

PERIMETER EXPO

1181 Hammond Dr, Atlanta, GA 30328



100% LEASED

PROPERTY HIGHLIGHTS

- Signalized access along Hammond Drive, a heavily traveled business corridor connecting Dunwoody and Sandy Springs
- Located directly next to State Farm's 1.7-million-square-foot headquarters
- Across the street from the \$2 billion mixed-use development High Street, and adjacent to the Dunwoody MARTA station
- Surrounded by nearly 30 million square feet of office space with over 160,000 daytime employees within three miles.

PROPERTY OVERVIEW

Perimeter Expo is in the heart of the **Central Perimeter submarket**, one of the premier suburban submarkets in metro Atlanta. The two-story, open-air retail center is surrounded by high-income neighborhoods, with an average household income of \$185,560 within five miles. The thousands of new apartments and townhomes recently developed or currently under construction in the immediate vicinity contribute to the strong demand for retail.

AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	14,621	116,452	269,146
 HOUSEHOLDS	7,666	53,723	118,496
 AVG HH INCOME	\$145,753	\$175,632	\$185,560

Ackerman Retail

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

COURTNEY BRUMBELOW

P: 770.913.3905

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Owned By
KIMCO
REALTY

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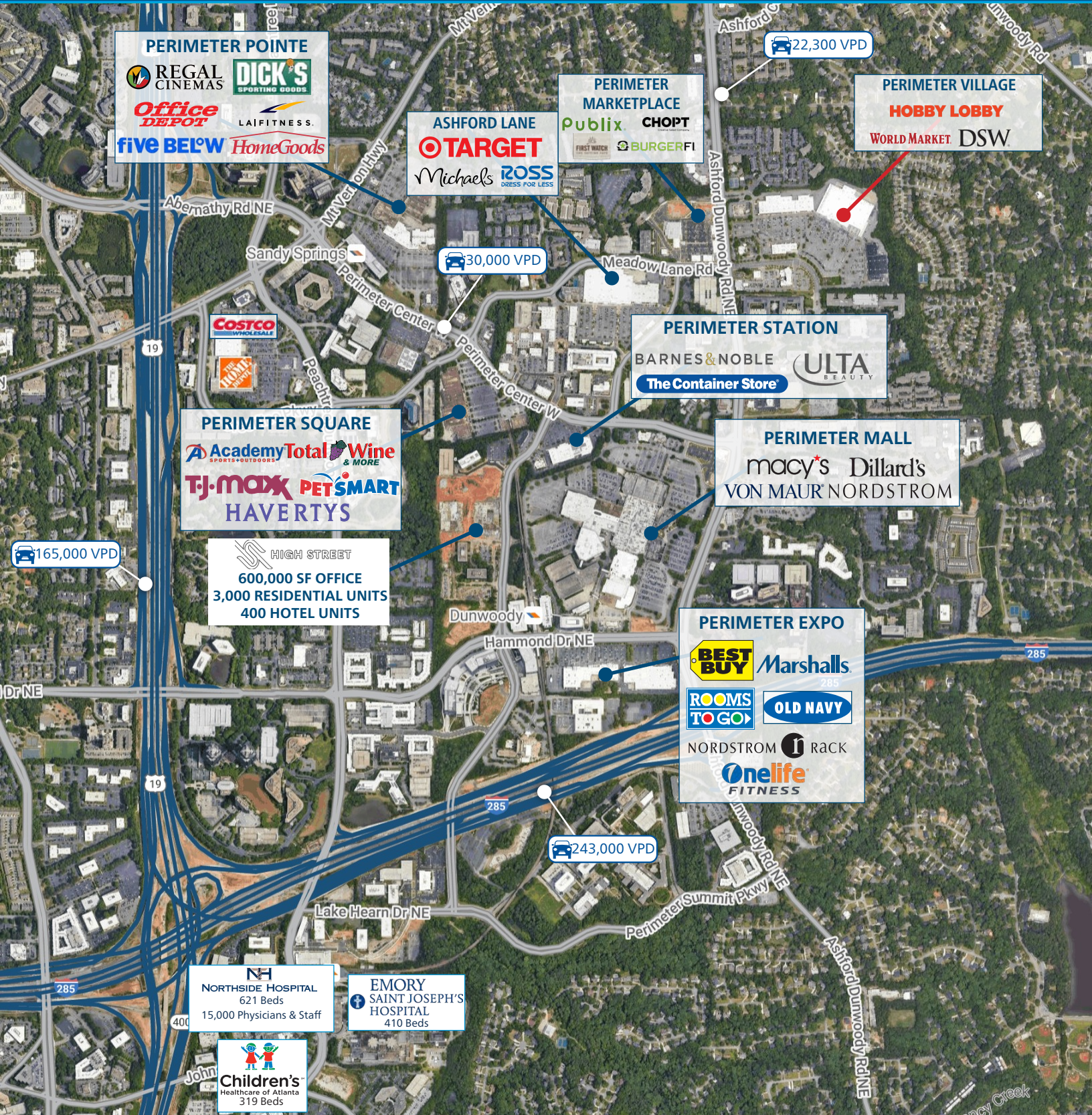
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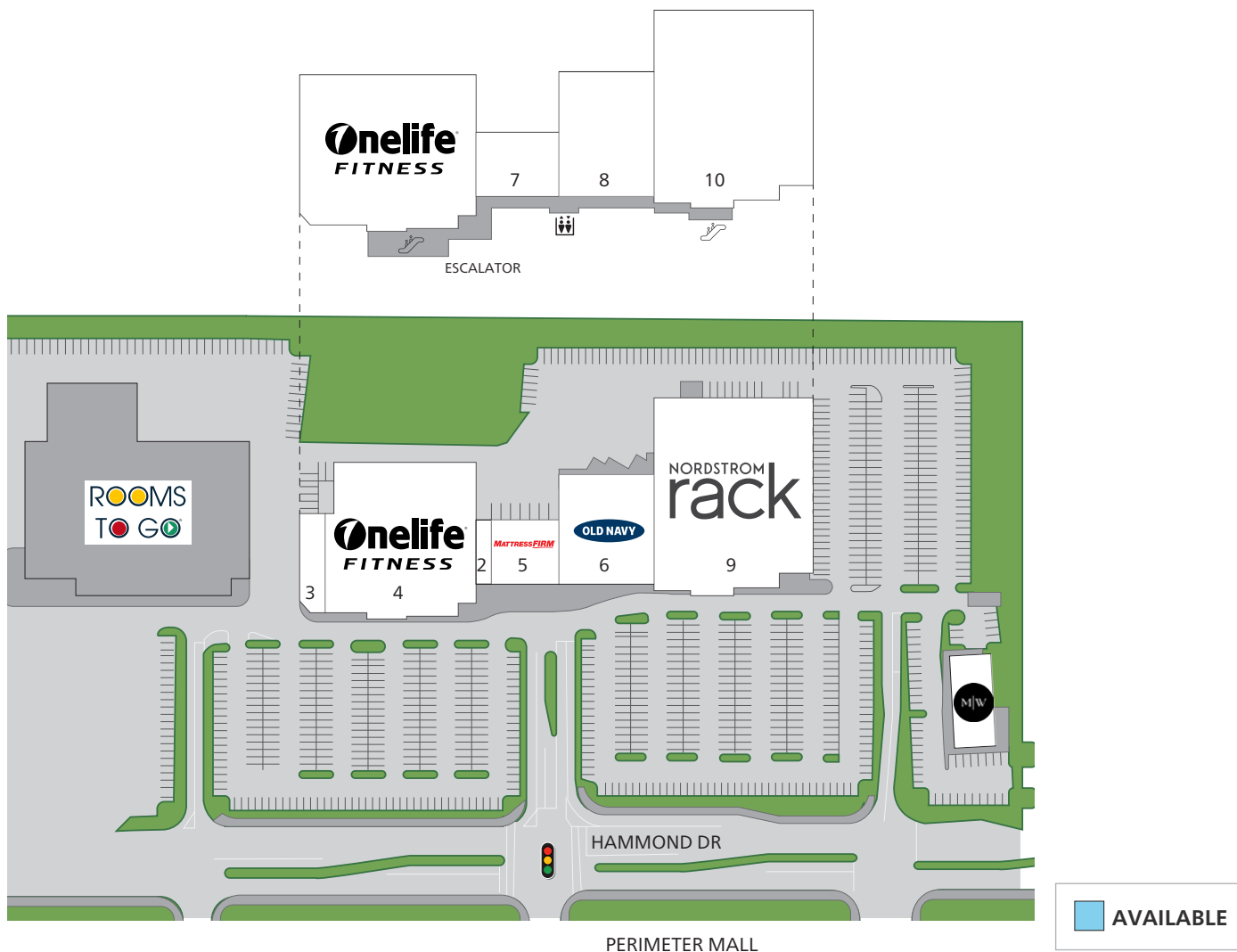
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STE	TENANT	SIZE
2	LUSH NAIL BAR	1,410
3	NEWK'S EATERY	3,919
4	ONELIFE ATLANTA FITNESS	53,851
5	MATTRESS FIRM	4,595
6	OLD NAVY	13,939
7	SALON STUDIOS	5,975
8	ROAM	14,348
9	NORDSTROM RACK	36,000
10	MARSHALLS	36,598
11	MEN'S WEARHOUSE	5,200



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