

1397 Oxford Road NE, Atlanta, GA 30322

Emory University Opportunity

Available:
Sale
Ground Lease
BTS



LOCATION OVERVIEW

Located within the walkable Emory Village community, directly across from Emory University



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	13,078	140,358	424,019
Average HH Income	\$168,787	\$137,937	\$125,264
Daytime Population	3,213	33,017	247,209

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick@highpoint-realestate.com • 770-462-0055

PROPERTY HIGHLIGHTS

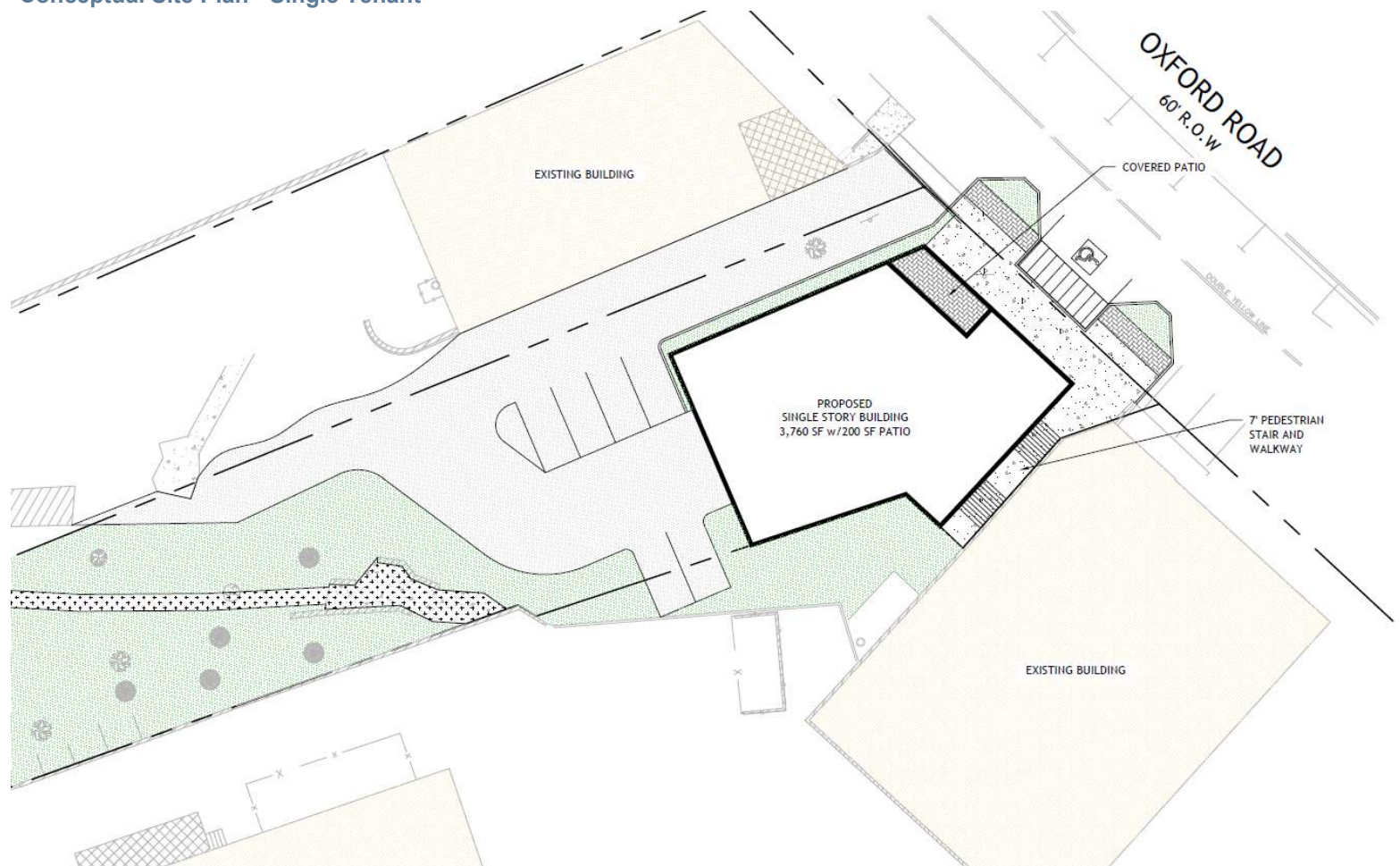
- 0.47 acre redevelopment opportunity
- Zoned C-1 (Emory Village Overlay / Druid Hills Historic District)
- Excellent visibility and frontage to Oxford Road
- Walkable access to over 15,000 students and 1,600 faculty
- On-site surface parking
- Full access via Oxford Road
- Adjacent national co-tenancy: Chipotle, Chase Bank, Buffalo Wild Wings, Panera Bread, CVS and Jimmy John's
- Dense and affluent residential population with average annual household income exceeding \$168,000
- Emory University 751-bed Hospital (106,000 annual patients), Children's Healthcare of Atlanta 295-bed Egleston Hospital (11,000 annual patients) and Centers for Disease Control (15,000 employees) provide consistent daily traffic

