

Intown Freestanding Opportunity next to CHOA's \$1.5B Campus

2562 Briarcliff Road, Atlanta, GA 30329

4,000 SF for Lease



PROPERTY HIGHLIGHTS

- 4,000 SF freestanding building located at the NWC of North Druid Hills Rd and Briarcliff Rd
- Prominent frontage, visibility and exposure to over 69,600 VPD
- Located adjacent to Children's Healthcare of Atlanta new \$1.5B Brookhaven Campus
- Full access via North Druid Hills Rd in addition to full access via Briarcliff Road
- Top panel on the pylon sign
- Emory is proposing a similar \$1B mixed-use/medical campus at Executive Park to be developed over the next 15 years

- Ample parking - 39 parking spaces (9.75 spaces per 1,000 SF)
- The 2M SF Arthur Blank Hospital (446 patient beds) is estimated to open in September 2024. The CHOA Brookhaven campus is estimated to employ over 6,000 people onsite when fully occupied.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population Density	15,348	63,130	127,034
Average HH Income	\$105,000	\$118,170	\$129,091
Daytime Employment	10,227	69,399	239,024

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick@highpoint-realestate.com - 770.462.0055



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SITE PLAN



Address	Status	Square Footage
2562 Briarcliff Road	Available	4,000 SF



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No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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Village at Druid Hills

- TARGET
- WILLY'S MEXICANA GRILL
- CHI CHI VEGAN
- T-MOBILE
- SMALLCAKES
- tropical CAFE SMOOTHIE
- TIN DRUM ASIAN KITCHEN
- SportClips HAIRCUTS
- Walgreens
- BURGER KING

CVS
TARGET

TACO BELL

Chick-fil-A
Arby's

QT

Brighten Park Shopping Center

- Panera BREAD
- CAVA
- Guitar Center
- LIDL
- DOLLAR GENERAL
- STARBUCKS COFFEE
- NAVY FEDERAL Credit Union
- MOE'S SOUTHWEST GRILL
- The UPS Store ups
- DOLLAR TREE

Legend:

- Hospitals
- Office Space
- Mixed
- Parking