUS X CATHOLIC  
HIGH SCHOOL**

**MERCER UNIVERSITY  
ATLANTA CAMPUS**

**HENDERSON  
MIDDLE SCHOOL**

Henderson  
Park

**LIVSEY  
ELEMENTARY SCHOOL**

39,300 AADT '18

220,000 AADT '18

31,600 AADT '18

299,000 AADT '18

141

23

285

13

85

Public Storage

KIA HYUNDAI DODGE  
Mazda TOYOTA SAAB Jeep RAM INFINITI  
Ford ACURA NISSAN LEXUS Audi

SiteOne  
BUILDERS SUPPLY  
Builders  
FirstSource

Oakbrook  
Shopping  
HON

news to GO  
OUTLET

dds  
DISCOUNTS

Walgreens  
CUBESMART  
management

Advance  
Auto Parts

Sin  
Shopp  
You  
HEALTH

Herit  
Golf L

Nesb  
ELEMENTARY

Office  
DEPOT

Walgreens

FAMILY  
DOLLAR

Pinetree  
Plaza  
**DOLLAR TREE**

**U-HAUL**

**Walmart**

**Lowe's**

**WHOLE  
FOODS  
MARKET**

DeKalb-Peachtree  
Airport

**NAPA**

**Super  
8 6**

**Auto  
Zone**

North Hills  
Shopping Center  
**BIG LOTS!**

**DOLLAR  
GENERAL**

**CVS  
pharmacy**

Plaza Fiesta  
**Mercado Fresco**  
**andrea**  
SHOPPERS WORLD

**CVS  
pharmacy**

**QUALITY  
INN**

**U-HAUL**

**REGAL  
CINEMAS**

**HENDERSON  
MIDDLE SCHOOL**

Henderson  
Park

Nesb  
ELEMENTARY

**Pepp Boys**

Shallowford  
Exchange  
**Publix**

**ST. PIUS X CATHOLIC  
HIGH SCHOOL**

**MERCER UNIVERSITY  
ATLANTA CAMPUS**

**HENDERSON  
MIDDLE SCHOOL**

Henderson  
Park

**LIVSEY  
ELEMENTARY SCHOOL**

# Site Plan



<b>1 Available</b>	<b>4,475</b>	12 Suntrust Bank	3,890	24 Goodyear Tire	7,049
2 Jersey Mike's Subs	1,200	13 Goodwill	2,278	25 Planet Fitness	19,838
3 Wireless Universe	1,200	14 UPS Store	1,153	26 Three Dollar Cafe	3,900
4 Punta Cana Dominican Hair Studio	1,200	15 U.S. Postal Service	3,833	27 Cricket Wireless	1,533
5 Boost Mobile	1,200	16 Allstate Insurance	908	28 Elegant Nails	1,533
6 Benchmark Physical Therapy	1,157	<b>17 Available</b>	<b>1,246</b>	29 Mr. Cue's Billiards & Burgers	14,870
7 Your Pie	2,854	18 Century Homes	1,693	30 Cafe Hot Wings 2	2,093
8 T-Mobile	1,807	19 State Farm	1,348	31 2U Beauty Suply	10,500
9 Wayback Burger	2,035	20 Embry Hills Barber Shop	811	32 Kroger	102,877
10 Moe's Southwest Grill	1,650	<b>22 Available</b>	<b>1,104</b>		
11 Wells Fargo	6,427	<b>23 Available</b>	<b>3,400</b>		

