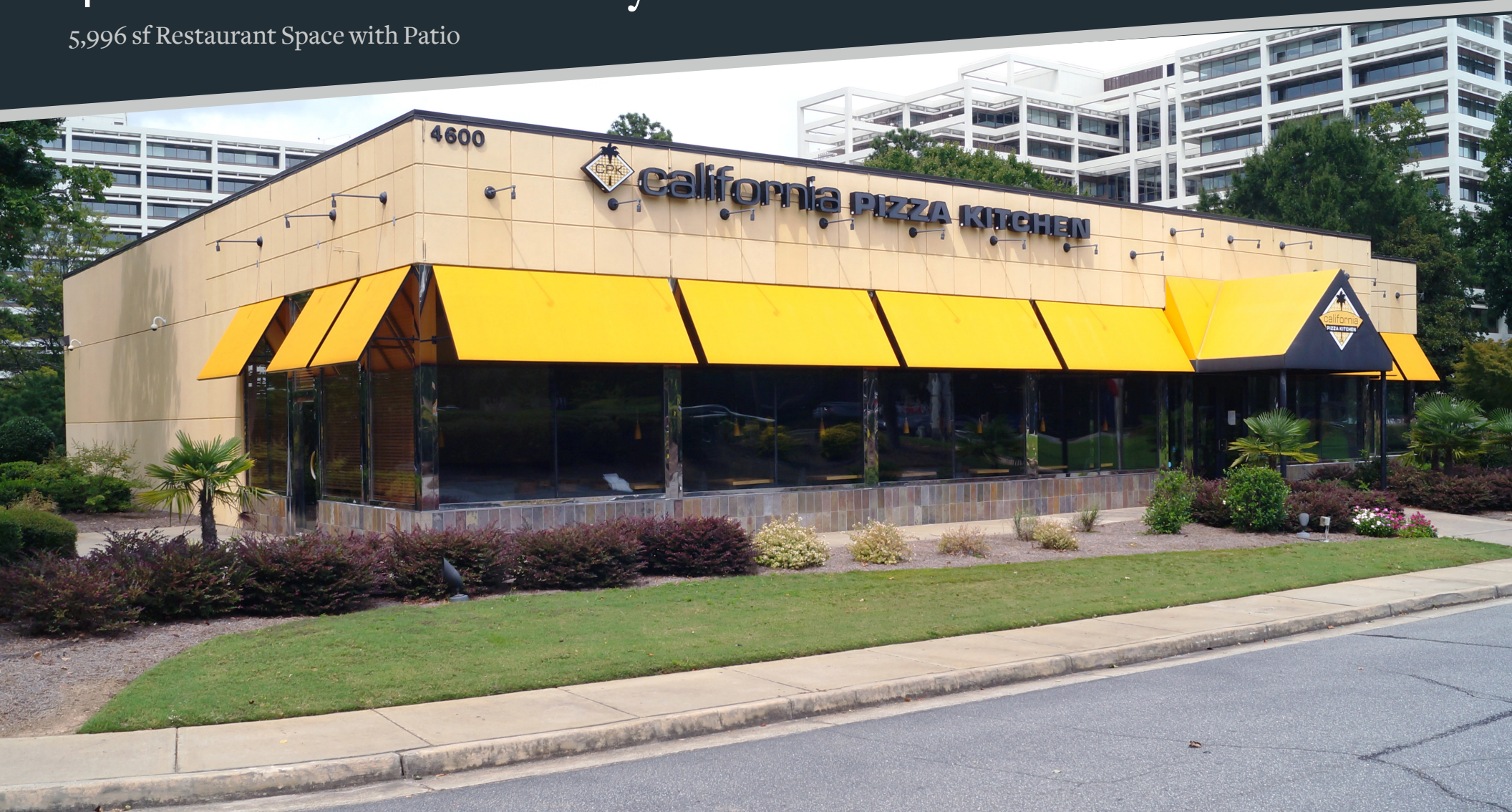


AVAILABLE FOR LEASE

# 4600 Ashford Dunwoody Rd

5,996 sf Restaurant Space with Patio



FRASER GOUGH

770.956.8383

[fraser.gough@retailplanningcorp.com](mailto:fraser.gough@retailplanningcorp.com)

