

SHOPS AT VININGS RIDGE

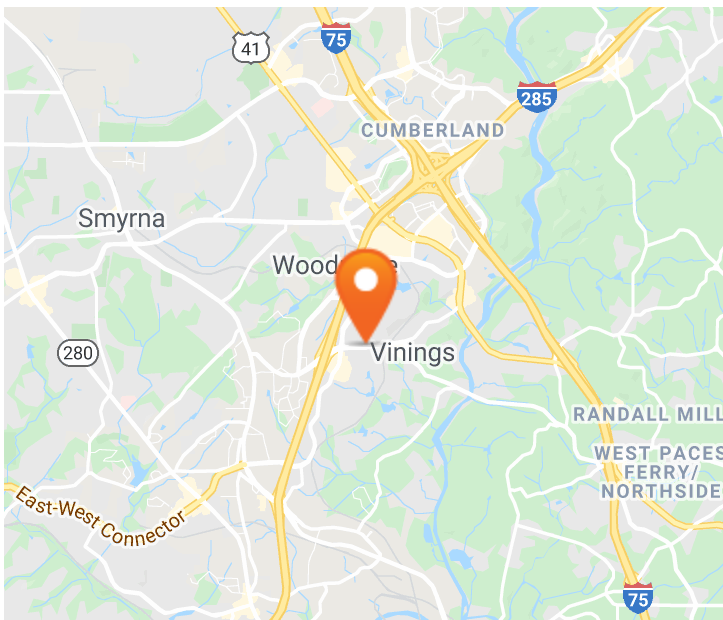
2747 Paces Ferry Road, Atlanta, GA 30339

EXECUTIVE SUMMARY



LOCATION OVERVIEW

New development located in the heart of Vining Village



PROPERTY HIGHLIGHTS

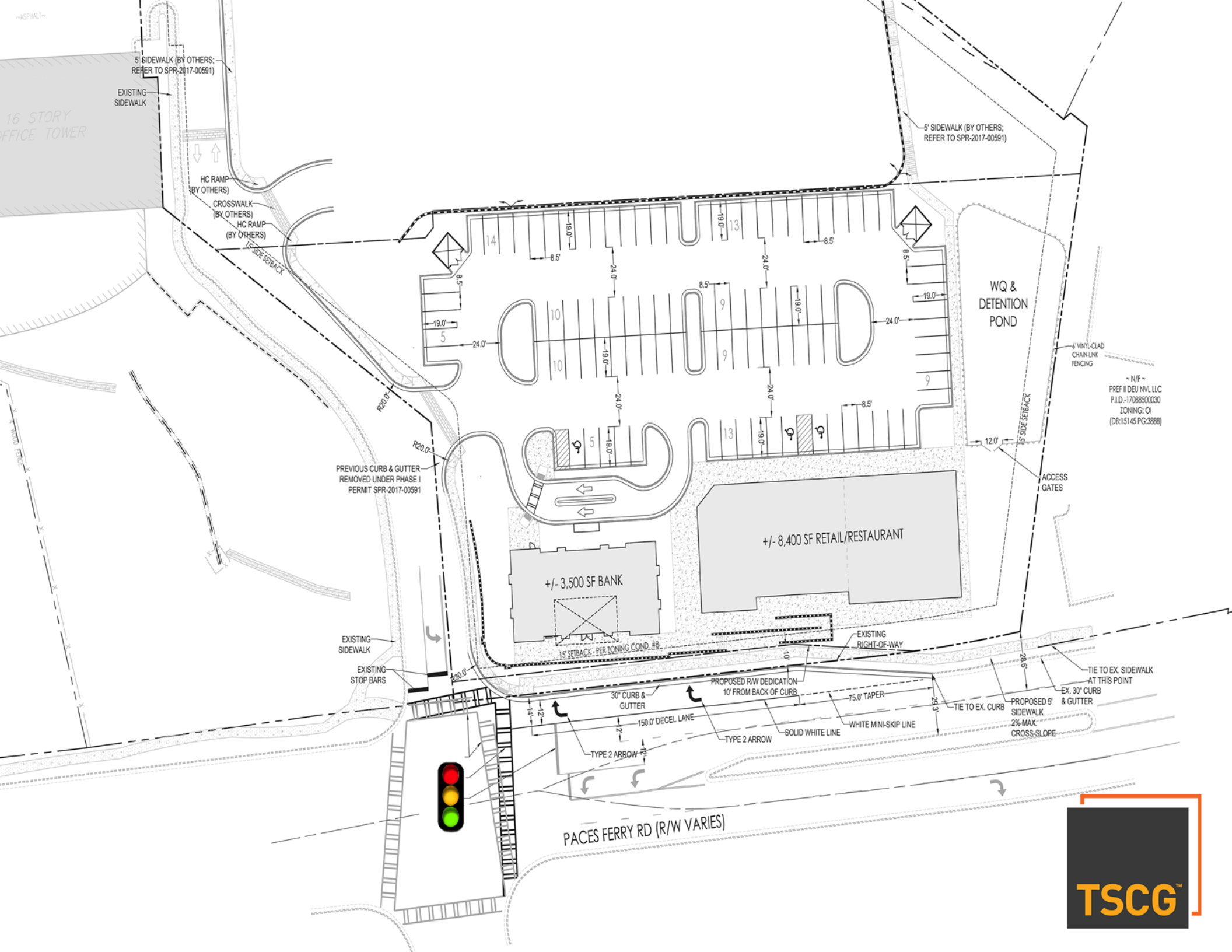
- 2 pad sites for lease
- (A) $\pm 3,500$ SF (B) $\pm 8,400$ SF (can be subdivided)
- 97 Parking spaces
- Signalized access with traffic counts at 30,000 AADT
- Daytime Population exceeds 131,000 people within a 3 mile radius
- Over 73% of the population within 1 mile are college graduates

