

Lenox Square



25,000 SF For Lease

3393 Peachtree Rd NE #1003
Atlanta, GA 30326

Coming Fall 2018



Lenox Square



The Opportunity

- 25,768 SF plaza and market level retail space
- 10'11" foot ceiling heights
- Dedicated retail entrance, stairwell, and elevator
- Retail space situated adjacent to food court
- Free, unlimited parking spaces
- Located within the heart of Buckhead
- Mall has 20 million visitors per year
- Multiple high profile signage opportunities



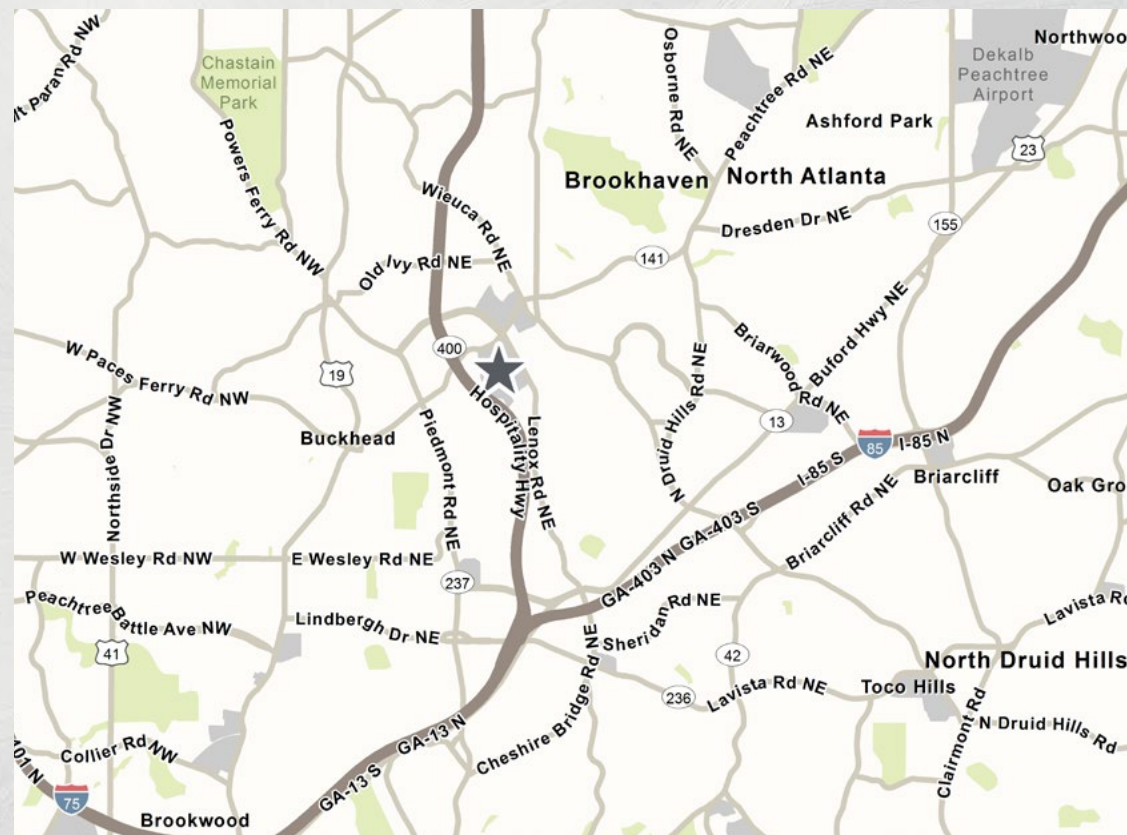
Buckhead Atlanta, GA

Unparalleled retail trade area

Lenox Square is the most iconic retail destination in the Southeast. Located next to the 9th wealthiest zip code in the United States, the project attracts 20 million visitors annually. Lenox is known for its enriched shopping experiences and is considered the prime retail and fashion destination in Georgia.

Lenox draws about 55,000 visiting shoppers each day. Employees and shoppers alike are treated to a bevy of shopping and dining experiences. The well-served retail landscape is anchored by two top performing super regional malls, Lenox Square and Phipps Plaza; which at over a combined 2.3 million square feet and 350 stores, represent the largest mall amenity in the Southeastern U.S.

