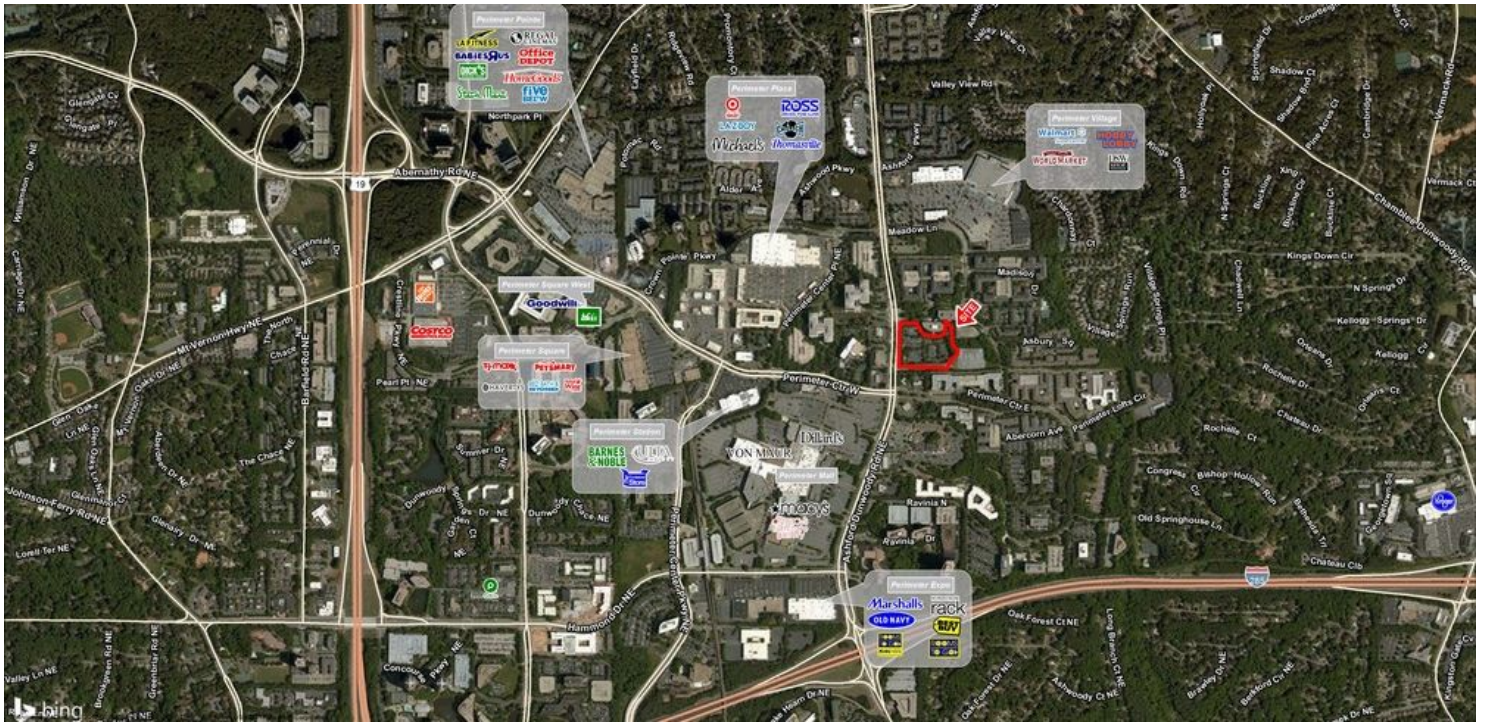


STERLING POINTE

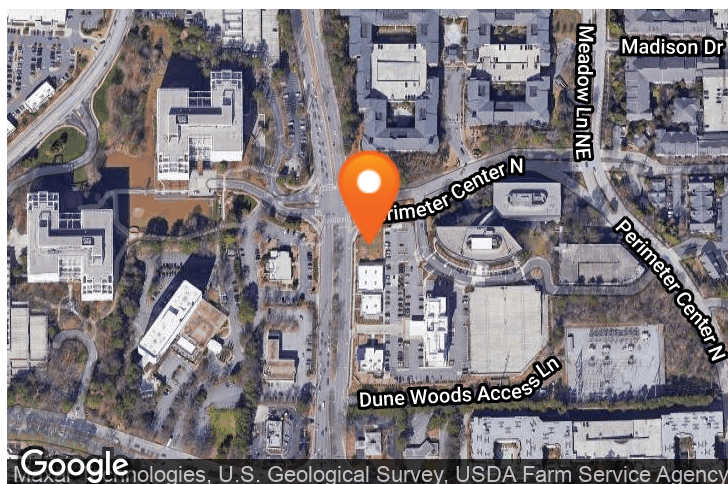
Southeast Corner of Ashford Dunwoody Rd & Perimeter Center N - Dunwoody, GA 30346

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Over 4,500 nearby hotel rooms and within Atlanta's #1 office market with over 29 million SF of office space and over 125,000 employees in a 3-mile radius



PROPERTY HIGHLIGHTS

- 6,000 SF site available for sale
- Surface parking: 250 Spaces -- Parking deck: 421 Spaces
- Maximum restaurant size is 2,350 SF within a potential two tenant building
- Signalized access and a right in/right out off Ashford-Dunwoody Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,608	103,000	240,304
Daytime Population	38,784	179,605	304,364
Average Household Income (\$)	113,714	123,878	123,800

EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434
 DREW LEWIS • drew.lewis@tscg.com • 770.955.2434



STERLING POINTE

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Red Pepper Taqueria	10,000 SF
B	Corner Bakery	4,000 SF
C	Sleep Number	4,024 SF
D	My Eye Lab	2,500 SF
E	-	6,000 SF

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