BENTON GREEN

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RPC



FOR LEASE

4600 Ashford Dunwoody Rd

Atlanta, GA 30346

5,996 SF

RESTAURANT SPACE

RPC

## PROPERTY HIGHLIGHTS

- 5,996 sf restaurant space with patio
- 100 dedicated parking spaces
- Located in the premier retail node of Perimeter Center.
- Perimeter Center is located north of Atlanta proper, and lies within three cities: Dunwoody, Sandy Springs, and Brookhaven. It is one of metro Atlanta's largest business districts, and one of the largest edge cities in the United States, comprising over 29 million square feet of office space, 6 million square feet of retail space, and 40,000 residents.
- Close proximity to Perimeter Mall, Perimeter Expo, Perimeter Station, Perimeter Place, Perimeter Square and Perimeter Village

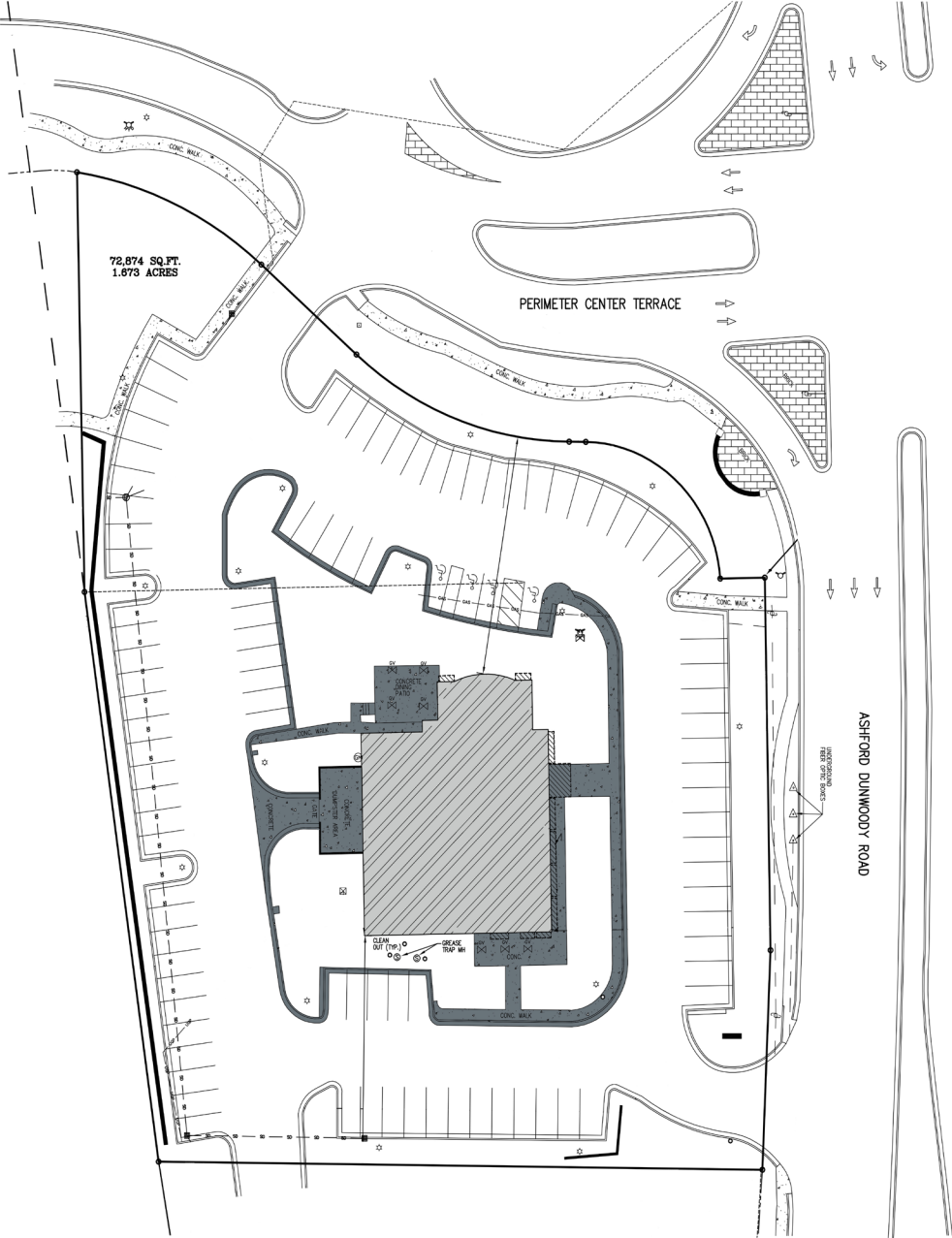
# Site Plan

72,874 sf  
1.63 acres

Monument Sign  
15.3 +/- ft

5,996 sf ft Restaurant  
with Patio

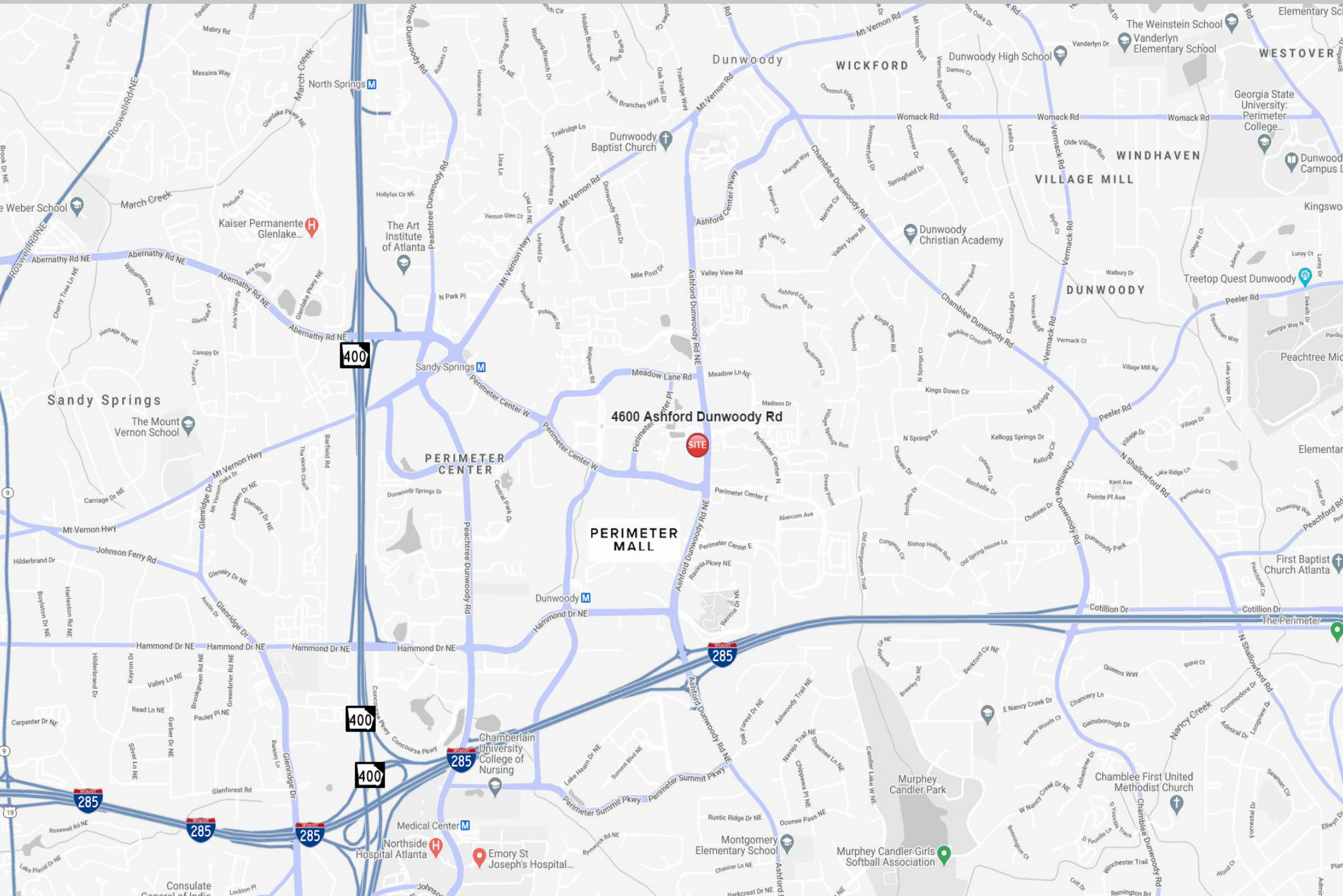
100 Parking Spaces



# Market Aerial



# Location Map





## 2020 Demographics

### 1 Mile Radius

17,140 Population	8,810 Households	\$121,040 Avg HH Income	34,741 Daytime Pop
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### 3 Mile Radius

111,539 Population	53,402 Households	\$130,289 Avg HH Income	120,173 Daytime Pop
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### 5 Mile Radius

244,514 Population	108,282 Households	\$140,997 Avg HH Income	180,152 Daytime Pop
