

BE A PART OF MAIN STREET
ASHFORD LANE

4550 OLDE PERIMETER WAY | ATLANTA | GA 30346

CBRE



EXPERIENCE THE PERFECT BLEND OF CONVENIENCE AND ENJOYMENT AT ASHFORD LANE, NESTLED IN THE HEART OF THE PERIMETER.

DISCOVER A TREASURE TROVE OF BOUTIQUE SHOPPING AND SERVICES, INDULGE IN AN INCREDIBLE ARRAY OF LOCAL AND REGIONAL RESTAURANTS, AND UNWIND ON OUR CENTRAL LAWN, IDEAL FOR HANGING OUT AND PLAYING.

DON'T MISS OUT ON THE OPPORTUNITY TO BE A PART OF THE VIBRANT COMMUNITY AT ASHFORD LANE!





The Manhattan
222 Units

The Flats at
Perimeter Place
323 Units

3 LEVEL
PARKING
GARAGE

POLITAN ROW

Grano

TACOMAC

Superica

HAWKERS

Jeni's

CULINARY DROPOUT

CRUNCH

ROSS
DRESS FOR LESS

Michaels

TARGET

Fleming's



Grano

TACOMAC

Central Lawn

Superica

HAWKERS

Jeni's

POLITAN ROW

CRUNCH

TIN DRUM
ASIA CAFE

ME
Massage Envy

YONDER
YOGA

fab'rik

ja

SOLUTIONS



POPULATION

114,636

2024 POPULATION WITHIN
A 3 MILE RADIUS

1.55% POPULATION GROWTH RATE IN THE NEXT 5 YEARS



334,210

DAYTIME
POPULATION

Within 5 Miles



453,157

SQUARE FEET

Of Walkable Mixed-Use Property



37%

MILLENIALS

Within 2 Miles



18%

GENERATION X

Within 2 Miles



89%

WHITE
COLLAR
WORKERS

Within 2 Miles



70%

HAVE A BACHELOR'S
DEGREE OR HIGHER



\$176K

AVERAGE HOUSEHOLD
INCOME

Within 2 Miles

ASHFORD LANE BY THE NUMBERS



269,000 SF OF RETAIL IN MIXED-USED
DEVELOPMENT INCLUDING OFFICE AND
RESIDENTIAL



LOCATED IN THE HEART OF THE
CENTRAL PERIMETER IN THE
MIDDLE OF 26M SF + OF OFFICE



SITS IN THE MIDDLE OF GA 400 AND 285
WITH EASY ACCESS TO THE AREA



10,709 MULTIFAMILY UNITS IN A
1 MILE RADIUS



IHG

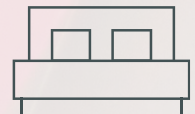
HOTELS & RESORTS



120,579 EMPLOYEES WITHIN A
2 MILE RADIUS



25,544 HOUSEHOLDS IN A 2 MILE
RADIUS



IMMEDIATE SURROUNDING
AREA BOASTS 1,500
HOTEL ROOMS

SITE PLAN



CROWN POINTE PARK-

GAME SHOW
BATTLE ROOMS

THE MANHATTAN
222 CONDO UNITS



ROSS
DRESS FOR LESS

Michaels
MAKE CREATIVITY HAPPEN

PARKING GARAGE

POLITAN ROW
CRUNCH

AT ASHFORD LANE

SUITE 3000
1,517 SF

PERIMETER CENTER

Joey D's
EST. 1996

Grano

Superica

HAWKERS
jamba

ME
TIN DRUM
AIR CAFE

CAMP

chewy

The Bunkr

Int'l
LEFFLE CO.

CIO
UNIQUE
CIO

MY SALON

CHAD STONE

Grano

THE LAWN

HAWKERS
jamba

ME
TIN DRUM
AIR CAFE



THE MAIN STREET

Omakase

Seal Bank

THE BODY PROJECT

WSP GYM

blo
CLUB CUTS

FLATS
AT PERIMETER PLACE
323 MULTIFAMILY UNITS

5E Mobile
Fidelity

THE LAWN

HAWKERS
jamba

ME
TIN DRUM
AIR CAFE

fab'rik

running

TENNIS

ja

2nd Floor
Suite 1030
2,200 SF

Fleming's

AT LEASE

PERIMETER CENTER W (28,500 VPD)

Intergration
HELVY
verizon

TRUIST

PROPOSED RESTAURANT

ASHFORD LANE



THE PROPERTY IS LOCATED WITHIN A 10 MINUTE WALK TO THE SANDY SPRINGS MARTA STATION, ACROSS THE STREET FROM THE PERIMETER MALL, AND OFFERS A VARIETY OF LOCAL AND NATIONALLY BRANDED DINING, OFFICE, LIFESTYLE SHOPPING AND ENTERTAINMENT CONCEPTS!



RETAIL AERIAL MAP





ASHFORD LANE

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CBRE



AMY FINGERHUT
Senior Vice President

+1 404 812 5156
amy.fingerhut@cbre.com

RAQUEL HWANG
Associate

+1 786 351 2800
raquel.hwang@cbre.com

CBRE, INC.
+1 404 504 7900

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