

PARK CENTER – PHASE II

245 PERIMETER CENTER PARKWAY, ATLANTA GEORGIA 30346



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Alan Shaw | 770.955.2434 | Alan.Shaw@tscg.com

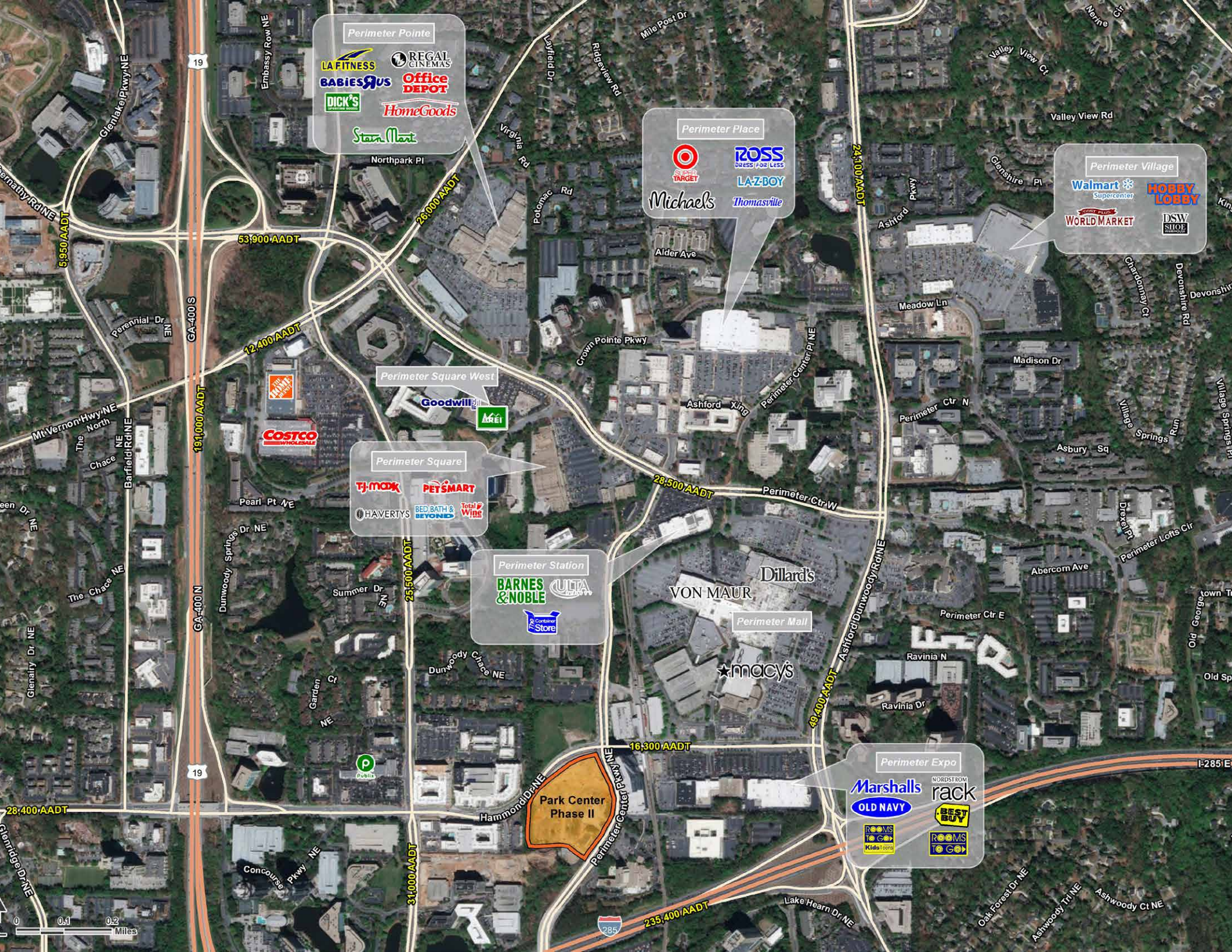
Drew Lewis | 770.955.2434 | Drew.Lewis@tscg.com





