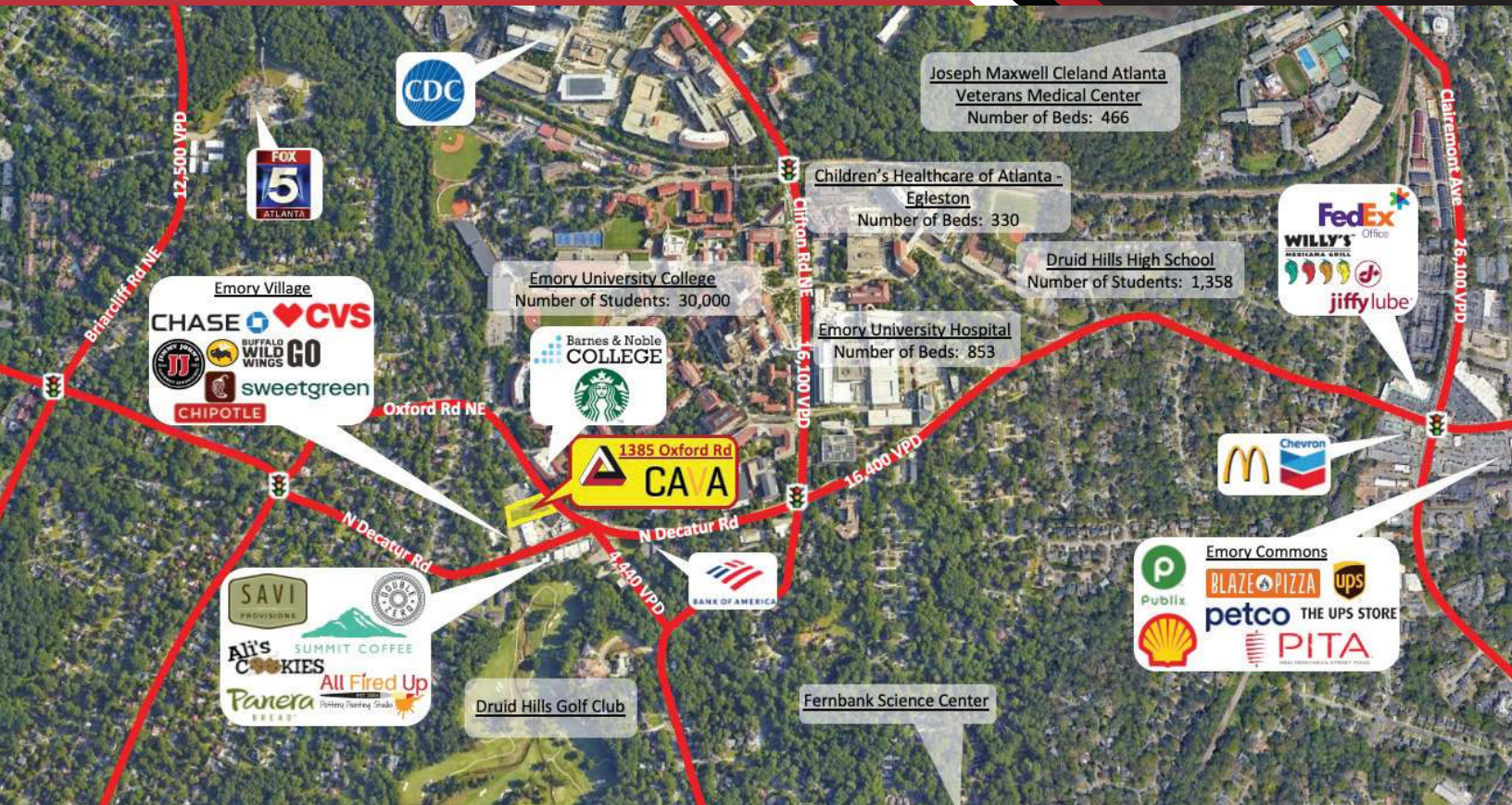


EMORY VILLAGE



1385 OXFORD RD

1385 Oxford Rd NE, Atlanta GA 30306



DEMOGRAPHICS

1 MILE

12,086
Estimated population

141,274
Estimated daytime population

\$199,564
Average household income

4,276
Households

3 MILE

151,139
Estimated population

225,381
Estimated daytime population

\$171,861
Average household income

70,829
Households

5 MILE

439,477
Estimated population

691,824
Estimated daytime population

\$152,645
Average household income

212,653
Households

DRIVE TIME POPULATION

5
Min 14,927

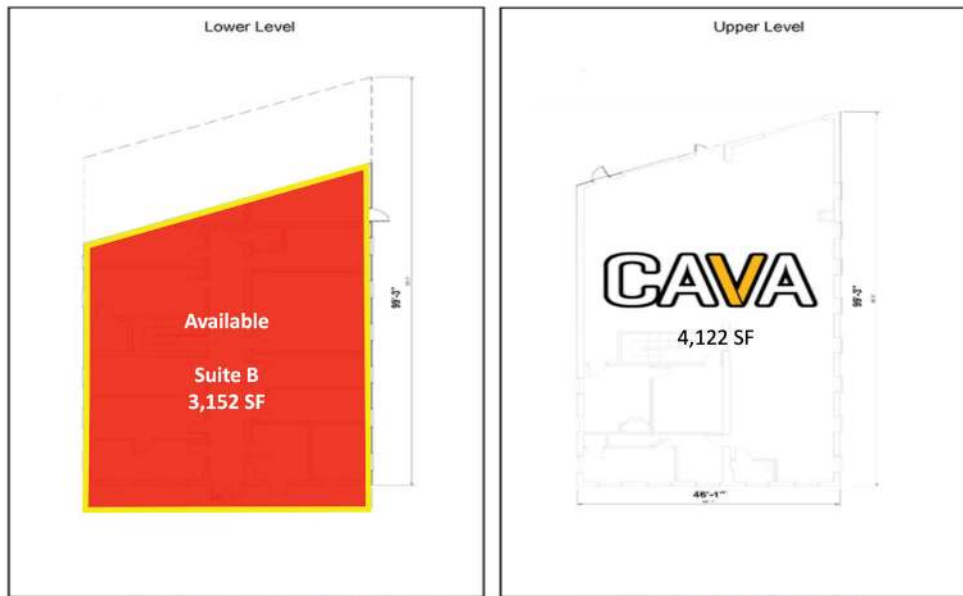
10
Min 97,930

15
Min 278,112

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE
Suite A	CAVA Grill	4,122 SF
Suite B	Available	3,152 SF



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HIGHLIGHTS

- 3,152 SF of retail office space available for lease.
- In the heart of Emory College University Campus with over 30,000 students currently enrolled.
- Across the street from Emory University Barnes & Noble Bookstore and Starbucks.
- Average household income is \$199,564 within 1 mile of the property.
- Nearby retailers include CAVA, Jimmy John's, Chipotle, CVS, Chase Bank, Sweetgreen, Starbucks, Buffalo Wild Wings GO, and Panera Bread.
- Potential mural opportunity for branding.
- Visibility from North Decatur Rd.



4,440 on Oxford Rd NE
16,400 on N Decatur Rd



Full access from Decatur Rd.



Mural opportunity available.



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Flanagan | robyn@dartretail.com