

# PERIMETER VILLAGE

4724 Ashford Dunwoody Rd, Atlanta, GA 30338



**OFFICE AVAILABLE | UP TO 9,950 SF**




## PROPERTY HIGHLIGHTS

- ◆ Up to 9,950 SF (can subdivide), bright and open space, perfect opportunity for a real estate, physical therapist, or financial services office
- ◆ A true turn-key opportunity close to both residential and commercial clientele
- ◆ Reception desk and waiting area, 15 enclosed offices, 5 open work spaces, conference room, printer/supply room, and break room/kitchen area
- ◆ Located within Perimeter Village Shopping Center, convenient to Dunwoody, Sandy Springs, and Brookhaven
- ◆ The center serves both residential and commercial populations, with daytime population close to 200,000 people 3 miles from the site

## PROPERTY OVERVIEW

Perimeter Village offers a prime location in the **heart of Dunwoody**, one of Atlanta's most sought-after suburban communities. Situated within the larger **Central Perimeter submarket**, boasting nearly 30 million SF of office space housing major corporations and headquarters operations, the property is strategically positioned to draw customers.

## AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	16,755	109,490	250,568
 <b>HOUSEHOLDS</b>	7,978	51,783	109,652
 <b>AVG HH INCOME</b>	\$138,078	\$165,650	\$172,356