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### 10 Mile Radius

998,747 Population	430,927 Households	\$128,840 Avg HH Income	762,907 Daytime Pop
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## ATLANTA OVERVIEW

In March of 2017, the US Bureau of Labor Statistics reported that Atlanta had the highest rate of job growth of the 12 largest metros in the country between March of 2016 and March 2017. The manner in which this growth has taken place validates the overall health and vibrancy of the economy. For example, the overall increase was not artificially supported by significant growth in one major industry – other than the Information, Education, and Financial sectors, Atlanta experienced growth in excess of national rates in all major industry sectors that are present within the city. Similarly, this growth was not merely a one-time occurrence – Atlanta has now recorded year-over-year employment gains each month for over the last six years, demonstrating sustainable, established growth. Furthermore, Atlanta has experienced year-over-year growth in excess of the national rate in every month since September 2012.

Low living and business cost continue to boost job and population growth in Atlanta. In recent decades, Atlanta has drawn some of the strongest in-migration in the country. Many employers have openly stated that moving all or a portion of their operations to Atlanta saved them millions, without having to sacrifice access to high-quality labor.

The presence of the well-connected Hartsfield-Jackson International Airport helps seal the deal for potential residents and companies, including Mercedes-Benz and State Farm., which have recently relocated major operations to the metro. Atlanta's status as a transportation and logistics hub also helped attract Norfolk Southern.

Metro Atlanta is home to 26 Fortune 1000 companies and 221 of the nation's fastest growing private companies (Inc. 5000), metro Atlanta is a premier location for corporate headquarters and benefits from a diversified and growing economy.

An aerial photograph of Atlanta, Georgia, showing a dense urban skyline with numerous skyscrapers and modern buildings. In the foreground, a large, multi-level highway interchange with green landscaped medians is visible. The sky is bright blue with scattered white clouds. The overall scene depicts a vibrant, modern metropolitan area.

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## HEADQUARTERED IN METRO ATLANTA

### Sandy Springs

- BCD Travel
- United Parcel Service
- Arby's
- Mercedes-Benz
- Graphic Packing
- Focus Brands
- Inspire Brands
- Newell Brands
- Cox Communications

### Dunwoody

- International Hotel Group
- Atlanta Journal Constitution
- APEX Systems
- Peachford Hospital
- Southeastern Data

### Brookhaven

- AT&T Mobility
- The Weather Channel
- Atlanta Hawks Training Facility



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Owned By:



Leasing:

