

The Sembler Company has developed a 452,000 s.f. multi-anchored mixed-use development in the heart of the central Perimeter submarket of Atlanta - one of the most dynamic office, retail and residential submarkets in the southeastern United States. This award winning project is located on Perimeter Center West at Perimeter Center Parkway near Perimeter Mall. This site also includes more than 550 residential units and enjoys convenient access to I-285 and the Sandy Springs MARTA station.



PROPERTY PHOTO

POPULATION WITHIN:

3 miles: 78,256
5 miles: 203,162
7 miles: 413,812

AVERAGE HOUSEHOLD INCOME:

3 miles: \$ 96,547
5 miles: \$ 94,844
7 miles: \$ 94,648

TRAFFIC COUNT:

Superior vehicular access from Perimeter Center West and Crown Pointe Parkway - both of which are served by the heavily traveled Ashford-Dunwoody Road (70,330 vehicles per day).

TOTAL RETAIL SQUARE FOOTAGE:

99% leased, 2 spaces available

ANCHORS:

SuperTarget
Loehmann's
Ross Dress For Less
Office Max
Drexel Heritage / Henredon

CONTACT:

For leasing information contact Steven St. Paul at 404.847.1800 or Steven.StPaul@sembler.com



Unit	Tenant	Size (SF)
1500	Ten Thousand Villages	1,950 sf
1525	Beal Bank	1,297 sf
1550	Quick Weight Loss	1,547 sf
1575	Swirl Yogurt	1,321 sf
1600	Doc Green's	2,402 sf
1700	Panera Bread	5,100 sf
1710	Bank of America	6,780 sf
1800	Carters Childrens Wear	4,400 sf
1810	Management Office	1,380 sf
1820	Unique Threading	1,340 sf
2000	La-Z-Boy	14,080 sf
2100	Ross Dress for Less	30,168 sf
2200	Target	184,585 sf
2300	Loehmann's	25,000 sf
2500	Nail Talk	4,000 sf
2700	Available	4,000 sf
2800	Carriage Cleaners	1,200 sf
2900	Cold Stone Creamery	1,500 sf
3000	Famous	1,500 sf
9992	PNC Bank	4,127 sf
9994	Applebee's	5,322 sf
9997	LeeBrant Jewelers	--
9998	AMLI Apartments	--
9999	The Manhattan Condos	--
1000A	Busy Body	2,710 sf
1000B	Artifil Eye	2,248 sf
1275A	Chipotle Mexican Grill	2,400 sf
1275B	Shane's Rib Shack	2,600 sf
1275C	Robek's	1,000 sf
1275D	Five Guys	2,500 sf
1275E	Verizon Wireless	4,500 sf

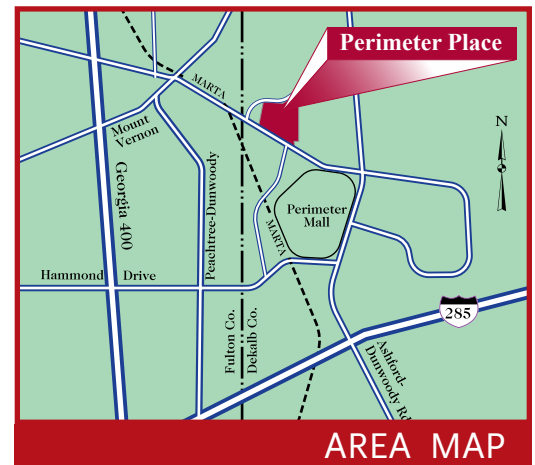
Unit	Tenant	Size (SF)
100	Carrabba's	5,909 sf
200	Outback Steakhouse	6,351 sf
300	Cheeseburger in Paradise	7,022 sf
401	Henredon Furniture	17,372 sf
402	Drexel Furniture	19,217 sf
450	OfficeMax	18,200 sf
501	Nutrition House	2,400 sf
502	Available	2,400 sf
600	Tin Drum Asian Café	2,200 sf
700	Taco Mac	6,500 sf
800	Mimi's Café	6,700 sf

Unit	Tenant	Size (SF)
900	Insidesign	9,589 sf
1010	Available	3,320 sf
1030	Salon II	1,680 sf
1100	Available	2,200 sf
1110	Il Boutique	2,200 sf
1200	Jos A Bank	4,400 sf
1250	Jewelry Artisans	2,400 sf
1300	Fleming's Steakhouse	6,941 sf
1400	Boneheads	2,800 sf
1425	Savri Formalwear	1,200 sf
1450	Ali Cookies	1,199 sf

SITE OVERVIEW



PROPERTY PHOTO



AREA MAP