MARKET & PROPERTY HIGHLIGHTS

- Located at the intersection of **Hammond Drive & Perimeter Center Parkway**, with access to **GA 400** and **I-285 (460,000 AADT)**.
- Phase II of mixed-use development featuring over **50,000 SF** retail/restaurants & **1,700,000 SF** office with covered parking
- Central Perimeter boasts **± 5,500,000 SF Retail** and **± 29,000,000 SF Office Space**
- Home of **State Farm Campus** with over **8,000 employees** on site
- Campus fronts Hammond Drive with direct connectivity to the **Dunwoody MARTA station**
- Site is pedestrian friendly & within walking distance to several nearby projects including **Perimeter Mall**, which has **± 1.6 million SF** of high end retailers & restaurants
- Central Perimeter is home to many **Fortune 500 companies** including: Arby's, Cox Communications, Hewlett Packard, Mercedes Benz & UPS



Perimeter Pointe

- LA FITNESS
- REGAL CINEMAS
- BABIES'RUS
- Office DEPOT
- DICK'S
- HomeGoods
- Star Mart

Perimeter Place

- Target
- ROSS DRESS FOR LESS
- LA-Z-BOY
- Michaels
- Thomasville

Perimeter Village

- Walmart Supercenter
- HOBBY LOBBY
- WORLD MARKET
- DSW SHOE

Perimeter Square West

- Goodwill
- ARÉI

Perimeter Square

- TJ-MAXX
- PETSMART
- HAVERTYS
- BED BATH & BEYOND
- Total Wine

Perimeter Station

- BARNES & NOBLE
- ULTA
- Container Store

Perimeter Expo

- Marshalls
- NORDSTROM
- OLD NAVY
- BEST BUY
- ROOMS TO GO
- Kids Food
- ROOMS TO GO