Buckhead is one of the country's largest urban mixes-use development areas, combining office space, retail outlets, hotels, restaurants, entertainment spots, and high-rise residential units within its commercial core. The JW Marriott is attached to the property and complements other high-end hotels nearby including the Intercontinental, Mandarin Oriental, The Whitley, St. Regis, and Nobu Hotel (coming in 2020).



Buckhead Atlanta, GA

Powerhouse of potential

Situated in the heart of a strong day time population and robust and growing residential population with commanding demographics, Lenox Square's excellent location offers premier retail and restaurant opportunities to thousands of high-end residents and consumers in the Buckhead trade area.

The immediate area is home to some of the highest paid residents in the country at an estimated average household income of \$123,978 within a 10 minute drive time.

Demographics	5-mile	10-mile	15-mile
Total Population	302,898	1,088,734	2,029,192
Daytime Population	306,228	936,066	1,364,653
Total Households	143,620	471,787	817,132
Average Household Income	\$120,485	\$95,133	\$88,271
Median Age	34.8	34.7	35.3

Source: Esri 2017.



Strong market fundamentals

3rd

Atlanta ranks #3 in the nation among cities with the most Fortune 500 headquarters

457,000

Atlanta has added 457,000 new jobs since 2010

8,000,000

Projected Growth from 2015-2040 is 42% which is equal to 8 million people

5th

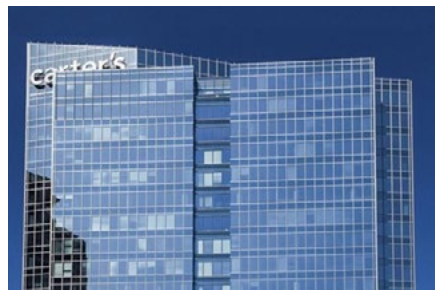
Millennials have the 5th highest average income adjusted for cost-of-living

A home of headquarters

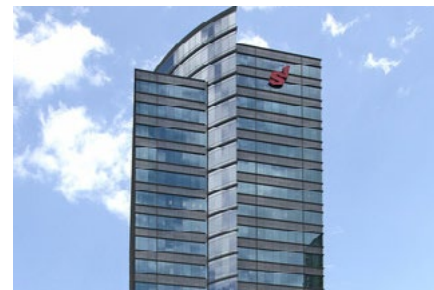
Buckhead is a strong commercial hub of the Atlanta area. Its superb transportation infrastructure anchored by the convergence of several major arterial roadways, two MARTA stations, an outstanding retail base. It's central location relative to Downtown, Midtown, Perimeter, and Alpharetta, has made it a highly desirable place to work.

- Buckhead had 23,724,751 SF of office buildings with 86.4 % occupancy in Q3 2017
- Buckhead had 8,755,671 SF of retail buildings with 95.4 % occupancy in Q3 2017
- Buckhead had 5,926 hotel rooms with 77.4% occupancy as of October 2017

Source, 2018 Buckhead Guidebook



Carter's



SAP



Mercedes-Benz



Piedmont Healthcare



Aaron's, Inc.



Spanx



Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable.



More than 60% of Urban Chic residents hold a bachelor's degree or higher. Residents are employed in white collar occupations—in managerial, technical, and legal positions.



Urban Chic residents are environmentally aware and actively recycle and maintain a "green" lifestyle. Residents eat organic foods, drink imported wine, and truly appreciate a good cup of coffee. In their downtime, they enjoy activities such as skiing, yoga, hiking, and tennis.

Source: Esri 2017.