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Conceptual Site Plan - Single Tenant



Conceptual Rendering



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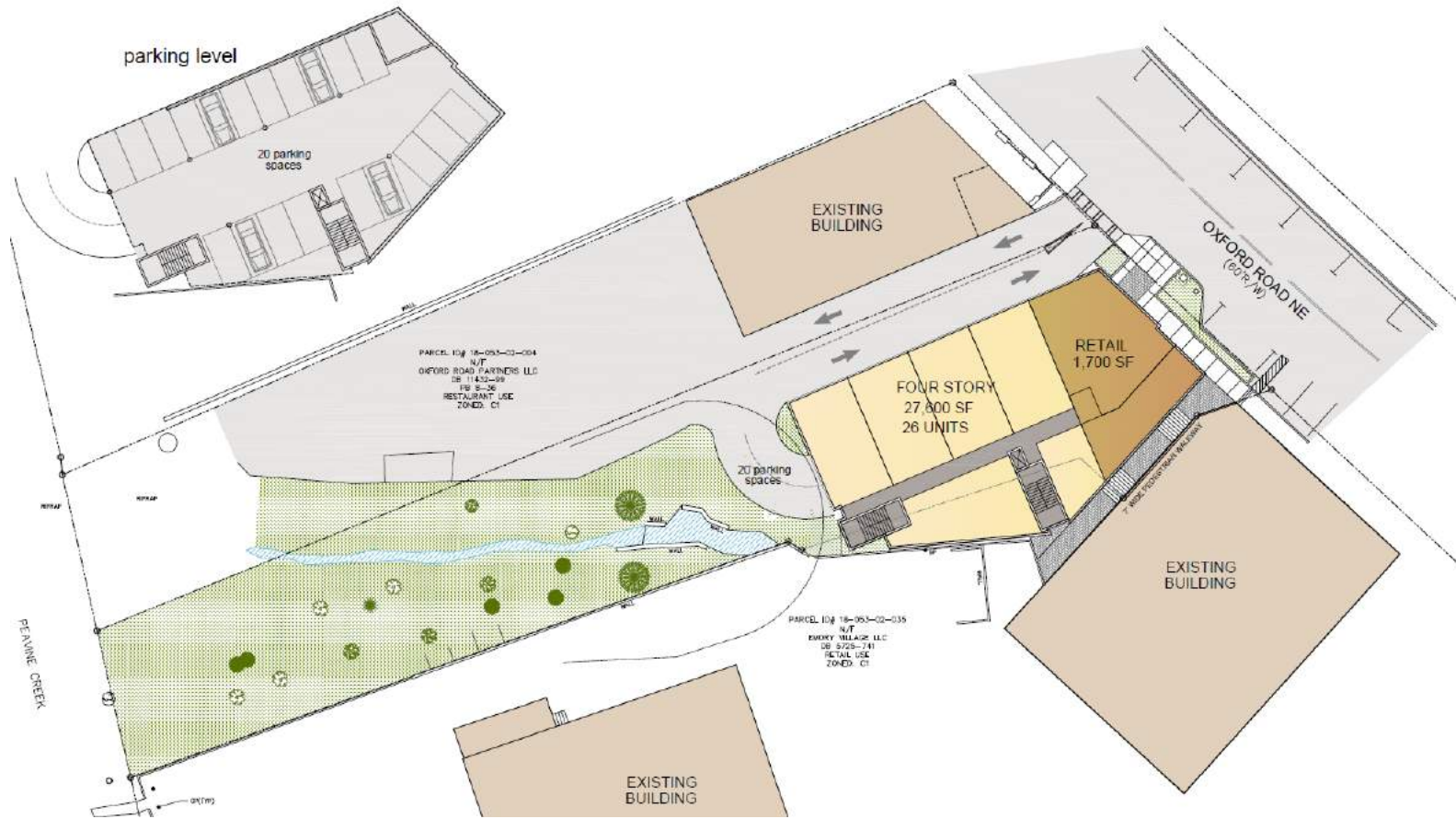
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Conceptual Site Plan - Mixed Use