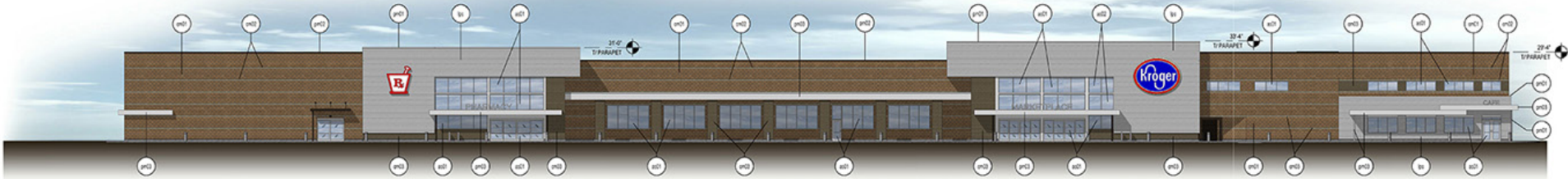
# Photos



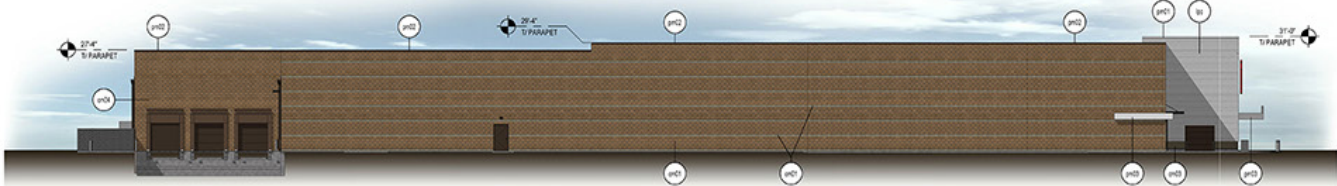
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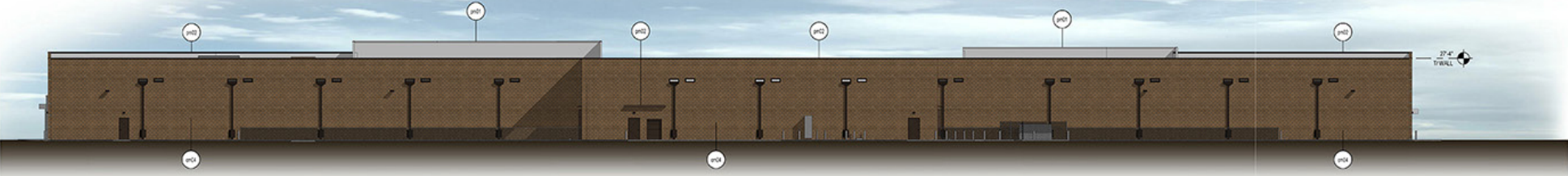
# Redevelopment Renderings



FRONT ELEVATION



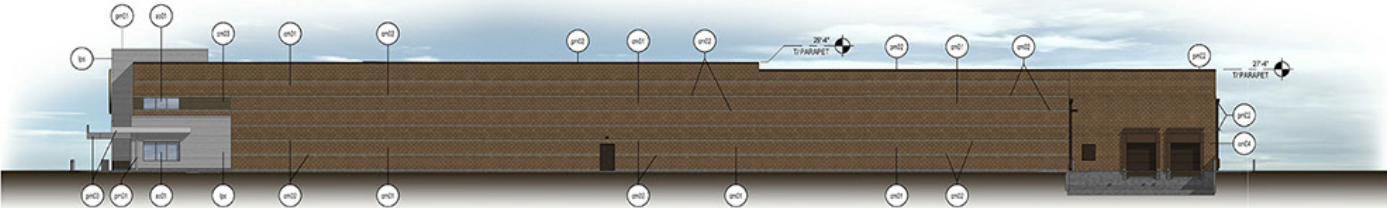
SIDE ELEVATION



REAR ELEVATION

**EXTERIOR FINISHES LEGEND**

- BE Fair Cement Lap Siding E1V2  
spec section 07 46 46  
FC01 - K02 Stone
- PH2 Solid Face CMU E1V1V12  
spec section 04 22 24  
CM02 Modula - Chert
- PH3 Porcelain CMU E1V1V12  
spec section 04 12 20  
CM04 F101 - 77777
- PH4 Aluminum Stone/antique spandrel glazing  
spec section 08 41 13  
AG01 Clear Anodized Aluminum
- PH5 Prefinished Metal  
spec section 07 42 50  
Brushed Steel - Medium Bronze
- PH6 Smooth CMU E1V1V12  
spec section 04 22 24  
CM01 Modula - Chert
- PH7 Smooth Face CMU E1V1V12  
spec section 04 22 24  
CM03 Trestle - Brick Red
- PH8 Aluminum Stone/antique spandrel glazing  
spec section 04 41 13  
AG01 Clear Anodized Aluminum
- PH9 Prefinished Metal  
spec section 07 42 50  
Brushed Steel - Silver Metallic
- PH10 Canopy  
Clear Anodized Aluminum  
or approved color finish



SIDE ELEVATION

# Redevelopment Renderings



EXISTING  
PLANET FITNESS & SHOPS D FRONT (NORTH) ELEVATION  
SCALE: NOT TO SCALE



PROPOSED  
PLANET FITNESS & SHOPS D FRONT (NORTH) ELEVATION  
SCALE: NOT TO SCALE



EXISTING  
PLANET FITNESS & SHOPS D SIDE (WEST) ELEVATION  
SCALE: NOT TO SCALE



PROPOSED  
PLANET FITNESS & SHOPS D SIDE (WEST) ELEVATION  
SCALE: NOT TO SCALE



PRELIMINARY



# Redevelopment Renderings



SHOPS & FRONT (SOUTH) EXISTING ELEVATION  
SCALE: NOT TO SCALE



SHOPS & FRONT (SOUTH) ELEVATION COLOR RENDER  
SCALE: NOT TO SCALE



SHOPS & SIDE (WEST) EXISTING ELEVATION  
SCALE: NOT TO SCALE



SHOPS & SIDE (WEST) ELEVATION COLOR RENDER  
SCALE: NOT TO SCALE



PRELIMINARY

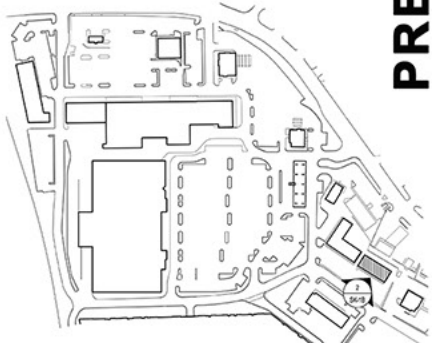
# Redevelopment Renderings



1 SHOPS B FRONT (SOUTH) EXISTING ELEVATION  
SCALE: NOT TO SCALE



2 SHOPS B FRONT (SOUTH) ELEVATION COLOR RENDER  
SCALE: NOT TO SCALE



PRELIMINARY



## Traffic Generators

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### **UPS**

Major employer with a 400,000 SF distribution center  
1 mile from Embry Village site

