



THE HAWKINS

RESTAURANT, RETAIL, MEDICAL/OFFICE SUITES AVAILABLE
1,215 SF TO 4,462 SF



The Hawkins is a newly delivered mixed-use development in the heart of Chamblee, featuring 190+ luxury residences and ±8,800 SF of street-level restaurant, retail, and office space. Designed as a walkable, amenity-rich environment, the project fosters strong foot traffic, long dwell time, and repeat visitation.



The surrounding trade area boasts a population of 105,854 and a median home value of \$562K within a 3-mile radius. The demographic is affluent and convenience-driven, supporting demand for retail, dining, and service-oriented concepts that align with a **live-work-play** lifestyle.

- ◆ Well-suited for restaurant/café with patio dining, salon/spa, medical office, and boutique retail users
- ◆ Dedicated customer parking, separate from resident parking
- ◆ Located at Peachtree DeKalb Airport (PDK), the 2nd busiest airport in Georgia
- ◆ 8 minute walk to Chamblee MARTA Station
- ◆ Nearby retailers include Lowe's, Target, Whole Foods, Costco, Walmart
- ◆ Excellent access to Chamblee Tucker Rd, Peachtree Industrial Blvd/GA 141, and Buford Hwy/US 23/GA 13



THE HAWKINS

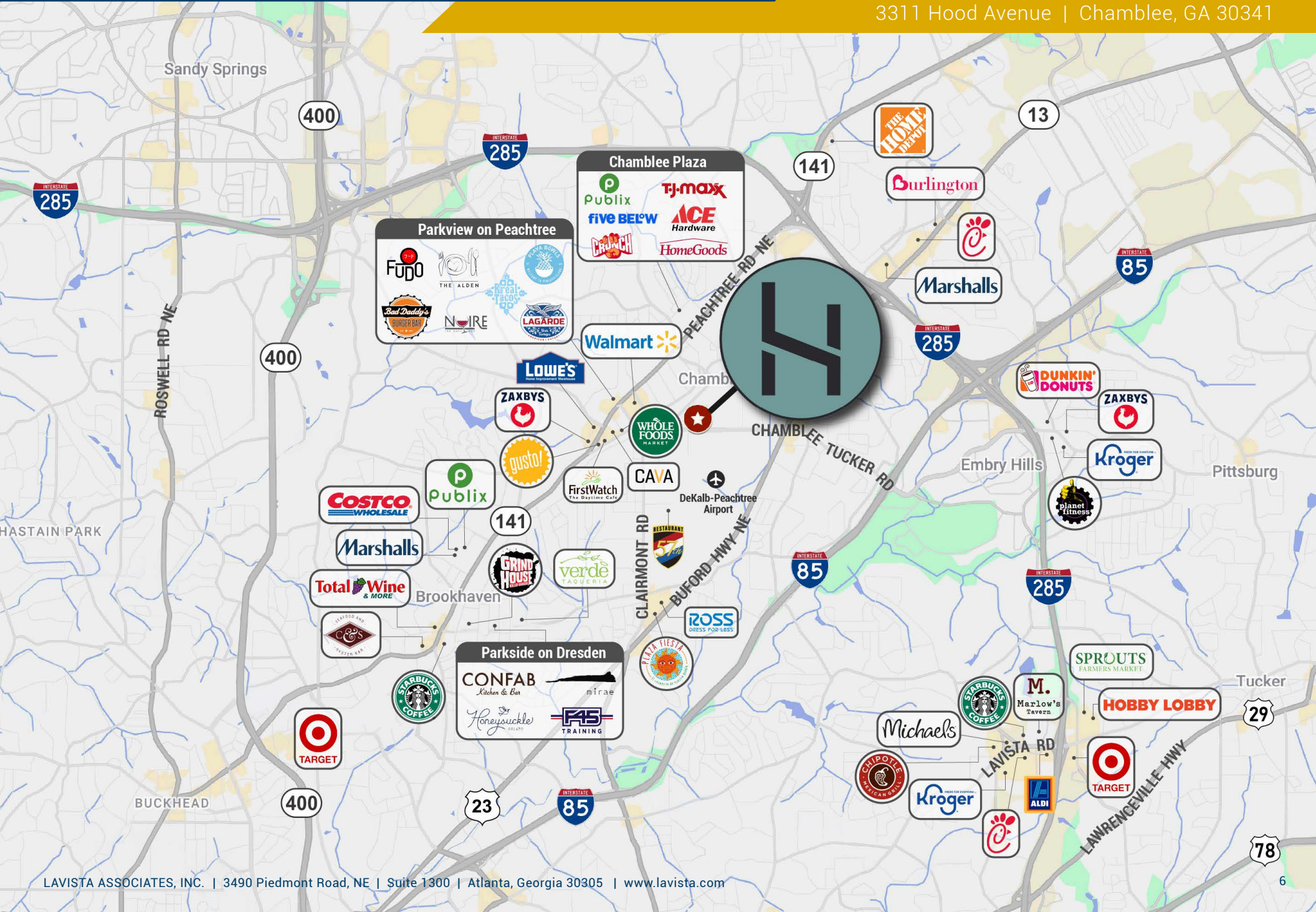


