
NORTHEAST PLAZA

3307 BUFORD HWY
BROOKHAVEN, GA 30329



Retail Opportunities

in high-density Atlanta market

- **High-density and affluent market with over half a million residents within a 15 minute drive time; annual incomes over \$137,000**
- Located on Buford Hwy just north of Druid Hills Rd. in Brookhaven, GA, adjacent to new Peachtree Creek Greenway and less than 1 mile from new Arthur M. Blank Children's Hospital; **regional accessibility due to close proximity to I-85 with 201,000 vehicles per day**
- Nearby commercial and residential developments will continue to drive traffic to the area
- Planned redevelopment will include updated facades, greenspace and lighting upgrades
- Opportunities alongside popular national retailers drawing an estimated 3.6M visits per year

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Customer Base

High-density and affluent market with 567,000 residents within a 15 minute drive time with annual household incomes over \$137,000.



Demographics Source: Synergos Technologies, Inc.

15 MINUTE DRIVE TIME TRADE AREA DEMOGRAPHICS

567,111 Population

919,704 Daytime Pop.

261,983 Households

\$137,007 Avg. Household Income; 53% above GA state average

Median Age: 37.8

64.7% College Edu. (4+ years), 102% above GA state average

5-year population growth 10% above GA state average

Retail Node

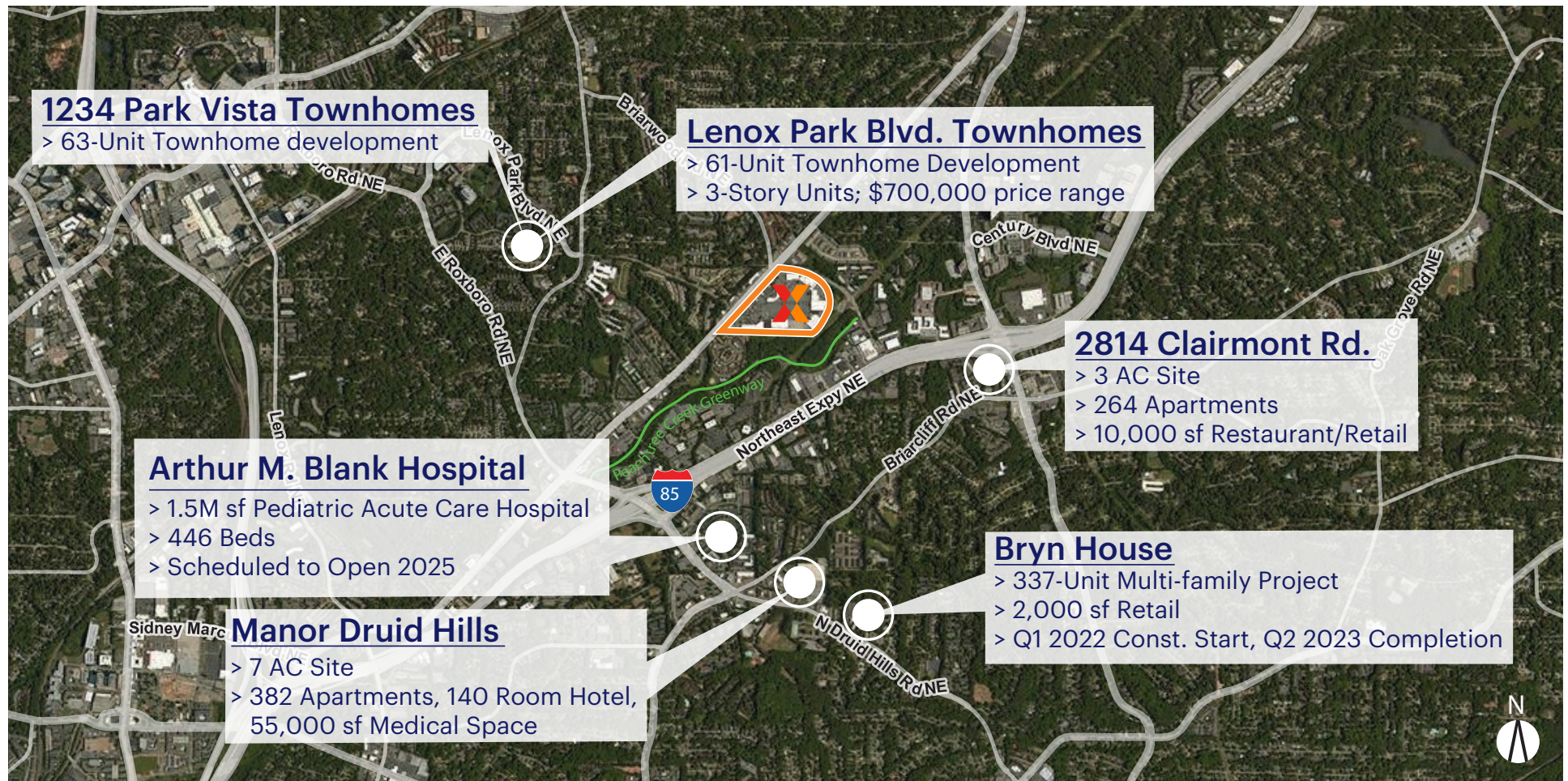


Located on Buford Hwy adjacent to new Peachtree Creek Greenway and less than 1 mile from new Children's Healthcare of Atlanta. Regional connectivity due to close proximity to I-85 with 222,000 vehicles per day.



Nearby Developments

Nearby commercial and residential developments will continue to drive traffic to the area.



Planned Redev

Redevelopment will include renovated facades, central gathering places, updated landscaping, LED lighting upgrades, new signage and improved walkability.



The drawings and images are contemplated to represent design intent and concept only. They are presented at an illustrative level and only to convey overall vision of the project. All design assumption may be re-evaluated as the project progresses to address stakeholder comments/approvals. Lastly, the information contained within these documents are confidential and only information for the intended recipient and may not be used, published or redistributed without the prior written consent of Brixmor Property Group.

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Heavily Trafficked

Retail opportunities alongside popular national cotenants drawing an estimated 3.6M visits to the center annually.



3.6 Million Visits to Northeast Plaza in 2022

NORTHEAST PLAZA - PROPOSED SITE REDEVELOPMENT

BU NUM: 1873 24 APRIL 2023 SCALE: N.T.S. DRN BY: LM OPTION 1
3307 BUFORD HIGHWAY ATLANTA, GA 30329



Visitor Traffic Source: Creditintell



NORTHEAST PLAZA, BROOKHAVEN, GA
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*Our center is you*SM

Let's talk about what matters most to you.
With approximately 365 centers across the
country, your next big opportunity could
be with us.

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