

MATTHEWS™



Inspired by Taste. Designed for Community.
the exchange
at Peachtree Corners



welcome to
5707

Peachtree Pkwy, Peachtree Corners, GA 30092

*A New
Gathering
Place*

The Exchange introduces a new kind of neighborhood destination - bringing together a curated mix of retail, dining, and everyday experiences in a walkable, open-air environment.

Located along Peachtree Parkway in the heart of Peachtree Corners, the project is designed to serve a growing and highly engaged community with spaces that encourage connection, convenience, and daily use.

\$193K

Average
Household Income

614.9K

Annual
Corridor Visitors

\$134K

Average
Disposable Income

\$813K

Median
Net Worth

111K

Daytime
Population

42

Median
Age

30K

Square Feet

42K

AADT

0.5 Miles

Atlanta Tech Park /
Curiosity Lab

0.7 Miles

Intuitive
Surgical Campus

0.9 Miles

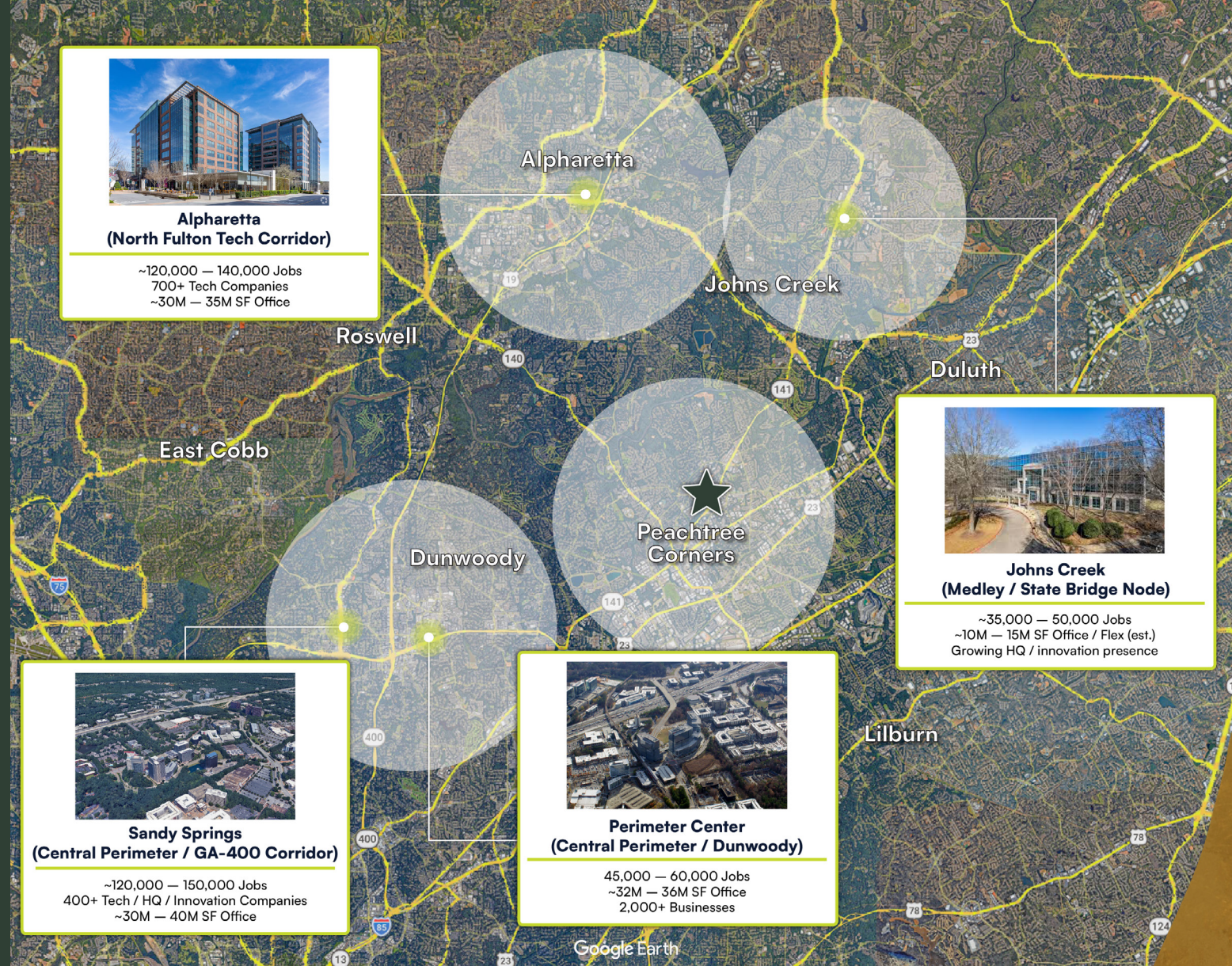
Wesleyan
School

1.2 Miles

The Forum
Peachtree Corners

1.4 Miles

Peachtree Corners
Town Center



where it all connects

Positioned along Peachtree Parkway, The Exchange benefits from immediate access to surrounding employment hubs and established residential communities. With a strong daytime population and steady regional connectivity, the site is well-positioned to serve both daily needs and destination-driven visits.



Atlanta Athletic Club

Private Club | 3.5 Miles from The Exchange

One of Atlanta's most prestigious and exclusive private clubs, known for its championship golf courses and distinguished membership.



Berkeley Hills Country Club

Private Club | 4.3 Miles from The Exchange

Established country club with golf, tennis, and swim facilities serving the surrounding residential communities.



St. Ives Country Club

Private Club | 5.2 Miles from The Exchange

Gated golf community featuring an 18-hole course, clubhouse, and a strong base of affluent households.



River Pines Golf Club

Public Course | 5.8 Miles from The Exchange

Popular local course along the Chattahoochee River offering accessible play and consistent daily traffic.



Country Club of the South

Private Club | 6.5 Miles from The Exchange

Luxury residential community anchored by a premier golf and country club offering tennis, dining, and resort-style amenities.



