



PARKVIEW

ON PEACHTREE



WHAT IS PARKVIEW ON PEACHTREE?

Parkview on Peachtree is a mixed-use retail, restaurant, office and residential development set in the hottest redevelopment area within Metro Atlanta – Chamblee/Brookhaven. Steps from mass transit and backdropped by greenscape and a network of walking and fitness trails, the development has been thoughtfully designed by CONNOLLY to reflect a focus on walkability and an active lifestyle.

Just a few minutes from Brookhaven, Buckhead and Perimeter Center, Parkview on Peachtree is surrounded by bustling, thriving communities with healthy household incomes, and is geographically poised to serve the nearly 290,000 residents within a five-mile radius. It is set to open in 2017 as the new model for mixed-use developments in the Southeast.



OVERALL CONCEPTUAL RENDERING



CONCEPTUAL RENDERING OF PLAZA



ILLUSTRATIVE SITE PLAN



WHY CHOOSE PARKVIEW ON PEACHTREE?

- Street front retail adjoins the busy sidewalk and streetscape along Peachtree Boulevard
- Strong signage, visibility and presence for stores
- Growing urban trade area
- Plentiful retail parking with retail ratio of over 7 spaces per 1,000 square feet
- Healthy income and high residential density serving Chamblee, Brookhaven, Buckhead and Perimeter Center
- Close proximity to Chamblee MARTA station via Chamblee Rail Trail, as well as a new Whole Foods Market, Wal-Mart and Lowes
- More than 7,000 multi-family units proposed or under construction within a 3-mile radius
- Major employment in the area – CDC, Pill Hill, IRS, Perimeter Center and Buckhead



Aerial view of Chamblee/Brookhaven/Buckhead

WHERE IS PARKVIEW ON PEACHTREE?

Located at the intersection of Peachtree Boulevard and Clairmont Road, in the thriving Chamblee/Brookhaven area of Metro Atlanta, Parkview on Peachtree offers:

High Consumer Traffic.

Surrounded by richly populated, growing communities that tally more than 7,000 new multi-family units and a population of 104,000+ within a 3-mile radius and strong daytime population.

New Urban Lifestyle.

Development to integrate a diverse mix of retailers, eateries and working and living options designed around walkable living environments in a village-like atmosphere.

The Beauty of Nature.

Back dropped by Keswick Park, a 45-acre recreational area with greenscapes, active recreation facilities, fitness trails and access to the Chamblee Rail Trail.

NEIGHBORHOOD SNAPSHOT

Parkview on Peachtree is surrounded by bustling, thriving, educated communities with healthy household incomes. The development is situated just a few miles from Brookhaven, Buckhead and Perimeter Center. Roughly 61% of the trade area has earned a bachelor's degree or higher, and families within a five-mile radius earn on average \$90,000 to \$94,000 per year.





Aerial plan view



NEIGHBORHOOD ACTIVITY

A growing trade area thrives within a three-mile radius of the development. Diners frequent fast casual, healthy and upscale restaurants such as Pure Taqueria, Southbound, Haven, Valenza, The One Sushi and Terra Terroir. Also, a variety of grocers, including Whole Foods Market, Publix, Costco and Kroger service individuals living in nearby neighborhood and multi-family structures such as Exchange at North Haven, Brookleigh Flats and The Goodwyn Town Brookhaven among others.

DEMOGRAPHICS:			
	1 Mile	3 Miles	5 Miles
Population	10,087	104,138	287,388
Employees	6,483	101,165	291,174
Average HH Income	\$90,931	\$87,359	\$93,339
Population Change 2010-2014	37.74%	7.28%	7.09%

