

EMORY POINT

CBRE

THE GENERAL MUIR

938-9,695 SF
AVAILABLE

855 EMORY POINT DRIVE
ATLANTA, GA 30329

PROPERTY HIGHLIGHTS

+ PREMIER SHOPPING DESTINATION

Boasting 120,000 square feet of retail space

+ RETAIL AND RESTAURANT SPACES AVAILABLE

+ VIBRANT MIXED-USE DESTINATION

120,000 SF of retail space and 750 residential units

+ MAJOR THOROUGHFARE

Major thoroughfare situated on Clifton Road, near the CDC, Emory University (15,069 total enrollment in 2023), Emory University Hospital (853-bed facility), and the VA Medical Center (466-bed facility)

+ CONVENIENT ACCESS

Convenient access via on-site parking, MARTA bus service, a free shuttle from the Emory University campuses and pedestrian connectivity to the CDC campus



SITE PLAN

- AVAILABLE RESTAURANT
- AVAILABLE RETAIL
- LEASED



AREA MAP



EMORY POINT

EMORY POINT

EMORY CONFERENCE CENTER HOTEL
325 ROOMS

HARWOOD CONDOMINIUMS
105 UNITS

BEN FRANKLIN ACADEMY

CDC PKWY

CLIFTON RD NE

CDC

AADT 16,100

HOUSTON MILL RD

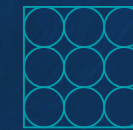
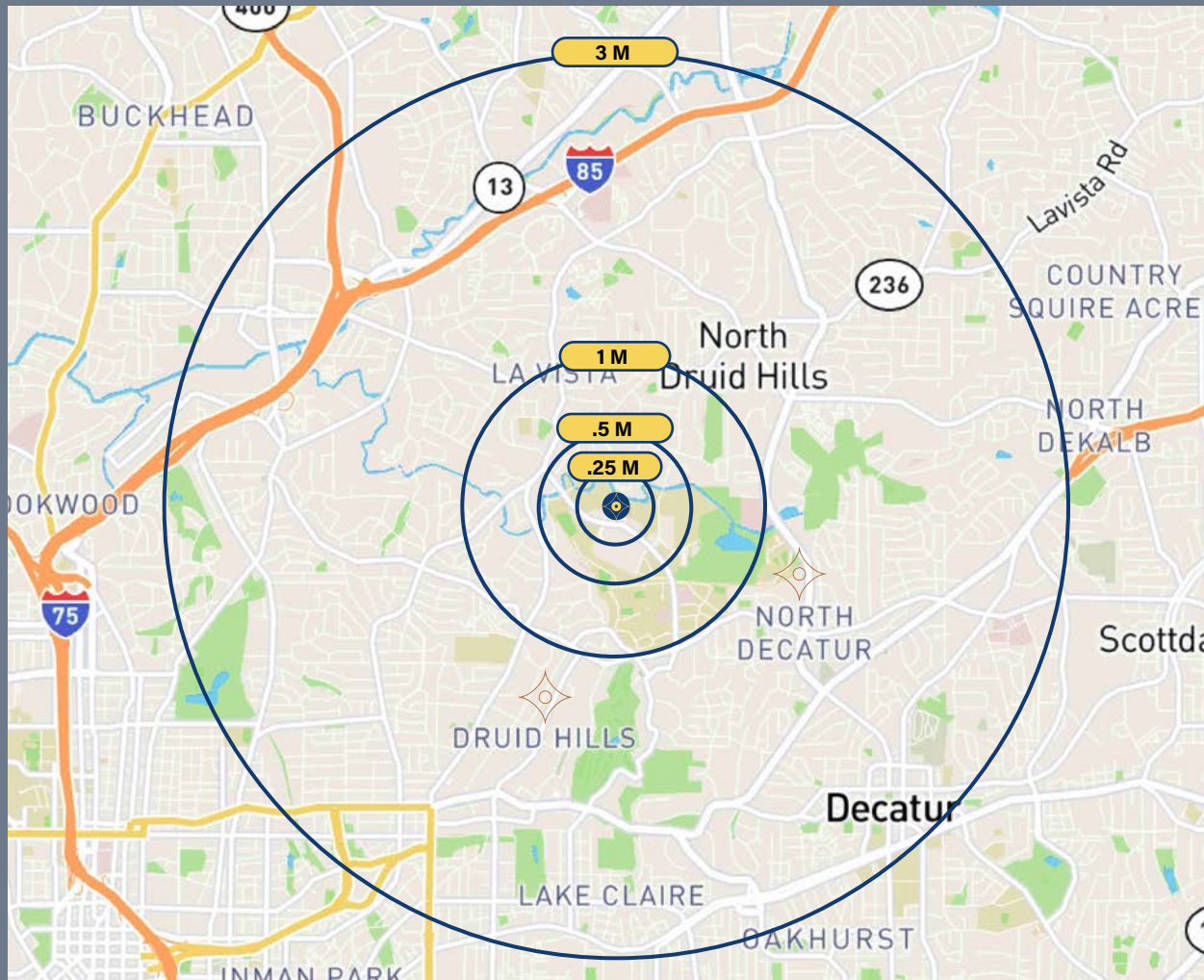
EMORY UNIVERSITY

DAVID J. SPENCER CDC MUSEUM

EMORY UNIVERSITY



DEMOGRAPHICS



NESTLED
AMONG SOME
OF ATLANTA'S
MOST EDUCATED
AND AFFLUENT
NEIGHBORHOODS:

- + DRUID HILLS
- + NORTH DECATUR
- + TOCO HILLS,
- + AND MORNINGSIDE

2025 DEMOGRAPHICS	.25 M	.5 M	1 M	3 M
Population	1,274	2,693	12,533	142,948
Households	778	1,293	4,761	67,954
Avg. Household Size	1.00	1.00	1.89	2.01
Avg. Household Income	\$62,929	\$103,569	\$154,283	\$163,827
Daytime Population	36,568	39,210	96,374	231,556



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CBRE

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