

FOR
LEASE

BRIAR VISTA

2153 Briarcliff Rd, Atlanta, GA 30329






SPACE AVAILABLE | 2,235 SF & 3,200 SF

PROPERTY HIGHLIGHTS

- **3,200 SF Restaurant corner space with covered patio available soon** and 2,235 SF inline space available
- Located at the signalized intersection of Briarcliff Rd & Lavista Rd, with 5 total access points
- Located near Emory University, the CDC, and two Childrens Healthcare of Atlanta Campuses
- Daytime population of over 460,000 people within 5 miles
- Excellent visibility and 280 surface parking spaces
- Anchored by Aquatots, with several strong local restaurants, retailers, and services



AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	14,520	143,152	414,235
 HOUSEHOLDS	7,209	69,743	202,816
 AVG HH INCOME	\$122,220	\$165,513	\$165,375

COURTNEY BRUMBELOW

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
1	BRIARCLIFF FRAME SHOP	3,900
2	JUDAICA CORNER	1,500
3	AVALON CATERING	800
4	MAKE IT FIT ALTERATIONS	800
5	SHOE REPAIR	800
6	AVAILABLE	2,235
7	AVALON CATERING	828
8	ST GERMAIN BAKERY	828
9	AVALON CATERING	1,600
10	SUSHI ITTO	2,100
11	EMBRACE WAX AND THREAD	1,400

STE	TENANT	SF
12	THAI CHILI CUISINE	3,700
13	NEEDLE NOOK	1,600
14	FOOT FITTER	1,400
15	FORMAGGIO MIO	2,100
16	KOSHER GOURMET	4,260
17	AQUA TOTS	6,875
18	RESTAURANT COMING AVAILABLE	3,200
19	JEWELRY STORE	640
20	VISTA BARBER SHOP	600
21	TOCO GRILL	800

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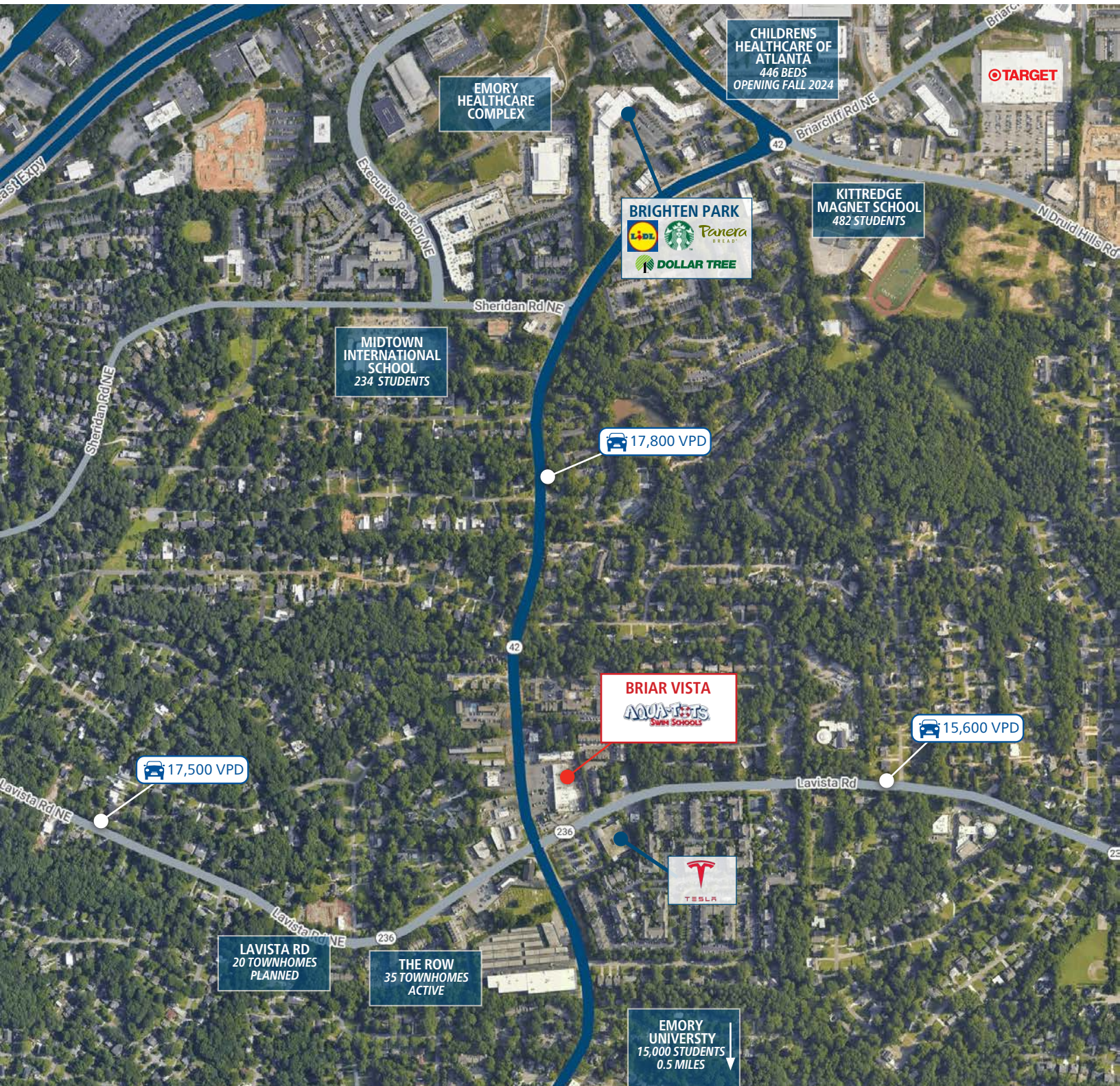
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