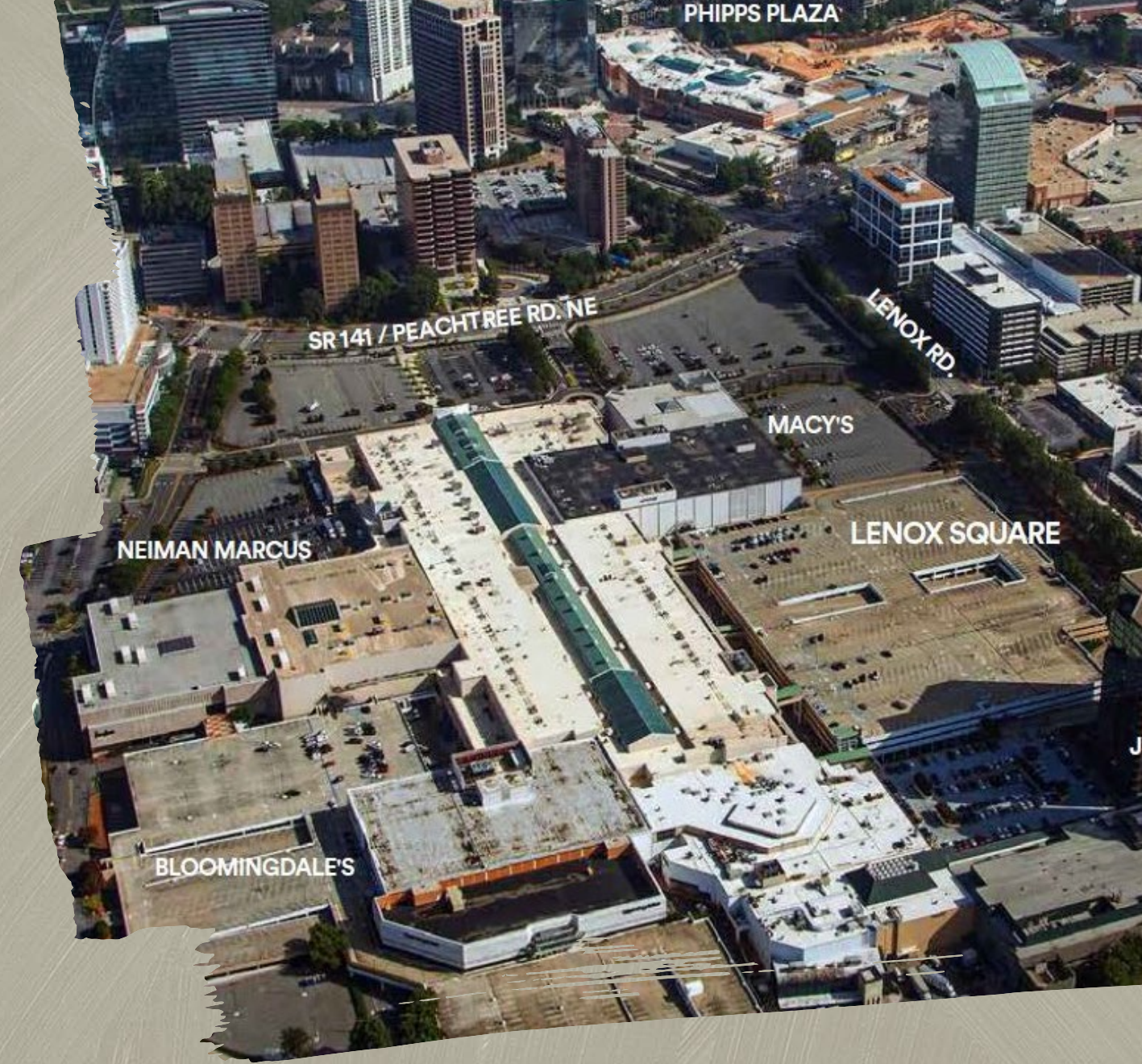
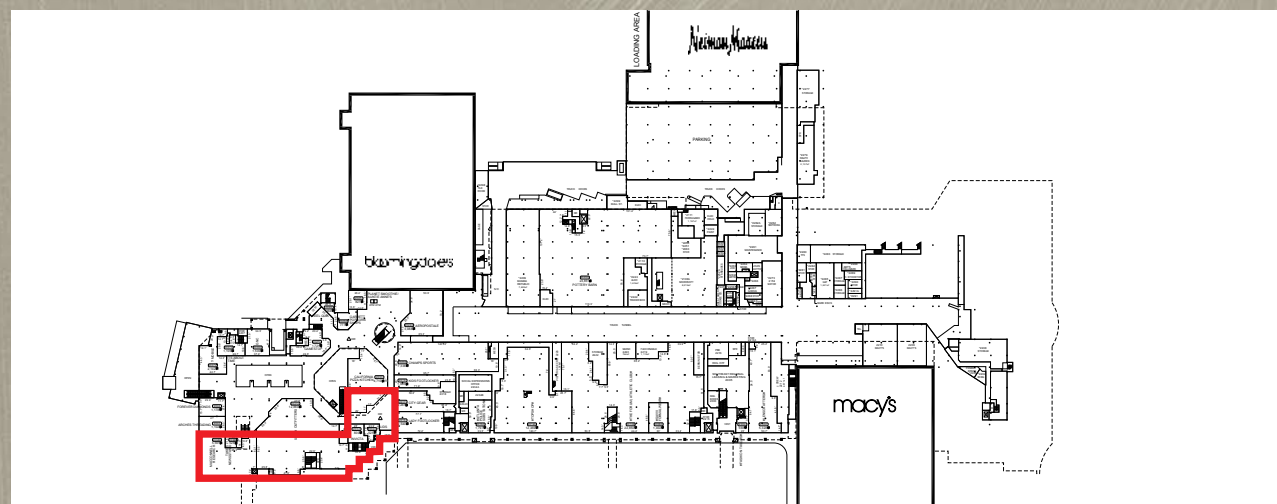
Urban Chic