Park Center Phase II

GA-400 S
19
GA-400 N
19

5,950 AADT

53,900 AADT

12,400 AADT

26,000 AADT

28,500 AADT

25,500 AADT

16,300 AADT

49,400 AADT

235,400 AADT

0 0.1 0.2 Miles

**SANDY SPRINGS
FULTON**

HIGH STREET ATLANTA

400,000 SF Retail
635,000 SF Office
3,000 Residents
400 Hotel Rooms

**DUNWOODY
DEKALB**

PERIMETER MALL

1,574,000 SF Retail

PARK CENTER

± 50,000 SF Retail
± 1,700,000 SF Office
+ 8,000 Employees



HAMMOND DR

PERIMETER EXPO

175,000 SF Retail

HAMMOND DR

400

CONCOURSE

2,100,000 SF Office

PALISADE

10,000 SF Retail
637,000 SF Office
425 Apartments

EAST WEST CONNECTOR

285

PERIMETER CENTER PKWY

PARKSIDE PL

PEACHTREE DUNWOODY RD

LAKE HEARN DR

PERIMETER SUMMIT PKWY

**BROOKHAVEN
DEKALB**

ASHFORD DUNWOODY RD

UPPER HAMMOND RETAIL

LOWER HAMMOND RETAIL

PLAZA RETAIL

PHASE 1

HAMMOND DRIVE

PERIMETER CENTER PARKWAY

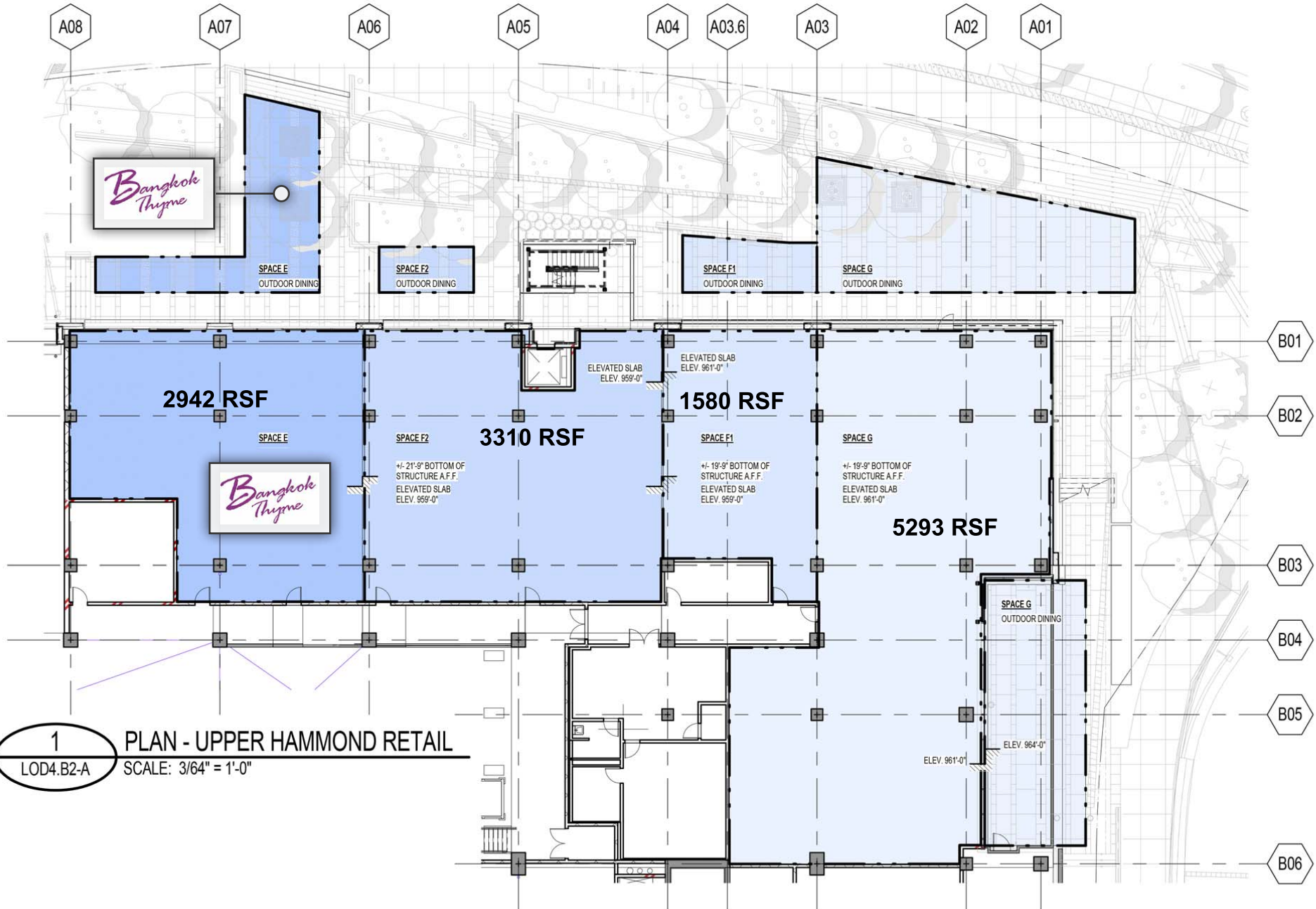
EAST WEST CONNECTOR

marta

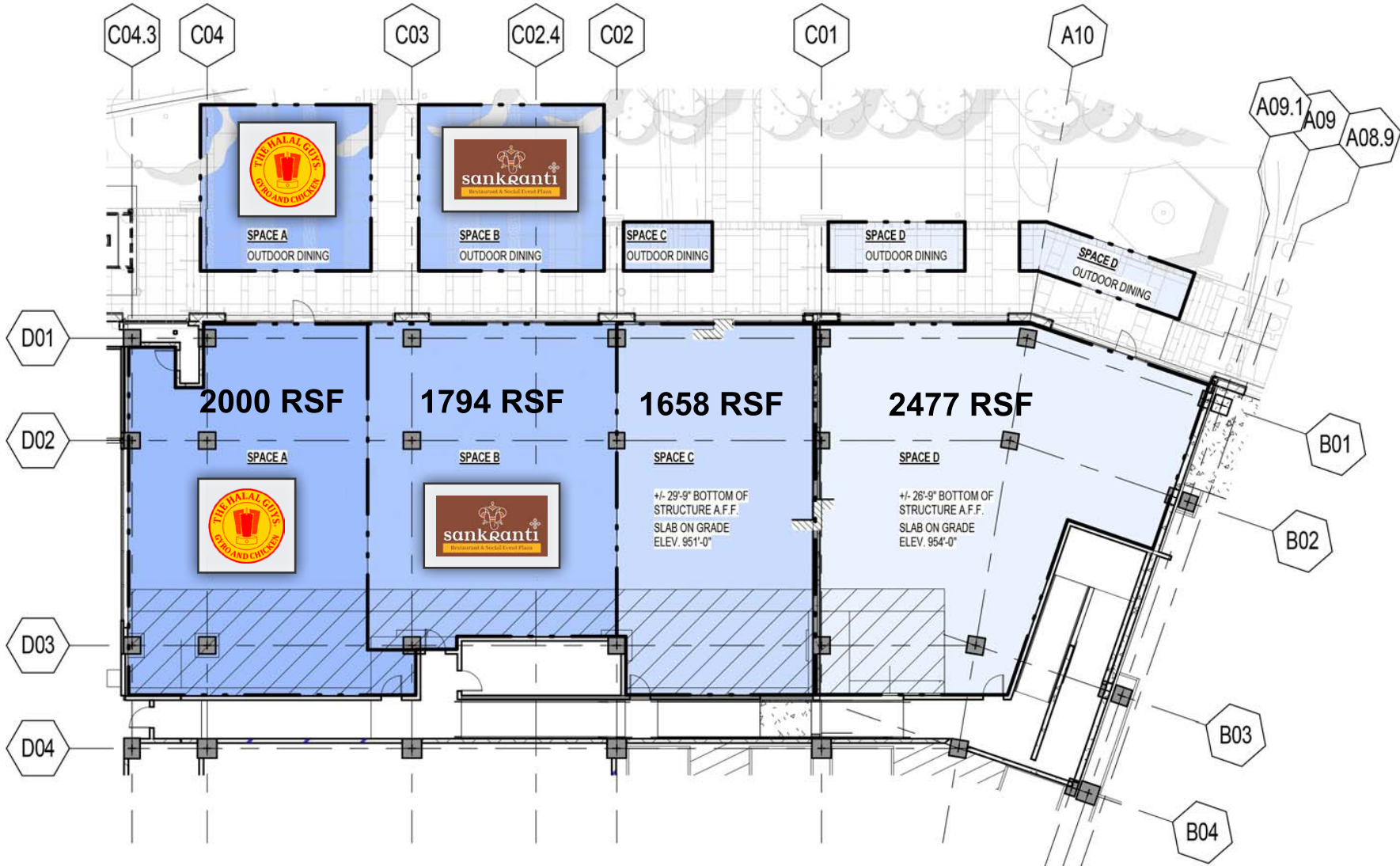
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UPPER HAMMOND RETAIL

