

EMORY



POINT

OPENING FALL 2012



MORE LIVING MORE DINING MORE SHOPPING



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ABOUT EMORY POINT



82,000 SF Retail

440 Luxury Urban Apartments



Emory Hotel & Conference Center

Centers for Disease Control



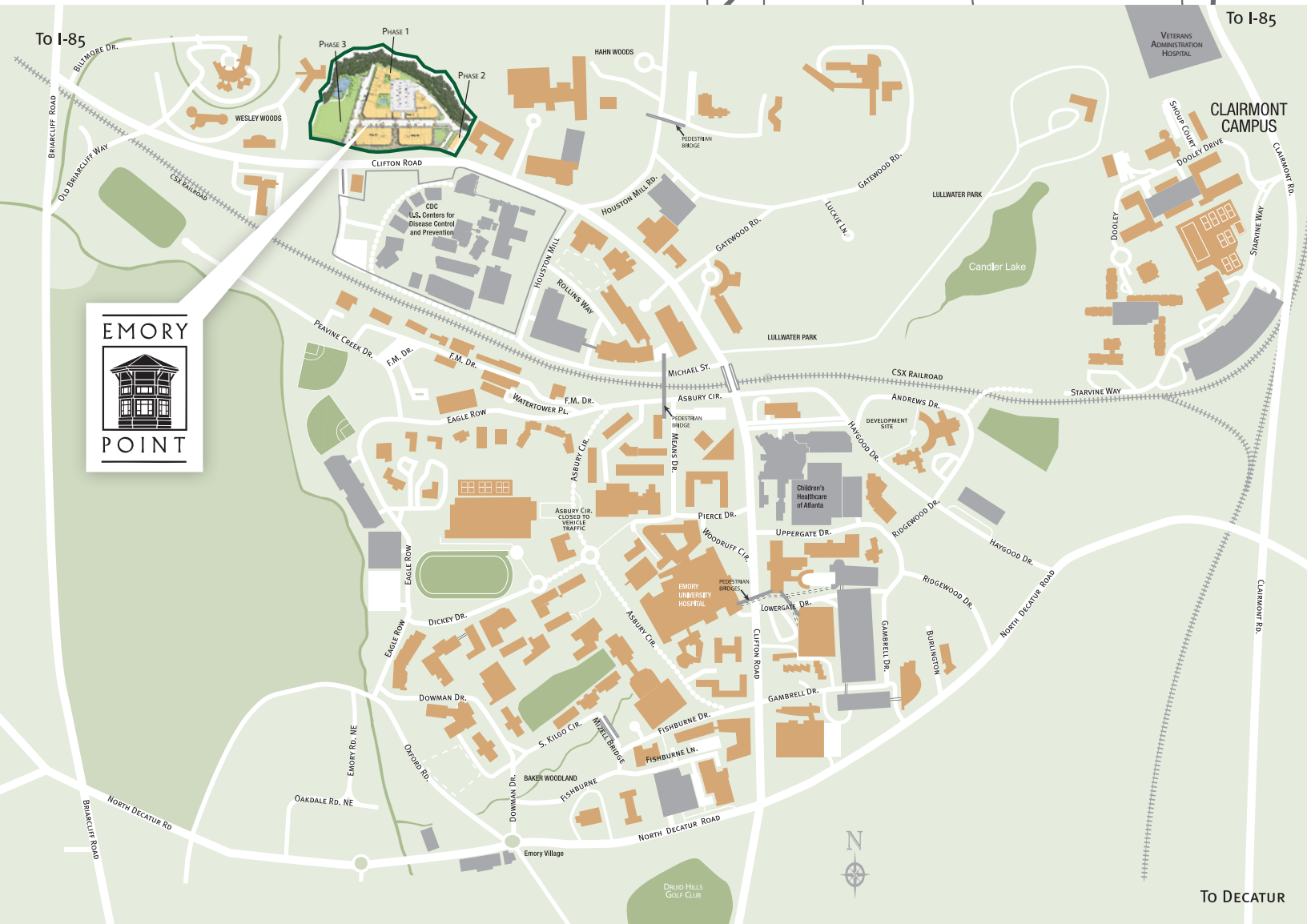
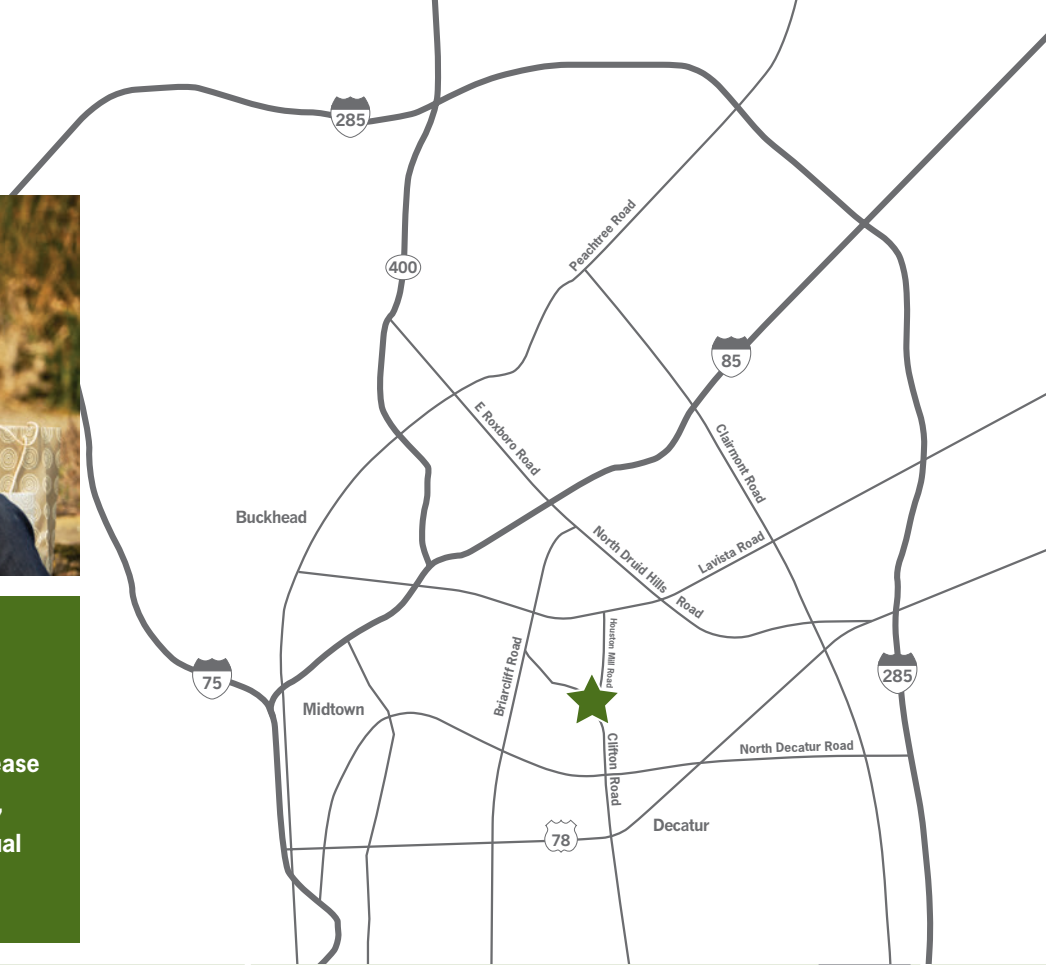