Lenox Square

24/7 Environment

Lenox Square is at the iconic intersection of Peachtree Road and Lenox Road, one of the busiest intersections of the city, with over 66,000 vehicles per day. Located along S.R. 400 and near I-85, the center is easily accessible from any direction.

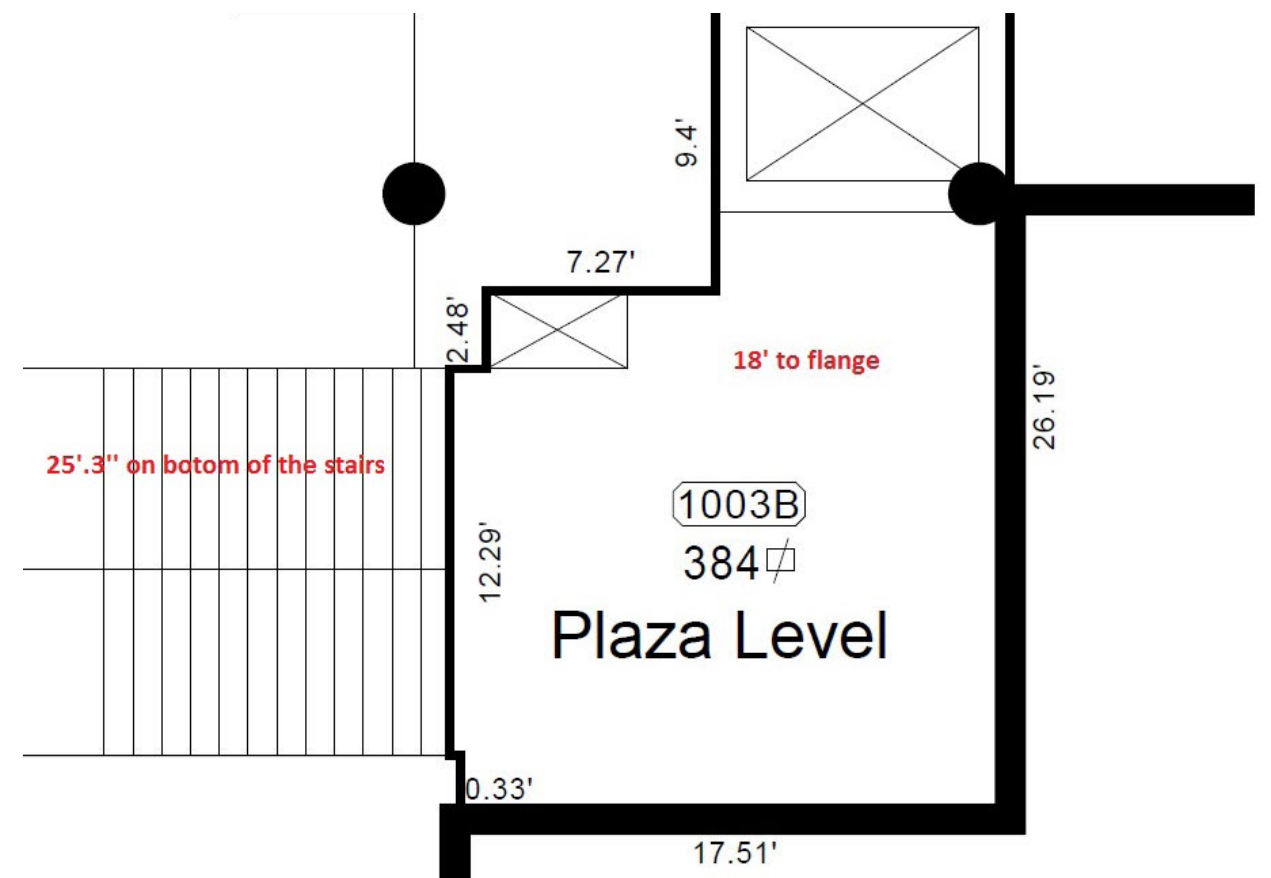
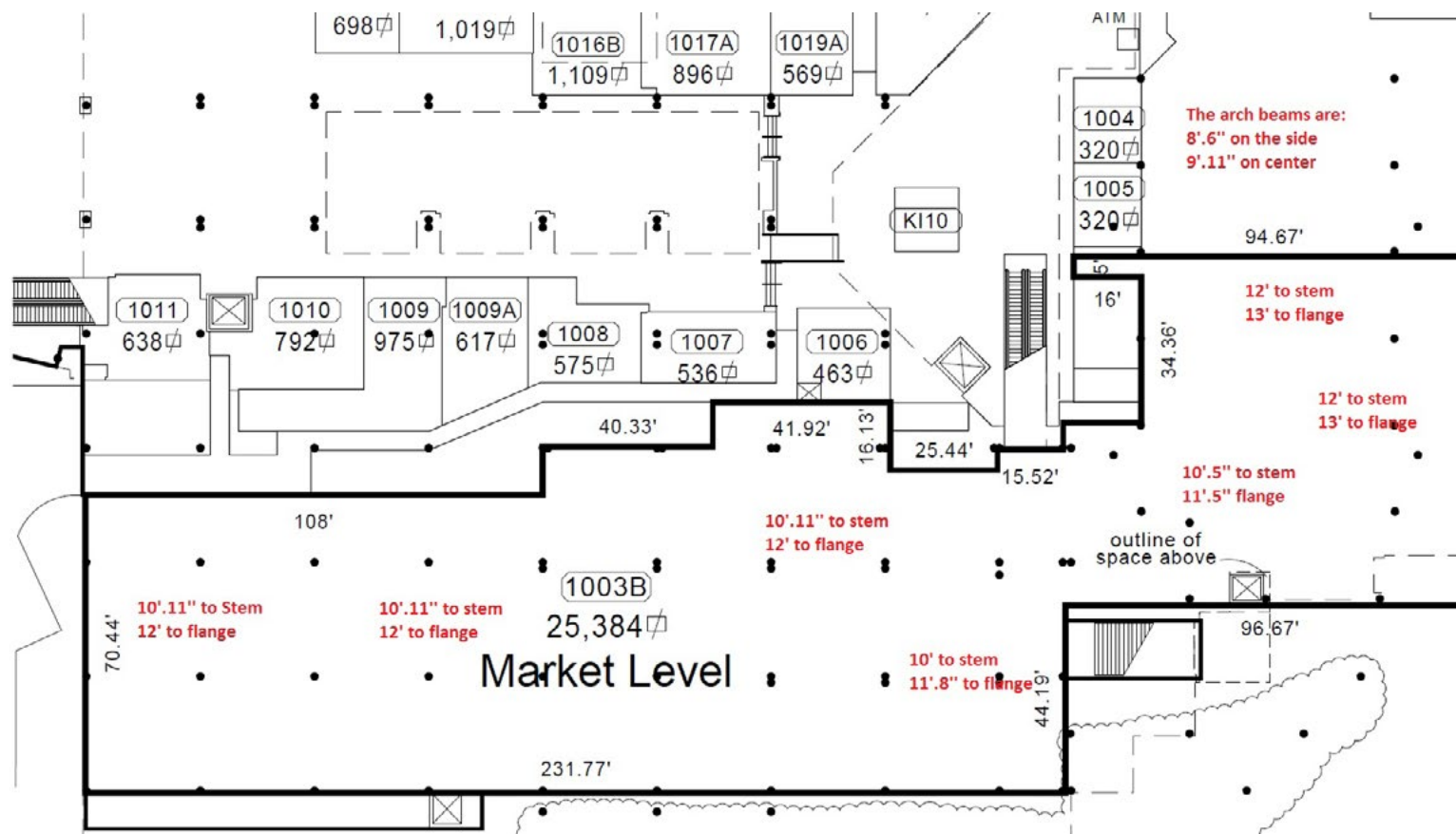
The Buckhead area boasts nearly 6,000 hotel rooms, 24 million square feet of office space, 2,846 new multifamily units since 2016, currently 1,305 units under construction, and approximately 8.7 million feet of retail.



*Access and
Visibility*

Market level

Plaza level



Floor Plan



*Achieve
Ambitions*

Intelligence to achieve your retail ambitions

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