TRAFFIC COUNTS (GDOT)	
Peachtree Boulevard	38,410 CPD
Clairmont Road	13,150 CPD

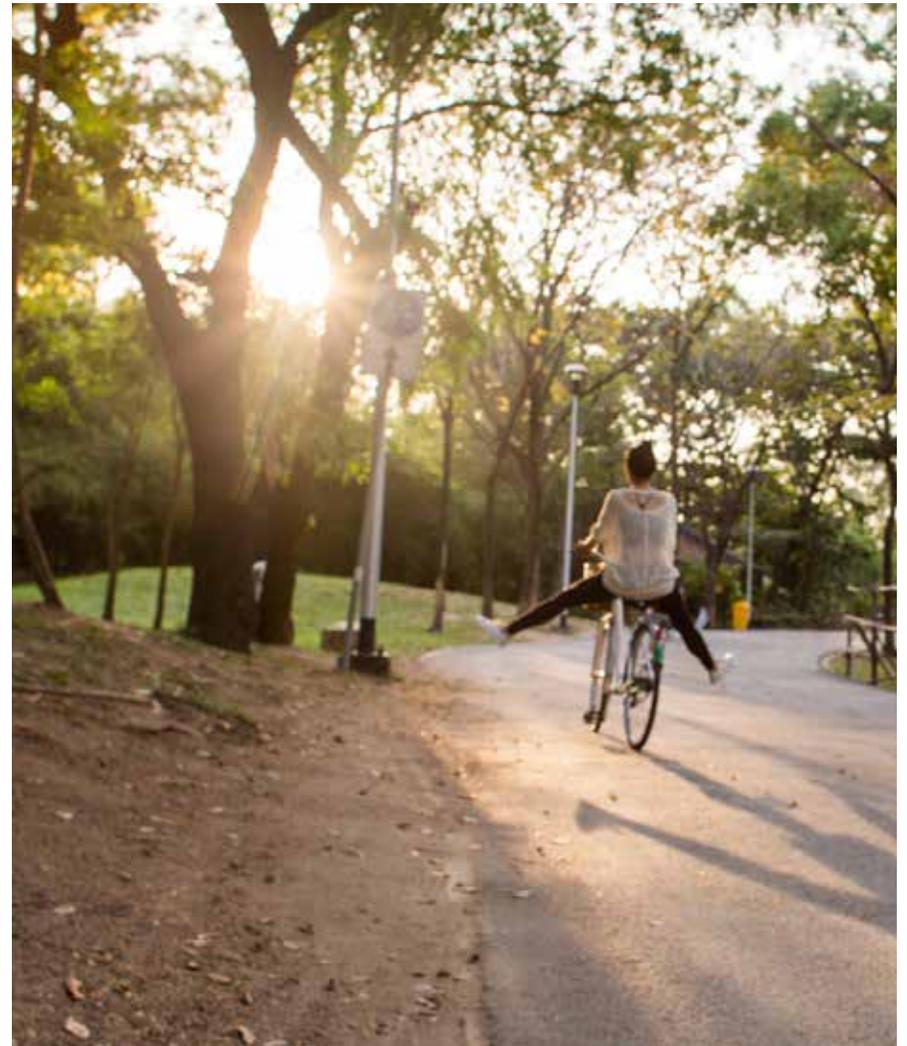
YOU SHOP



BRIDGING LIFE AND LIFESTYLE

As the new model for mixed-use development in the Southeast, Parkview on Peachtree has been thoughtfully designed to seamlessly blend work, lifestyle and healthy living. CONNOLLY has used a traditional neighborhood design approach inspired by the New Urbanism movement of walkable living environments that integrate shopping, dining, working and living in a village-like atmosphere.

Among the development's architectural centerpieces is a landmark pedestrian/auto bridge designed to physically connect the two areas of the development. The bridge's natural rustic style with railroad-like trusses serves to metaphorically bridge modern day Chamblee with the role railroads historically played in this part of Metro Atlanta.





Parkview on Peachtree's centerpiece landmark pedestrian/auto bridge



THERE'S A PLACE FOR YOU.

PARKVIEW ON PEACHTREE SPECS

- 40,000 square feet of street-front boutique shops, casual cafes and restaurants
- 14,000 square feet of loft office space
- A total of 503 luxury multi-family units (303 multi-family units in Phase I; another 200 planned for Phase II) developed by Terwilliger Pappas, a prominent multi-family community developer



COMPANY DETAILS

CONNOLLY is a premier real estate developer and investor in the Southeast that provides a focused, full-service approach to its developments and investments –ensuring the complete, quality execution of projects for merchants, restaurants, offices and residences. The company has led numerous retail development projects featuring national brands such as Kroger, Publix, McDonald’s and Walgreens among others. As a trusted developer and proven investor for more than forty years, the Atlanta-based team leverages experience in leasing, acquisitions, project design and development management, property and asset management and brokerage services.

Spruce Street Partners, a CONNOLLY company, focuses on real estate investments such as Parkview on Peachtree, the Southeast’s new model for mixed-use design.

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INVESTMENT & DEVELOPMENT


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PARKVIEW
ON PEACHTREE

Peachtree Blvd. at Clairmont Road

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