### **MERCER UNIVERSITY - ATLANTA CAMPUS**

Enrolls 3,000+ undergraduate students  
1 mile from Embry Village site

### **FBI - ATLANTA FIELD OFFICE**

New 151,000 SF headquarters  
Located on Mercer's campus

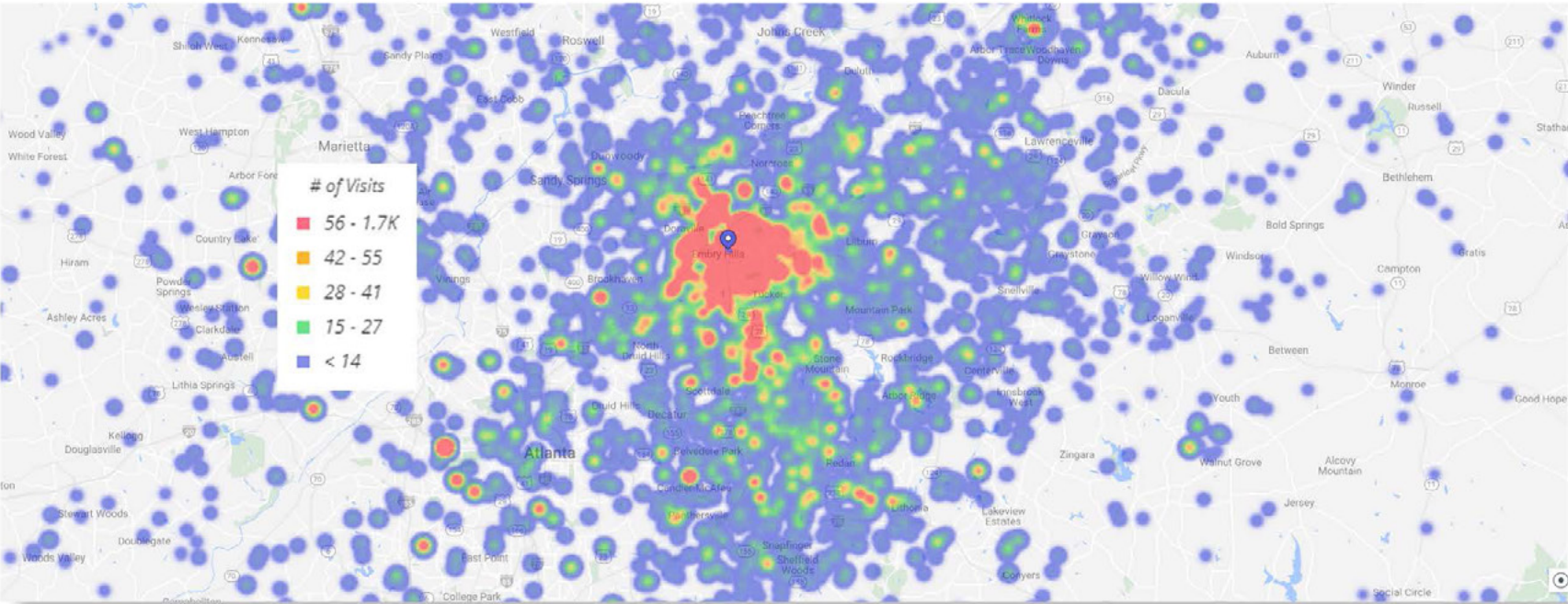
# Demographic Summary

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2018 Population	6,782	87,833	283,550
2023 Population	7,345	91,423	297,024
2010 - 2018 Annual Rate	2.11%	0.69%	0.80%
2018 Median Age	43.5	38.2	33.9
Daytime Population	20,320	85,020	264,357
<b>HOUSEHOLDS</b>			
2018 Total Households	3,123	35,459	109,400
2023 Total Households	3,407	36,942	114,516
2010 - 2018 Annual Rate	2.43%	0.74%	0.74%
2018 Average Household Size	2.16	2.46	2.58
<b>INCOME</b>			
2018 Median Household Income	\$76,123	\$61,409	\$52,198
2018 Average Household Income	\$105,392	\$90,307	\$77,723

Source: Esri



# Foot Traffic Overview



EST. # OF CUSTOMERS ANNUALLY



241,000

EST. # OF VISITS ANNUALLY



1.34M

AVG. VISITS / CUSTOMER



5.56

AVG. LENGTH OF STAY / VISIT



83 MIN

TOP 3 DAYS



Saturday 200,623  
Monday 198,900  
Wed. 193,422

# OF VISITS


TOP 3 HOURS



5-6 PM 270,472  
6-7 PM 259,111  
4-5 PM 259,066

# OF VISITS

Data provided by Placer Labs Inc.



For leasing  
information, contact:

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