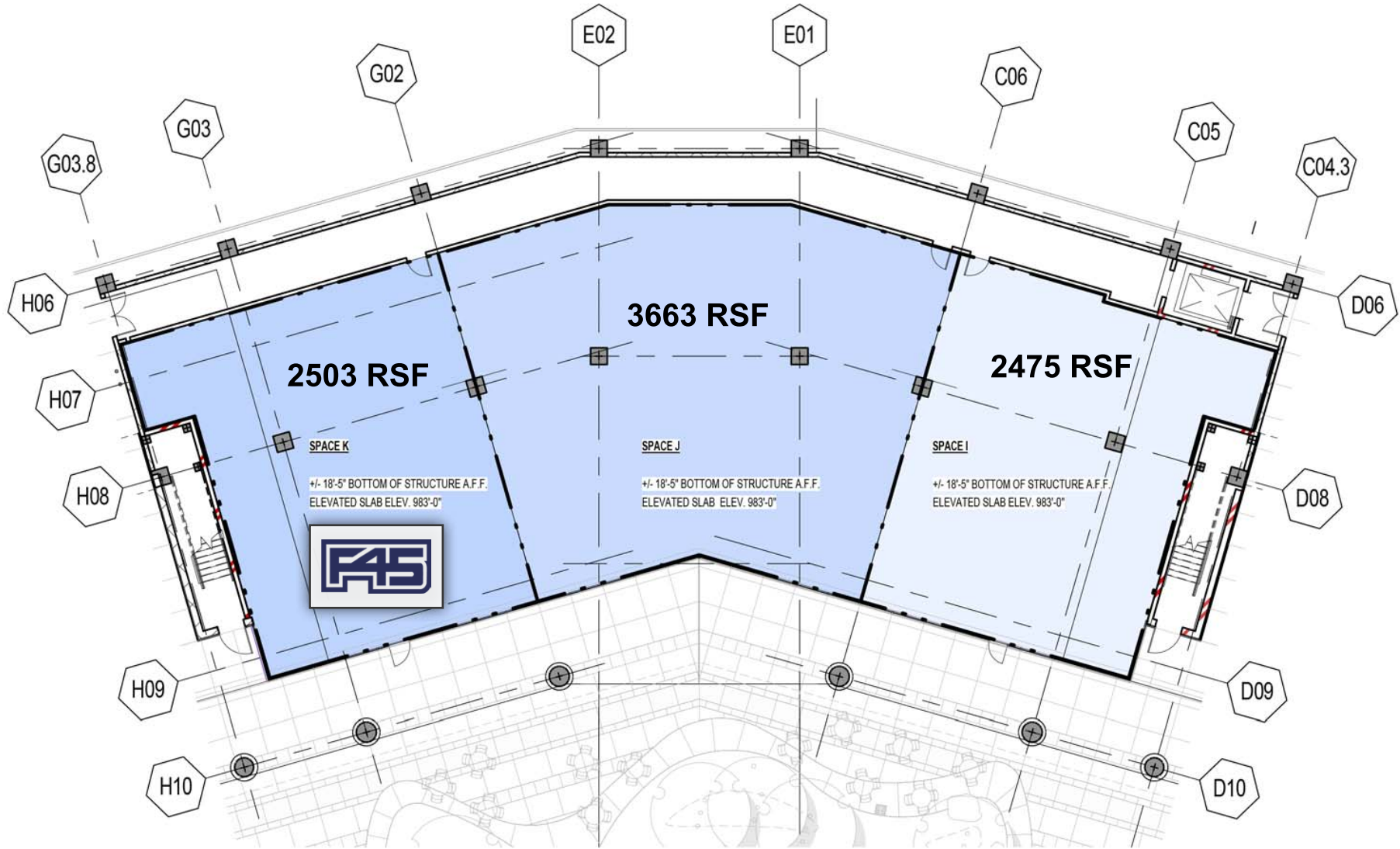


LOWER HAMMOND RETAIL



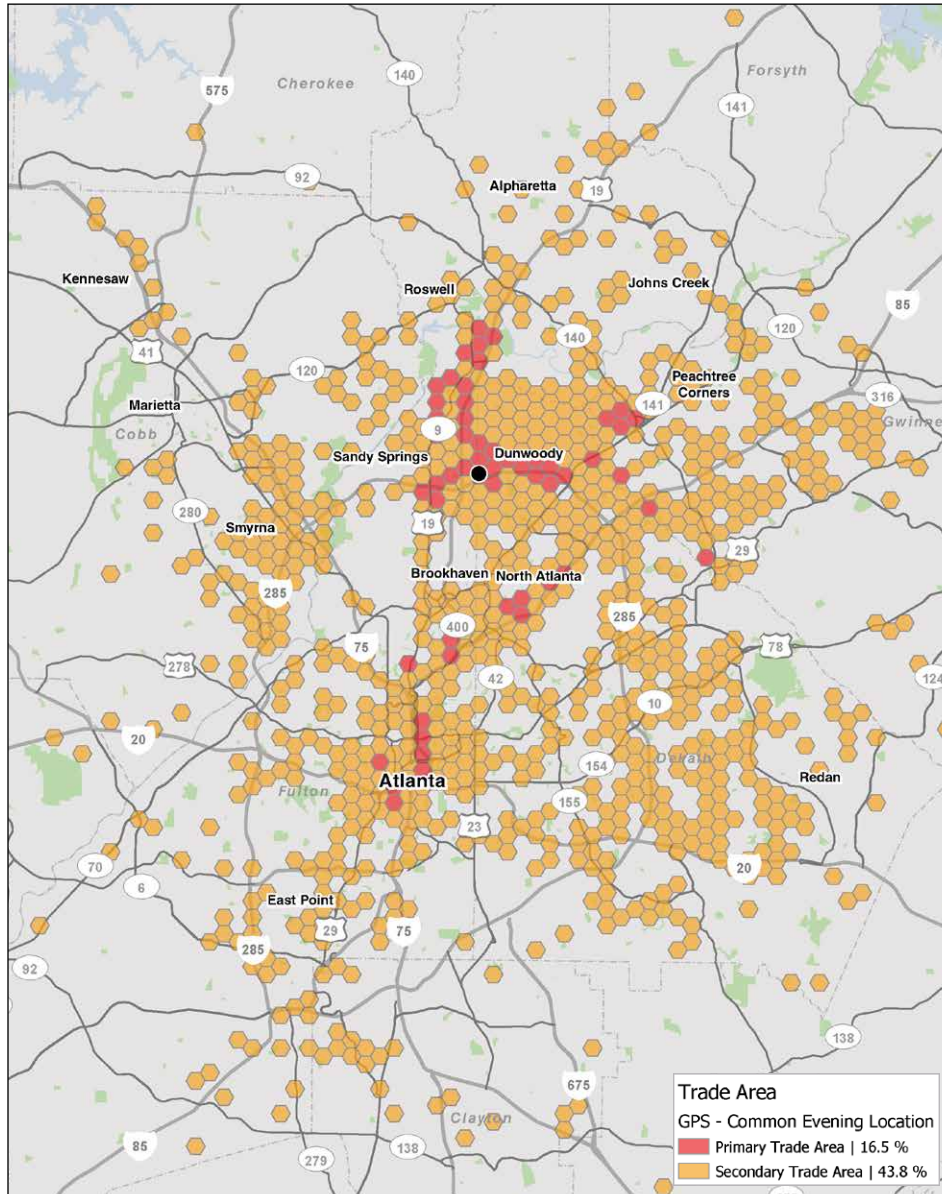
1 PLAN - LOWER HAMMOND RETAIL
 LOD4.B3-A SCALE: 3/64" = 1'-0"

PLAZA RETAIL



1 PLAN - PLAZA RETAIL
LOD4.01-B SCALE: 3/64" = 1'-0"

TRADE AREA



Population

2017 Total Population	1,375,685
2022 Total Population	1,461,136
2010 Total Population	1,252,097
2017 Group Quarters Population	34,687
2010-2017 Population: Annual Growth Rate	1.31%
2017-2022 Population: Annual Growth Rate	1.21
2017 Male Population	677,734
2017 Female Population	697,950
2017 Median Age	33.3

Households

2017 Total Households	573,980
2022 Total Households	611,382
2017 Owner Occupied Housing Units	223,920
2017 Median Home Value	\$221,507

Population By Race

2017 White Population	526,769	38.29%
2017 Black/African American Population	588,720	42.79%
2017 American Indian/Alaska Native Population	5,361	0.39%
2017 Asian Population	111,941	8.14%
2017 Pacific Islander Population	817	0.06%
2017 Other Race Population	98,513	7.16%
2017 Hispanic Population	210,295	15.29%

Educational Attainment

2017 Population Age 25+: Less than 9th Grade	46,392	5.12%
2017 Population Age 25+: 9-12th Grade/No Diploma	58,660	6.47%
2017 Population Age 25+: High School Diploma	153,030	16.89%
2017 Population Age 25+: GED/Alternative Credential	21,608	2.38%
2017 Population Age 25+: Some College/No Degree	161,896	17.87%
2017 Population Age 25+: Associate's Degree	62,270	6.87%
2017 Population Age 25+: Bachelor's Degree	244,310	26.96%
2017 Population Age 25+: Graduate/Professional Degree	157,986	17.43%

Income

2017 Average Household Income	\$79,494
2017 Median Household Income	\$52,378
2017 Per Capita Income	\$33,374

Business

2017 Total (NAICS11-99) Businesses	64,941
2017 Total (NAICS11-99) Employees	941,383
2017 Total Daytime Population	1,682,088
2017 Daytime Population: Workers	1,021,726
2017 Daytime Population: Residents	660,362



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