DEMOGRAPHICS

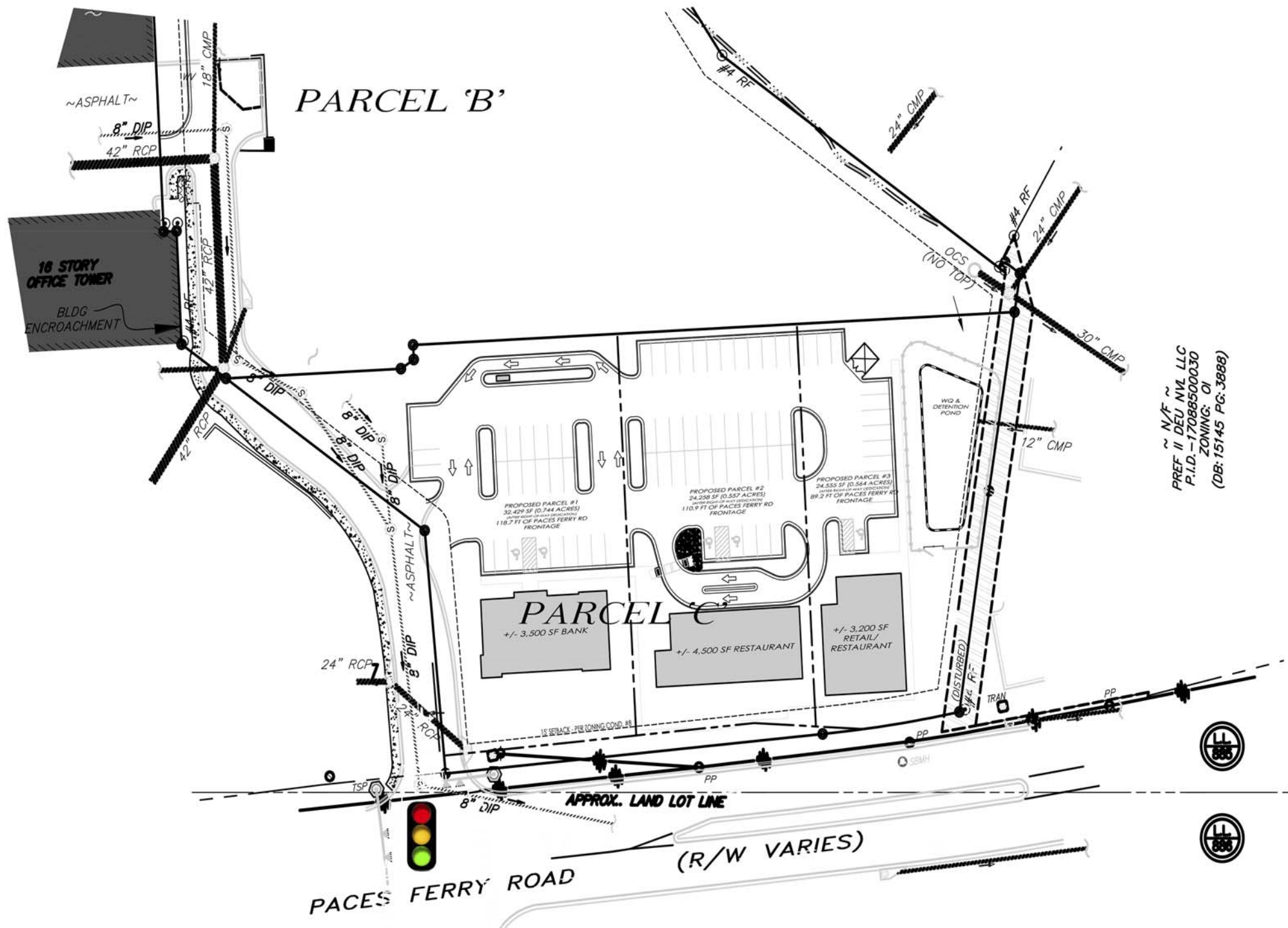
| | 1 MILE | 3 MILES | 5 MILES |
|------------------------|---------|---------|---------|
| Population Density | 13,541 | 85,663 | 206,766 |
| Daytime Population | 36,622 | 131,992 | 260,681 |
| Average HH Income (\$) | 109,077 | 109,819 | 116,337 |

EXCLUSIVE AGENT(S)

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OPTION 2



Paces Ferry Re-Development

Area Retail & Restaurants



November 2020

