

2171 Lavista Road | Atlanta, GA



PROPERTY HIGHLIGHTS

- Located just west of the signalized intersection of North Druid Hills Road and Lavista Road (Outparcel to Toco Hills Shopping Center)
- Property located in the heart of Toco Hills just minutes away from Emory University, Emory Hospital, VA Hospital, and Center for Disease Control (CDC)
- High traffic counts 17,100 CPD on Lavista Road
- Strong Daytime Populations and above Average Incomes.

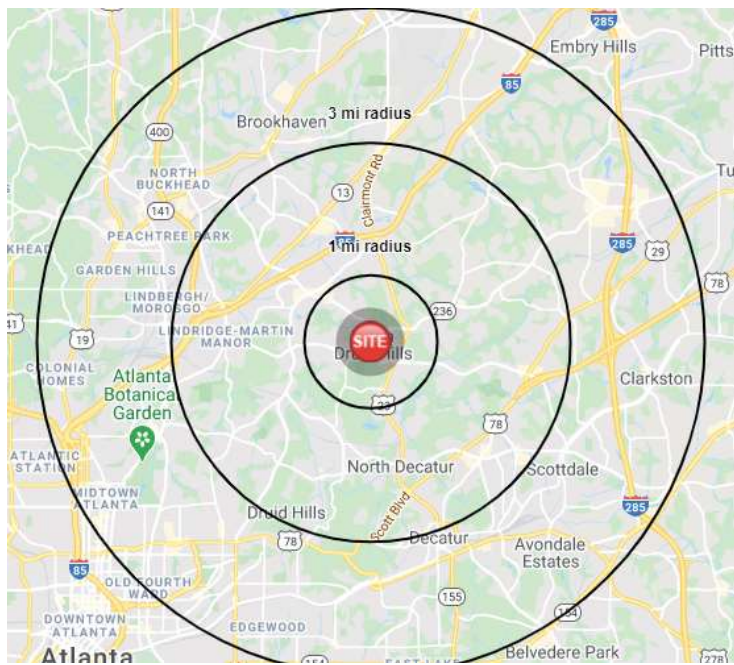
Exclusive Agent

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SHOPS AT LAVISTA

CRIM

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| Demographics | 1-Mile | 3-Mile | 5-Mile |
|----------------------|--------|---------|---------|
| Total Population | 12,202 | 135,478 | 389,690 |
| Median Age | 36.5 | 34.8 | 35.2 |
| Number of Businesses | 662 | 7,595 | 26,027 |
| Daytime Population | 6,955 | 129,766 | 353,523 |



| Household/Income | 1-Mile | 3-Mile | 5-Mile |
|-------------------|----------|-----------|-----------|
| Total Households | 6,099 | 60,553 | 188,019 |
| Average HH Income | \$97,489 | \$119,533 | \$128,386 |
| Median HH Income | \$75,849 | \$95,902 | \$97,214 |

Traffic Counts
Lavista Road - 17,100 Cars Per day (2019 GA DOT)

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CRIM Development Management Leasing