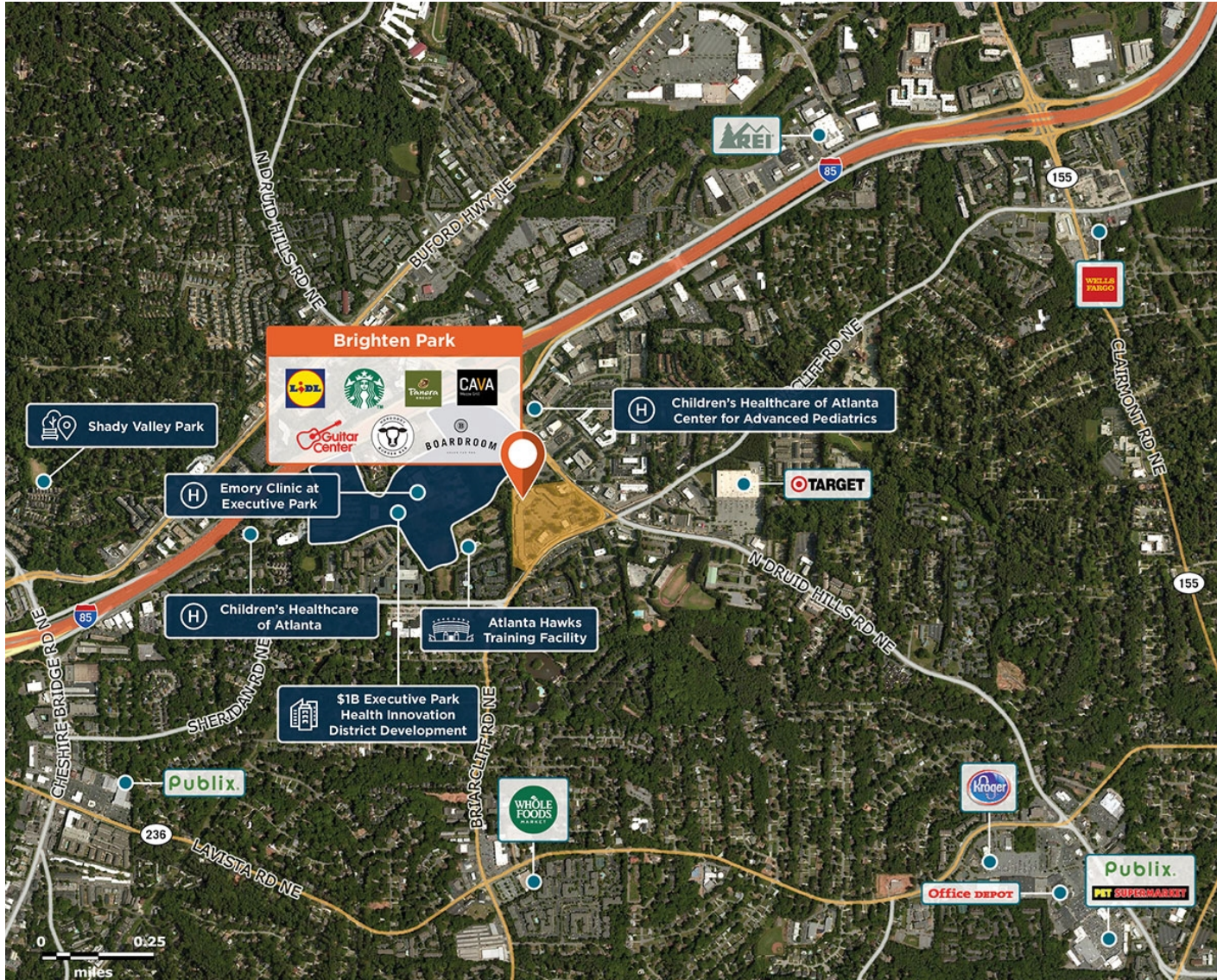


# Brighten Park

📍 2470-2490 Briarcliff Road, Atlanta, GA 30329



In a densely populated trade area on a major east/west connector, less than one mile from Emory University.

**Center Size: 136,986**

**Spaces Available: 5**

## Within 3 Miles

|                       |           |
|-----------------------|-----------|
| Population            | 151,268   |
| Avg. Household Income | 145,832   |
| Avg. Home Value       | \$998,846 |
| Annual Visits         | 1,553,368 |
| Vehicles Per Day      | 52,900    |



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Center Size: 136,986



| SPACE  | TENANT                      | SF     |
|--------|-----------------------------|--------|
| 00025  | AVAILABLE                   | 2,428  |
| 00030  | AVAILABLE                   | 1,400  |
| 00031  | AVAILABLE                   | 1,400  |
| 00035  | AVAILABLE                   | 2,545  |
| 00050  | AVAILABLE                   | 680    |
| 00001  | CLOTHING CARE               | 1,878  |
| 00002  | PLATO'S CLOSET              | 2,971  |
| 00003  | THE PET SET                 | 5,640  |
| 00006  | THE UPS STORE               | 1,400  |
| 00007  | FORTUNE COOKIE RESTAURANT   | 2,800  |
| 00008  | DOLLAR TREE                 | 8,000  |
| 00010  | BIG BLUE SWIM SCHOOL        | 10,000 |
| 00013  | GUITAR CENTER               | 18,278 |
| 00017  | AQUA NAIL & BEAUTY LOUNGE   | 2,775  |
| 00019  | LIDL                        | 24,625 |
| 00020A | BARRE3                      | 2,000  |
| 00020B | BOARDROOM SALON FOR MEN     | 1,946  |
| 00021  | EATALIANO KITCHEN           | 3,000  |
| 00022  | THE DRIPBAR                 | 1,478  |
| 00023  | COREPOWER YOGA              | 4,139  |
| 00024  | BLEUTIQUE                   | 1,817  |
| 00027  | GREAT CLIPS                 | 1,036  |
| 00029  | COAST DENTAL                | 1,627  |
| 00032  | TAICHI BUBBLE TEA           | 2,800  |
| 00034  | THE LASH LOUNGE             | 1,485  |
| 00037  | GNC                         | 1,300  |
| 00038  | FOOT SOLUTIONS              | 1,300  |
| 00039  | UNIQUE THREADING & BODY WAX | 1,300  |
| 00040  | SMOOTHIE KING               | 900    |
| 00041  | MOE'S SOUTHWEST GRILL       | 2,987  |
| 00043  | NAVY FEDERAL CREDIT UNION   | 3,104  |
| 00045  | JERSEY MIKE'S SUBS          | 1,104  |
| 00046  | H & R BLOCK                 | 1,125  |

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# Brighten Park

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Center Size: 136,986

| SPACE  | TENANT       | SF    |
|--------|--------------|-------|
| 00047A | HOPDODDY     | 4,000 |
| 00048  | CAVA         | 2,437 |
| 00049  | THE JOINT    | 800   |
| 00051  | GOODWILL     | 800   |
| 00052  | WINGSTOP     | 1,011 |
| 00053  | PANERA BREAD | 4,850 |
| 00054  | STARBUCKS    | 1,820 |



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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.