Ackerman Retail

**SUZANNE SHANK**

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**COURTNEY BRUMBELOW**

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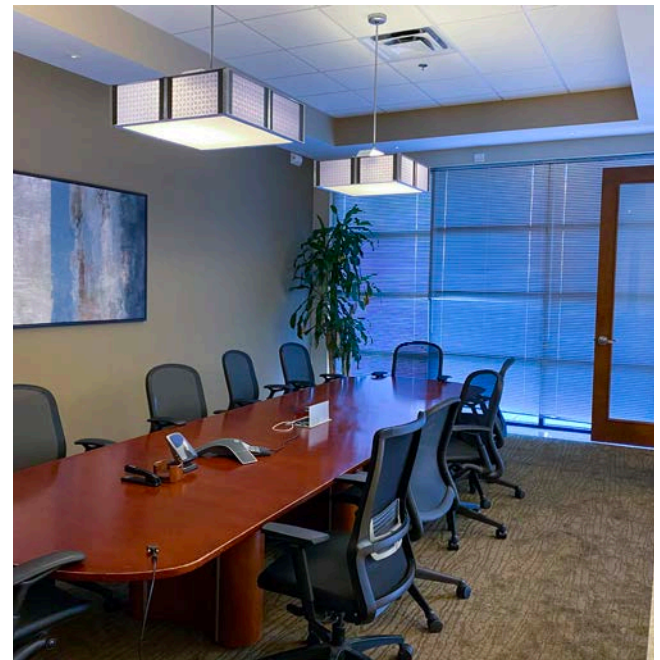
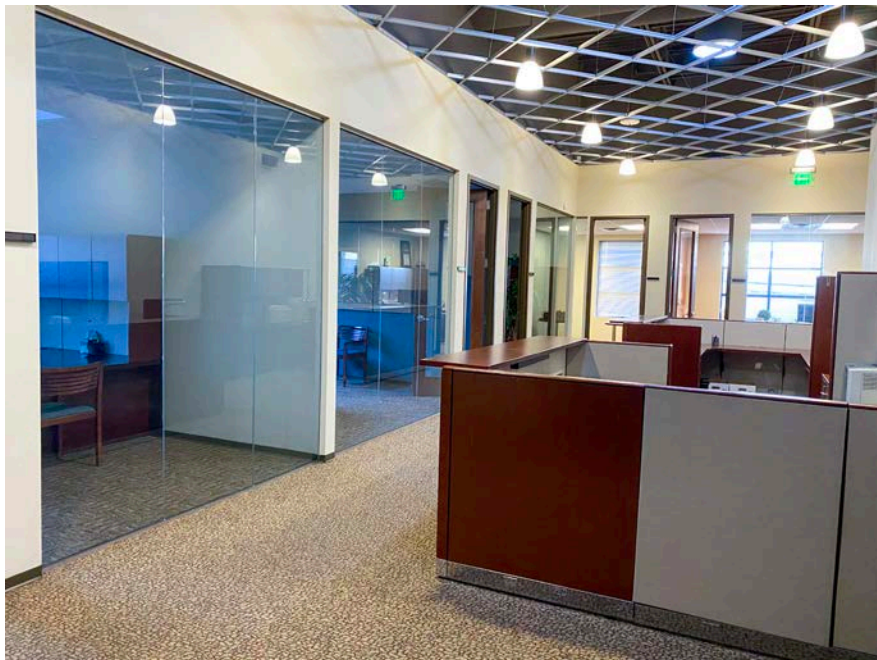
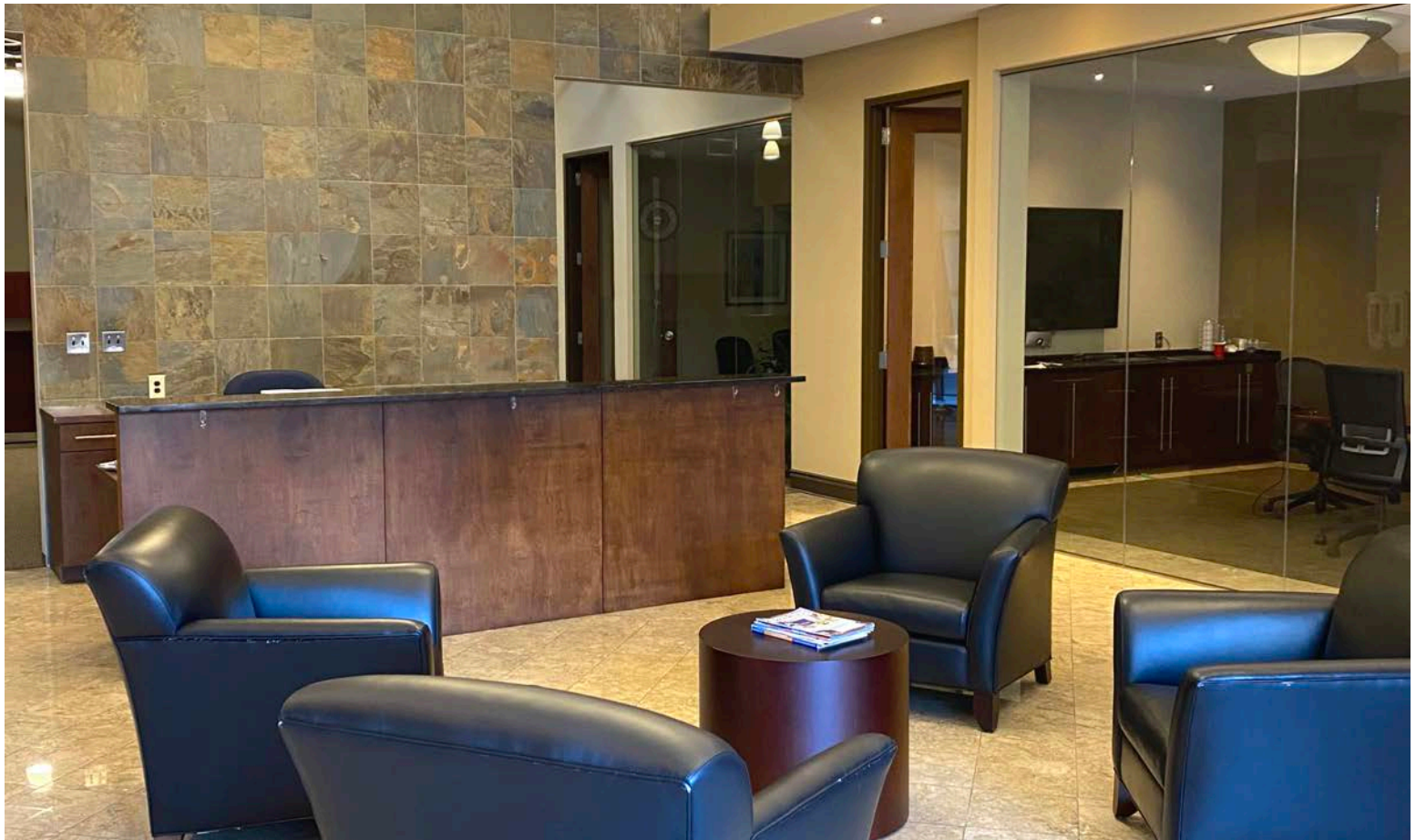
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 **KIMCO**  
REALTY

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**AVAILABLE**

STE	TENANT	SIZE
OFC	AVAILABLE	9,950
1	Olive Garden	8,252
2	Another Broken Egg Cafe	2,973
3	Tastee Spoon	2,973
4	Paragon Health	4,213
5	America's Best	4,213
6	Party City	11,933
7	DSW Shoe Warehouse	19,920
8	Carter's	4,960
9	OshKosh	3,440
10	Petland	6,600

STE	TENANT	SIZE
11	AVAILABLE	18,260
12	Walmart	183,500
13	The Bird	3,300
14	Nail Talk	1,640
15	Perimeter Bottle Shop	3,900
16	Viceroy Restaurant	3,000
17	Hobby Lobby	40,000
18	Taki Japanese Steak House	7,200
19	AVAILABLE	1,500
20	AVAILABLE	1,500

STE	TENANT	SIZE
21	AVAILABLE	3,000
22	Atlanta Beauty & Barber Academy	6,000
23	Poke Bar	1,200
24	Wok Provisions	1,800
25	Skin Affair	1,200
26	United States Post Office	4,000
27	Jason's Deli	5,083
28	Salon Lofts	4,475
29	AVAILABLE	5,086
30	J. Alexander's	8,500
31	AVAILABLE	7,000

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