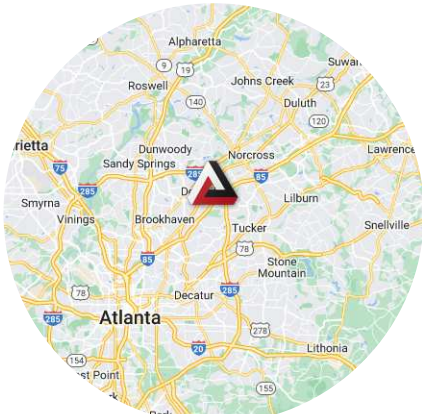




**MERCER ATLANTA - RETAIL SPACES AVAILABLE**

2960 Flowers Rd. S, Atlanta GA 30341



- ▲ Endcap Restaurant with patio opportunity - grease trap installed
- ▲ Located on Mercer University's Atlanta Campus off Chamblee Tucker Road, just inside the Atlanta Perimeter at I-85 and I-285.
- ▲ Mixed-use development with 124 student lofts and 8,329 SF of retail and restaurant space.
- ▲ In close proximity to the FBI - Atlanta Division offices (151,066 SF) and the District at Chamblee Office Park (240,966 SF).
- ▲ The campus extension serves the neighborhoods of Embry Hills, Henderson Mill, and Chamblee.

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	9,315	86,863	264,130
Households	4,081	35,319	114,881
Average HH Income	\$90,702	\$102,328	\$102,958
Daytime Population	5,395	55,579	135,964
	5 Min	10 Min	15 Min
Drivetime Population	16,400	130,047	399,284

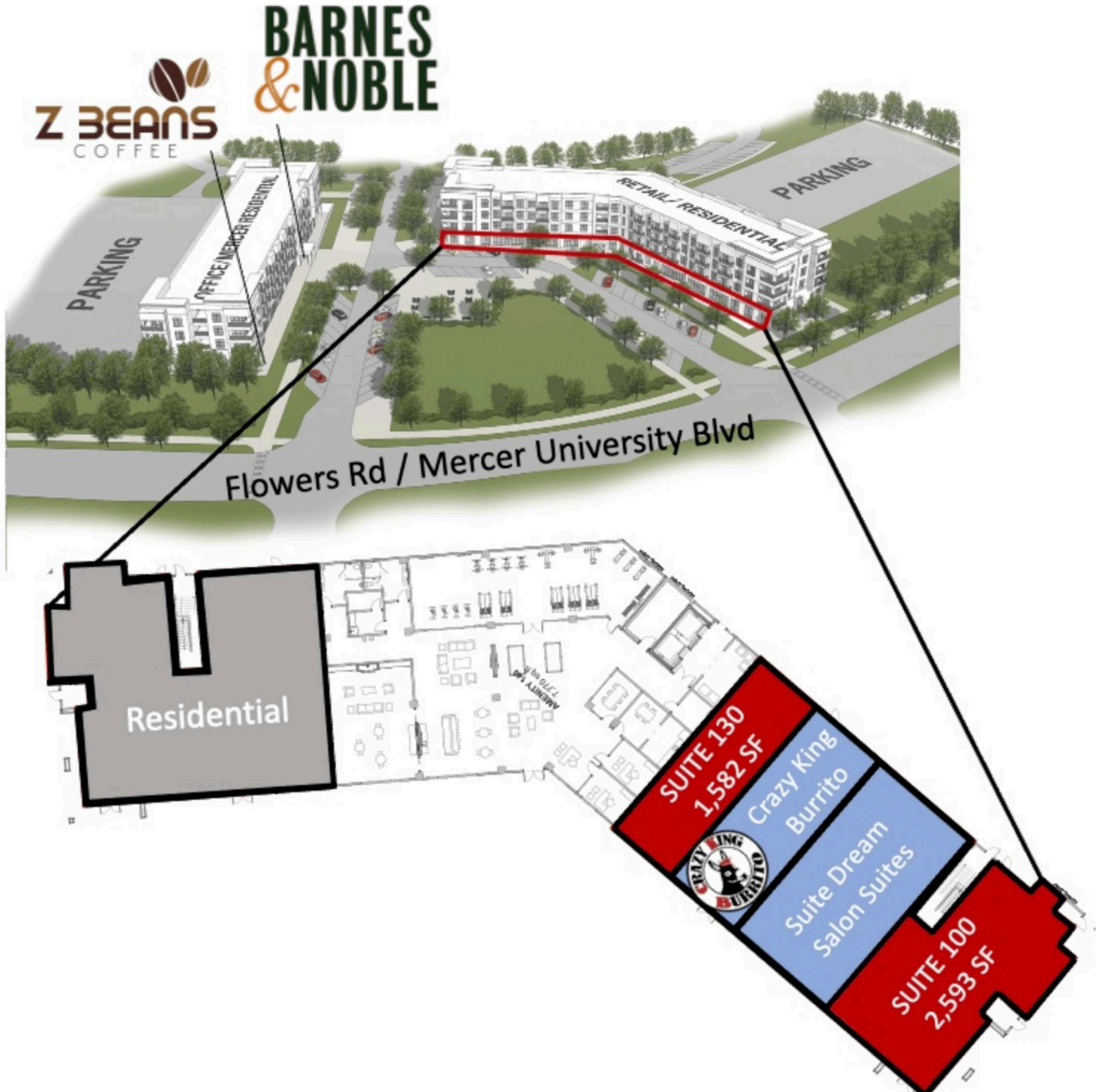
Available Spaces

100 - 2,593 SF

130 - 1,582 SF

**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Available	2,593 SF	120	Crazy King Burrito	1,692 SF
110	Suite Dreams Salon ...	2,462 SF	130	Available	1,582 SF



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