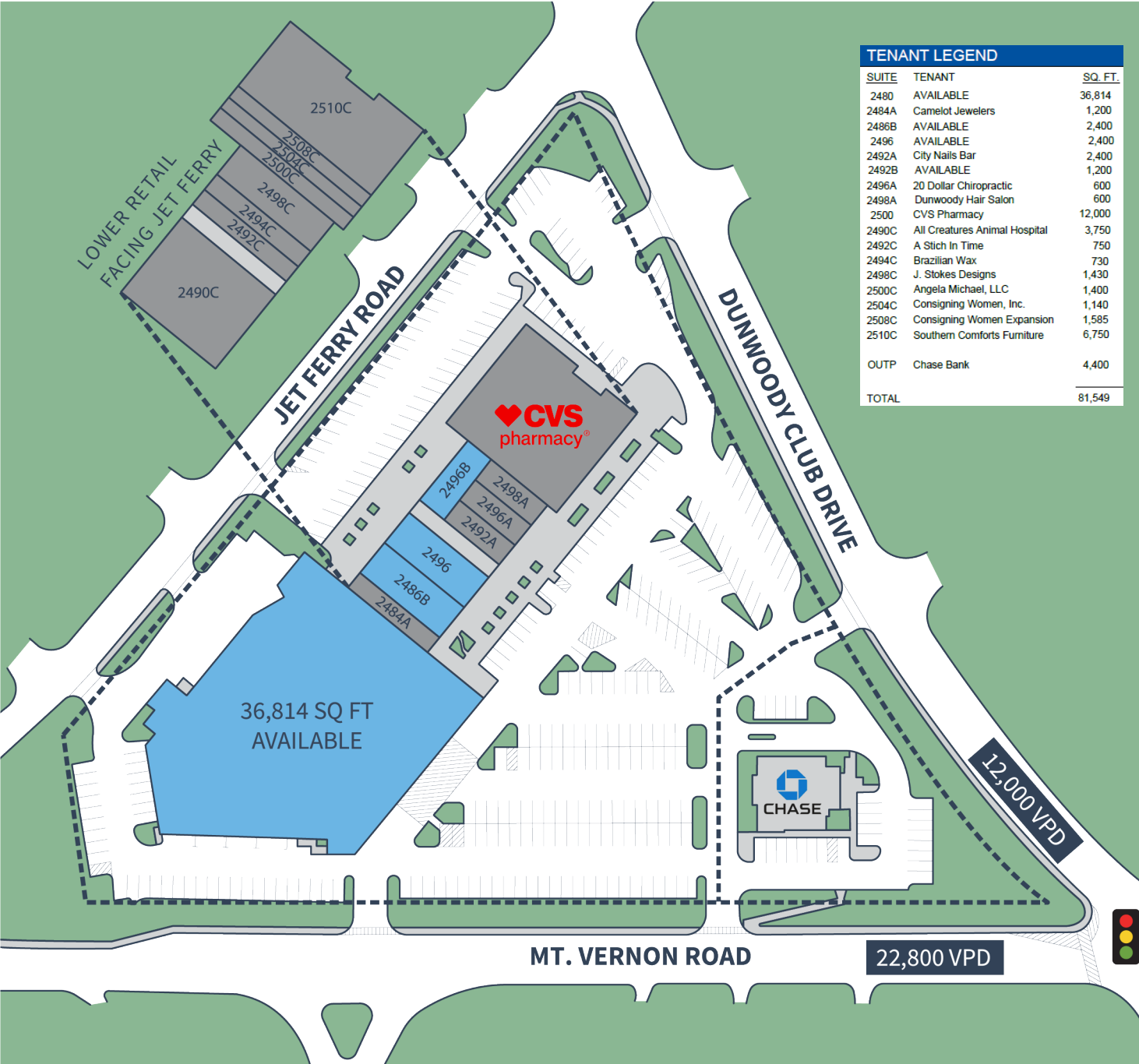




Anchor Opportunity Available

**2480 MT. VERNON ROAD
DUNWOODY, GA 30338**

- HIGH AVERAGE ANNUAL INCOMES OVER \$250K
- STRONG RESIDENTIAL DENSITY SUPPORTING RETAIL

**BRANCH
PROPERTIES**

ROBERT KRUMHOLZ
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SARABETH LEWIS
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DEMOGRAPHICS (2 MILE RADIUS)



POPULATION

2023 ESTIMATED

26,743

2028 PROJECTED

27,550



AVERAGE HOUSEHOLD INCOME

2023 ESTIMATED

\$277,592

2028 PROJECTED

\$292,263



DAYTIME EMPLOYEES

2023 ESTIMATED

41,694 IN 3 MILE RADIUS



MEDIAN HOME VALUE

2023 ESTIMATED

\$537,630

DUNWOODY COUNTRY CLUB

THE WOODLANDS
103 HOMES
AVG. \$650K - \$800K

DUNLUCE ESTATES
39 HOMES
AVG. \$650K - \$900K

DUNWOODY HERITAGE
51 HOMES
AVG. \$725K - \$825K

DEERFIELD
117 HOMES
AVG. \$750K - \$900K

DUNWOODY CLUB FOREST
531 HOMES
AVG. \$750K - \$1 MIL

GATES OF DUNWOODY
10 HOMES
AVG. \$1.1M - \$1.4M

OXFORD CHASE
117 HOMES
AVG. \$675K - \$800K

BROOKE FARM
97 HOMES
AVG. \$850K - \$1M

FAIRKIRK
8 HOMES
AVG. \$1.1M - 1.5M

KINGSLEY
451 HOMES
AVG. \$525K - \$750K

LITTLEBROOKE FARM
139 HOMES
AVG. \$750K - \$900K

MEADOWLAKE
81 HOMES
AVG. \$675K - \$850K

SITE

12,000 VPD

22,800 VPD