Park Place

4505 Ashford Dunwoody Rd NE, Atlanta, GA



EDENS

PARK PLACE
SITE PLAN



NO.	RETAILERS	SF
100	Future Available	3,105
110	Simply South	7,461
130	Available	8,511
140	Available	3,517
150	Van Leeuwen Ice Cream	1,389
160	Available	7,737
170	Cafe Intermezzo	3,754
180	Balance Salon	1,500
190	Available	1,170
200	Nail 5th Lounge	3,000
210	Available	3,809
220	Eclipse di Luna	4,950
230	Available	4,344
240	McKendrick's	7,150
250	Available	1,115
260	Prime Health	2,513
270	Available	1,867
300	Sola Salons	8,042
350	Zarminali	5,700



PARK PLACE

TRADE AREA

CENTER HIGHLIGHTS

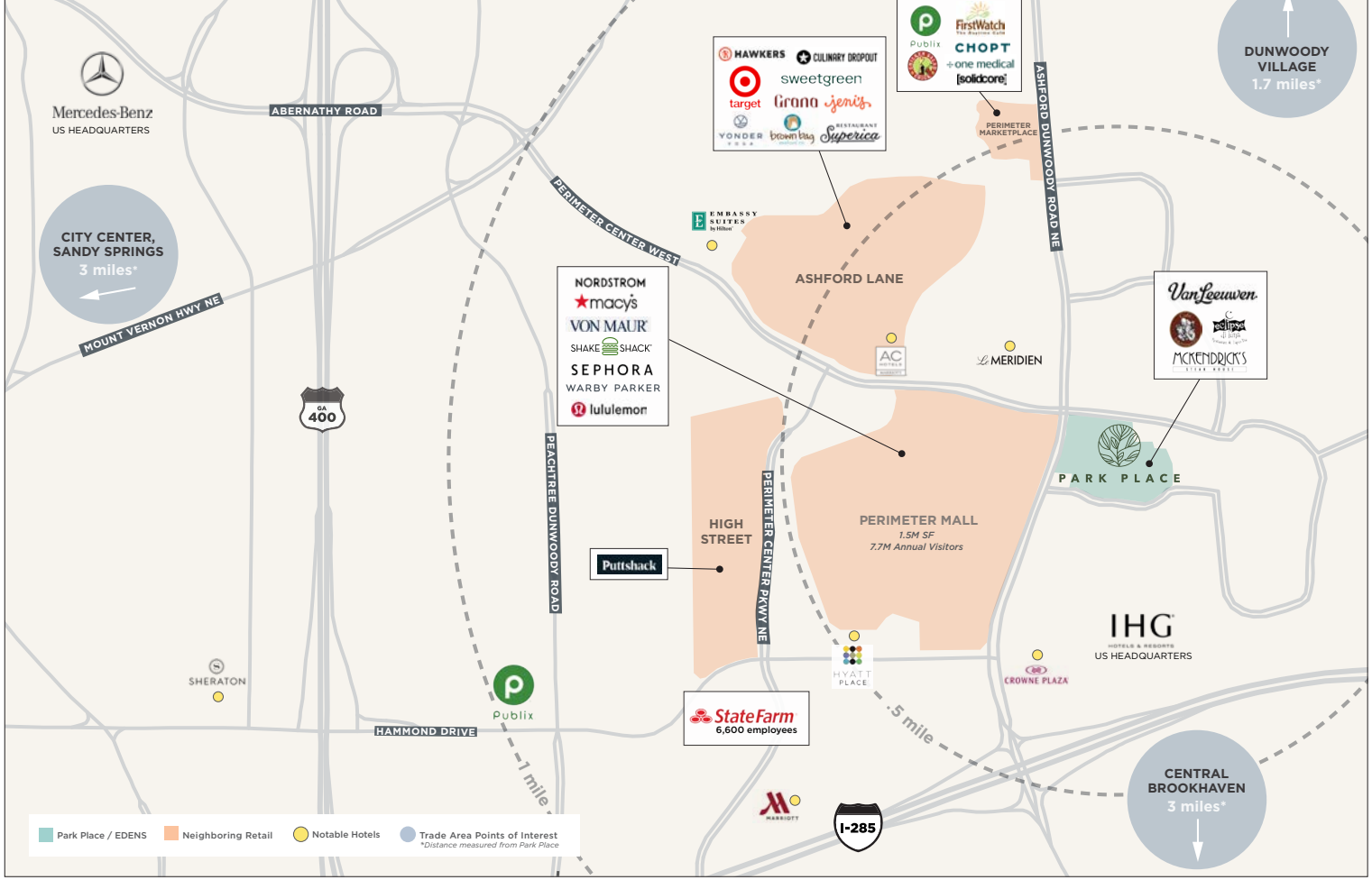
Central Perimeter is one of the largest office markets in metro Atlanta with **230k** employees in the immediate area, consisting of 30 million square feet.

Affluent residential communities within 5-mile trade area, surrounding home values averaging **$635k**

Within 2 miles from the site, there are more than **4,700 hotel rooms** in over 26 hotel properties, driving nighttime trips and demand for every day needs.

Trade area beginning to transform from traditional retail offering to elevated and engaged retail experiences, supporting evolution into a 24-7 destination.









Mark Doster | 770.569.2176 | mdoster@edens.com

PARK PLACE

EDENS REDEVELOPMENT EXAMPLES

PLANNED UPGRADES

Courtyard Re-Design & Activation
Bringing life and energy to the heart of the project.

Updated Facades & Center Improvements
Freshened lighting, landscaping, customer walkways and more.

New Construction of additional Retail & Restaurant Space along Ashford Dunwoody Road.

Opportunistic re-merchandising and leasing upgrades, of the existing 82,000 SF of retail & restaurants.





Mark Doster | 770.569.2176 | mdoster@edens.com

PARK PLACE
TRADE AREA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,417	118,264	258,977
Households	9,330	53,664	111,384
Daytime Pop.	46,984	211,810	346,027
Avg. HH Income	$165,295	$175,461	$180,871
Education Attn.+	78.21%	74.16%	66.20%



Mark Doster | 770.569.2176 | mdoster@edens.com