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Conceptual Rendering - Mixed Use



Conceptual Rendering - Mixed Use



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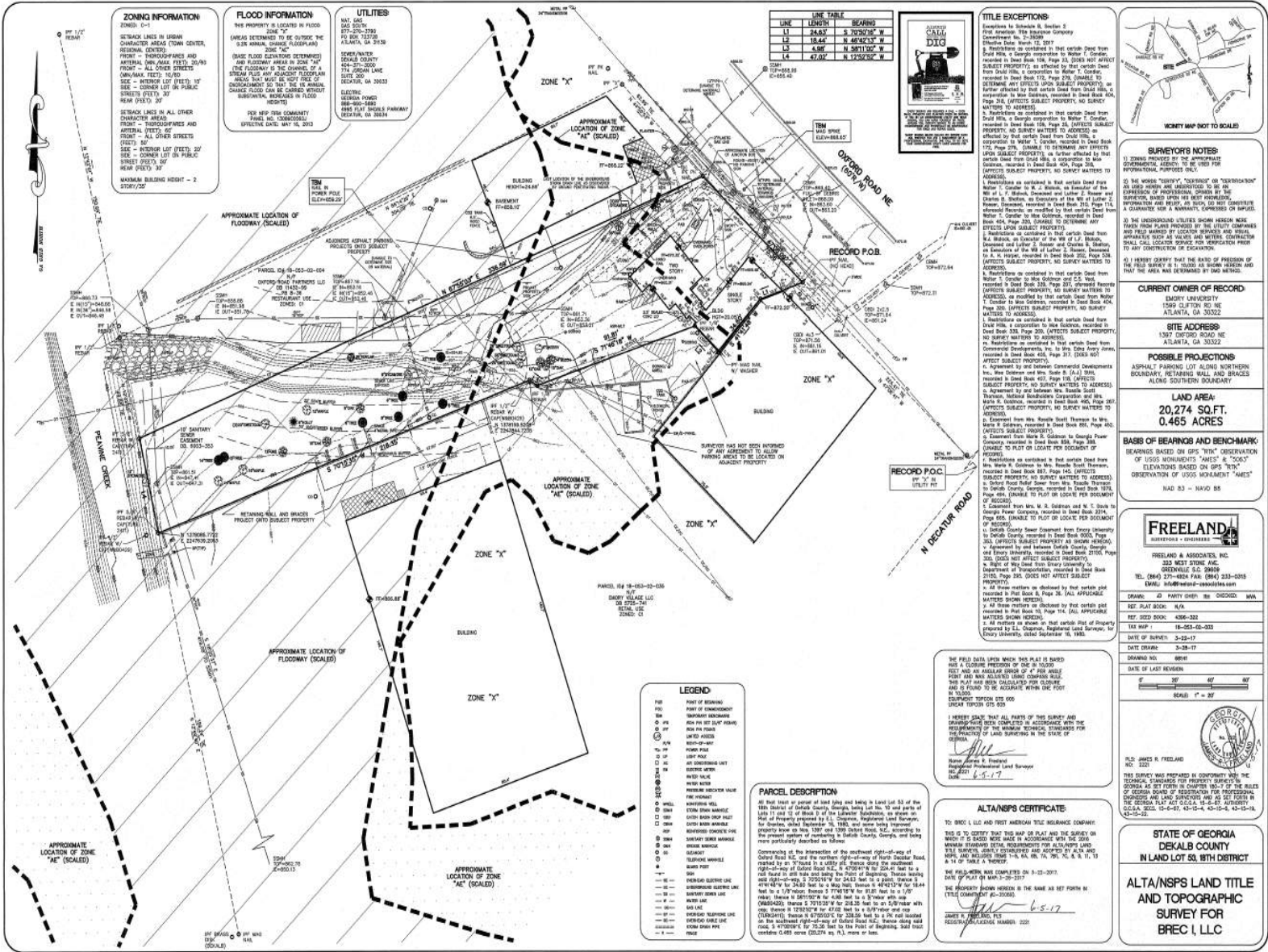
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Emory University Pad Opportunity

Survey



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