A
vibrant, urban oasis
featuring a unique mix of
upscale residential,
retail and restaurants.

THE LOCATION



- Located on Clifton Road adjacent to Emory University
- Across the street from the Centers for Disease Control which employs over 5,500 doctors, researchers and support staff with an annual budget of \$8.5 billion



To DECATUR



AT A GLANCE **EMORY UNIVERSITY &
EMORY HEALTHCARE**

- **2.5 million** annual visitors to the Emory campus
- **34,000** daytime population within a one mile radius
- Over **13,000** students and **12,500** faculty and staff
- Ranked 16th nationally with an endowment of approximately **\$4.5 billion**
- One of Newsweek's "**Top 100 Global Universities**"
- **Third largest employer** in metro Atlanta and **largest employer** in DeKalb County
- Emory Healthcare alone employs a staff of **over 8,500**

For immediate leasing opportunities contact:

ADAM SCHWEGMAN

404.407.1884

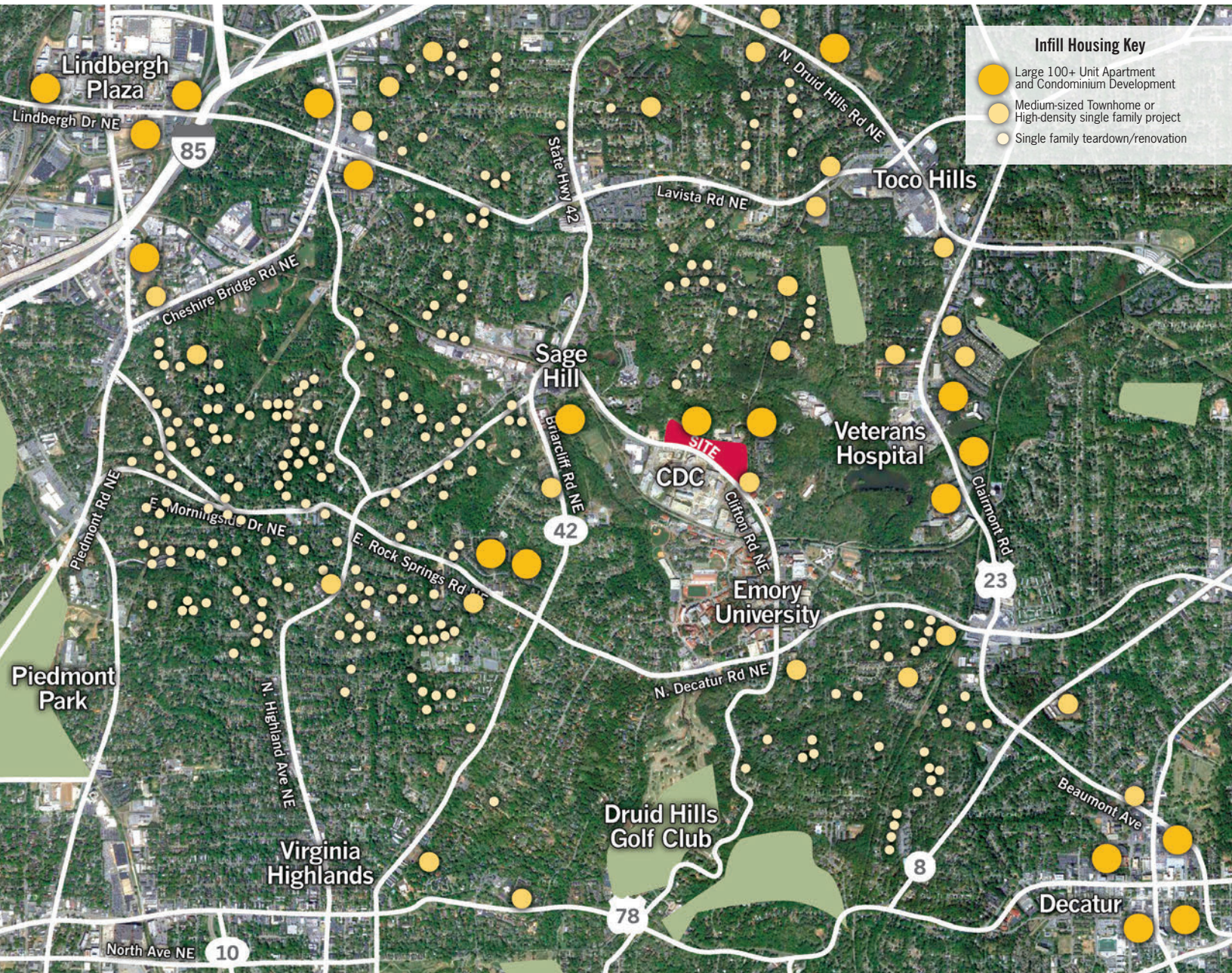
adamschwegman@cousinsproperties.com

THE TRADE AREA

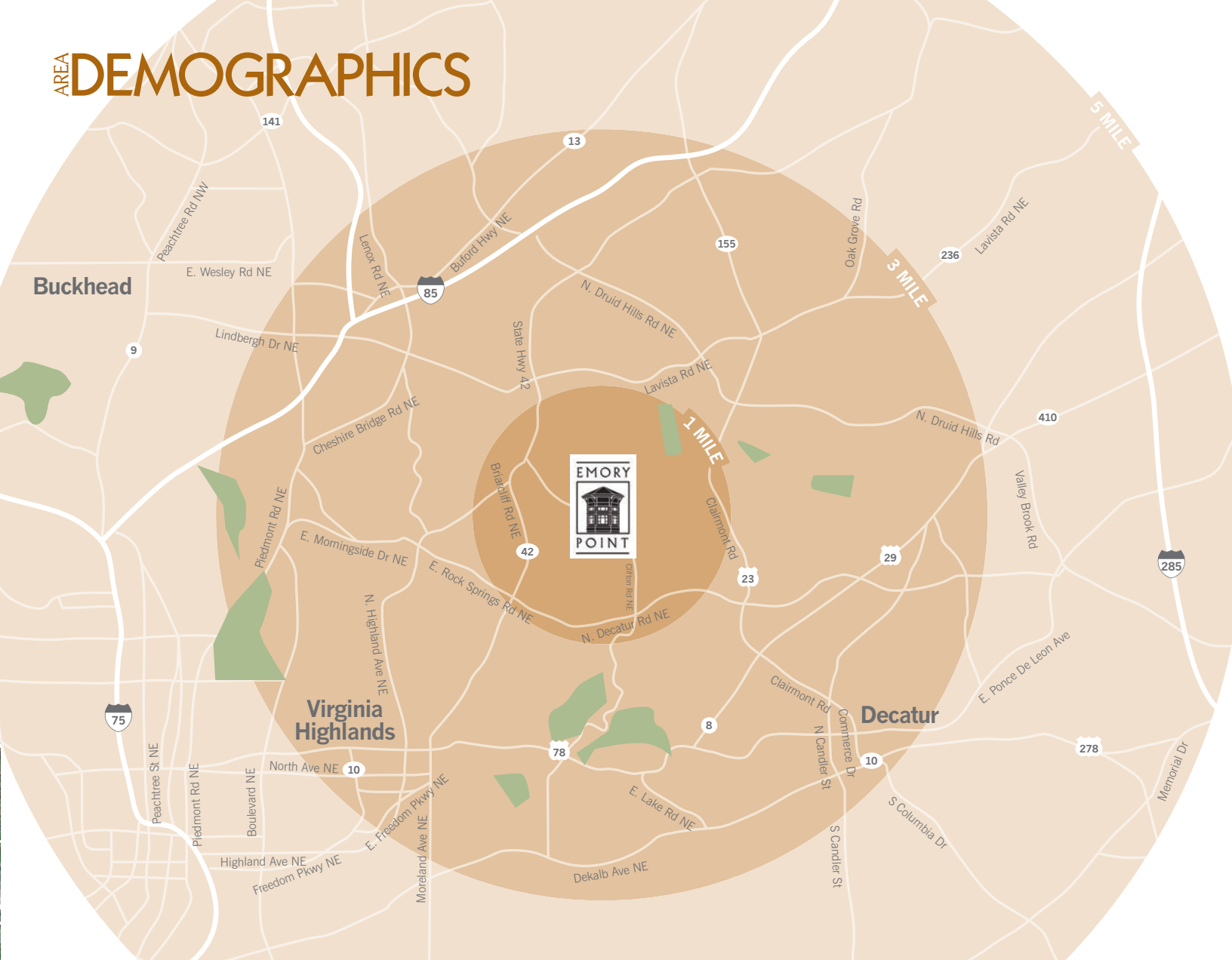
- The 3-mile ring boasts a daytime population of **102,000**.
- The average home value within a three mile radius is **\$275,000** with a median family income of **\$101,000**.
- Emory Point will be the **first new retail project** built in the submarket in 20 years.
- Nearby Druid Hills and Morningside neighborhoods have some of the **highest home values** in metro Atlanta. Druid Hills, designed by Frederick Law Olmstead, is listed on the National Register of Historic Places.



The demographics surrounding Emory Point include some of the **highest densities** and **education levels in the Southeast**. In addition, the area continues to grow due to the large amount of infill housing development taking place.



AREA DEMOGRAPHICS



R A D I U S F R O M C E N T E R

	1 MILE	3 MILE	5 MILE
Estimated Population (2010)	13,370	126,956	378,373
Projected Population (2015)	13,824	138,579	413,844
Projected Population Growth (2010-2015)	.68%	1.83%	1.87%
Average Household Income (2010)	\$87,867	\$93,156	\$90,794
Households (2010)	5,083	58,091	163,497
Households over \$75,000 (2010)	2,060	23,593	59,555
Households over \$100,000 (2010)	1,532	17,263	42,932
Median Age (2010)	31.9	35.7	35.1
% Bachelor's Degree and Higher (2010)	36.41%	33.73%	30.85%
Daytime Population (2010)	34,230	101,884	421,367

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