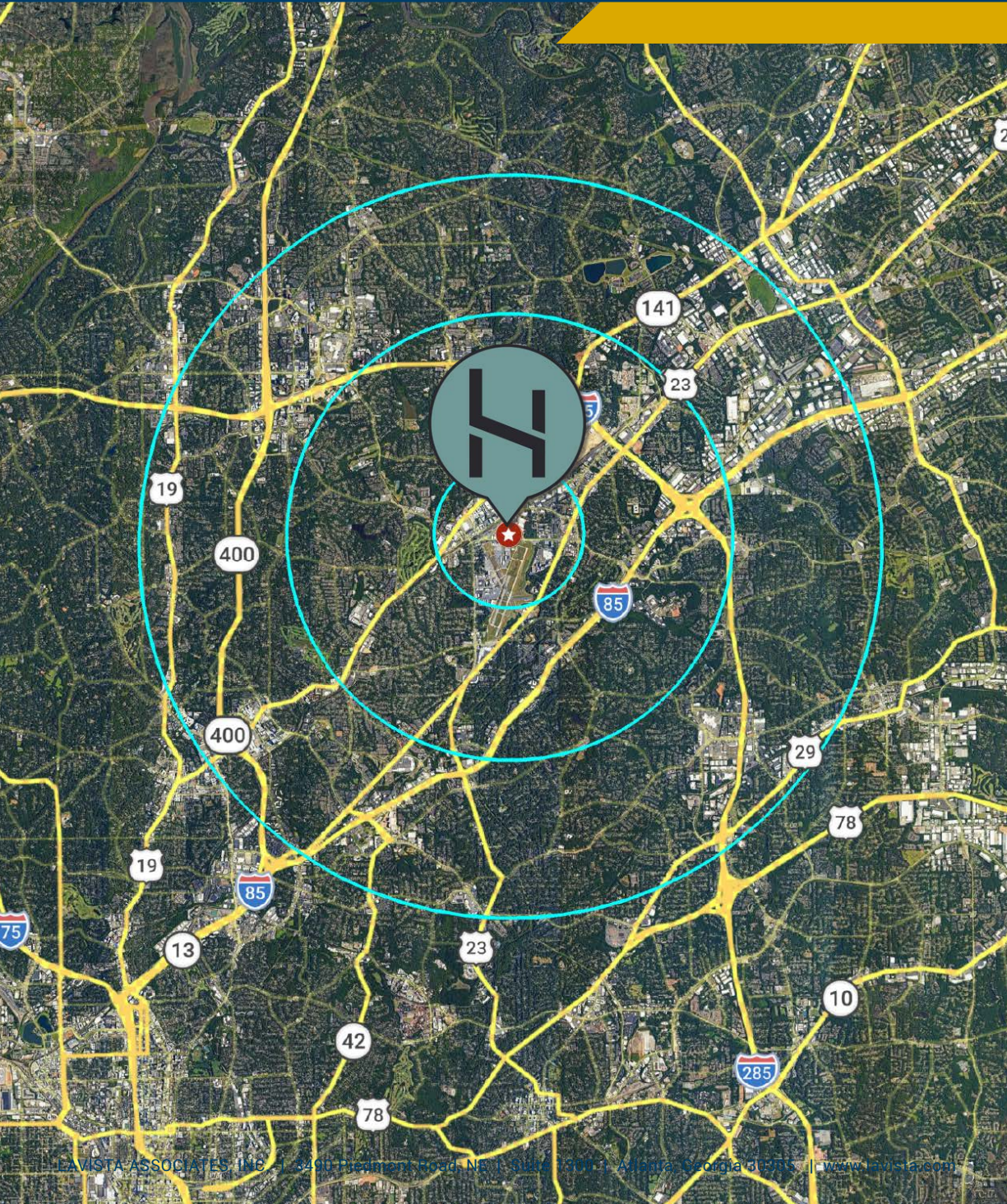
Chamblee has rapidly evolved into one of Atlanta's most dynamic submarkets, blending walkable mixed-use development with a thriving dining and retail scene within a highly desirable live-work-play environment. Defined by a vibrant community, the area offers exceptional accessibility throughout the Atlanta metro, further enhancing its appeal to residents, businesses, and visitors alike.











POPULATION

1-mile	11,867
3-mile	105,854
5-mile	302,532



HOUSEHOLDS

1-mile	4,848
3-mile	43,997
5-mile	131,595



AVERAGE HOUSEHOLD INCOME

1-mile	\$100,771
3-mile	\$130,249
5-mile	\$133,749



MEDIAN HOME VALUE

1-mile	\$392,016
3-mile	\$562,173
5-mile	\$552,901



EMPLOYEES

1-mile	10,332
3-mile	51,124
5-mile	267,205



TRAFFIC VOLUME

Chamblee Tucker Rd	19,182 VPD
New Peachtree Rd	12,064 VPD
Clairmont Rd	23,100 VPD

Source :CoStar and GDOT



FOR LEASE

Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

The Hawkins

3311 Hood Avenue | Chamblee, GA 30341

LAVISTA ASSOCIATES, INC.

3490 Piedmont Road NE, Suite 1300
Atlanta, Georgia 30305
770.448.6400

lavista.com

AUSTIN RYAN Director

770.729.2816 (o)

aryan@lavista.com

PHIL RYAN Senior Director

770.729.2843 (o)

pryan@lavista.com

CONNECT WITH US