Peachtree Golf Club

Private Club | 9.0 Miles from The Exchange

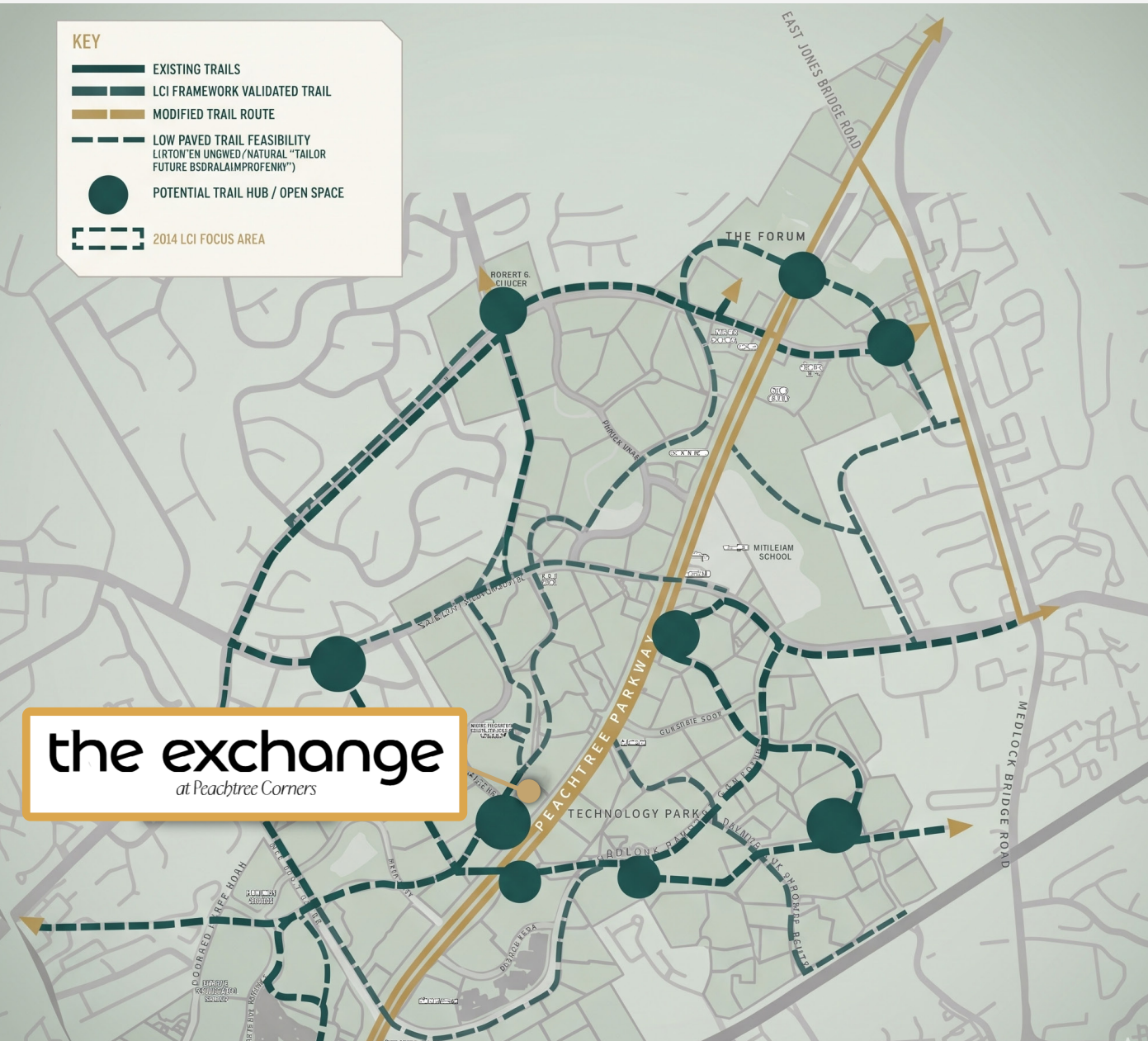
One of Atlanta's most prestigious and exclusive golf clubs, known for its championship course and distinguished membership.

peachtree corners trail

An integrated trail network weaves through Peachtree Corners, connecting neighborhoods, workplaces, and destination retail. This connectivity creates a highly accessible, pedestrian-friendly environment that drives engagement, encourages repeat visits, and reinforces The Exchange as part of the community's daily routine.

KEY

- EXISTING TRAILS
- LCI FRAMEWORK VALIDATED TRAIL
- MODIFIED TRAIL ROUTE
- LOW PAVED TRAIL FEASIBILITY
LIRTON'EN UNGWED (NATURAL "TAILOR
FUTURE BSDRALAIMPROFENNY")
- POTENTIAL TRAIL HUB / OPEN SPACE
- 2014 LCI FOCUS AREA



11.6 Miles
Direct Connection to
Surrounding Communities

The Forum
a High-Traffic
Regional Draw

Peachtree Corners
A Cornerstone of the
City's Mixed-Use Landscape

JOHNS CREEK HIGH SCHOOL
2,142 STUDENTS

REGAL MEDLOCK CROSSING

MEDLOCK CORNERS

AUTREY MILL NATURE PRESERVE & HERITAGE CENTER

PERIMETER SCHOOL
504 STUDENTS

STATE BRIDGE CORNERS

COUNTRY CLUB OF THE SOUTH

THE GODDARD SCHOOL
CVS pharmacy
HENRI'S BAKERY & DELI
KUMON
DUNKIN'

ATLANTA ATHLETIC CLUB

RIVERMONT GOLF CLUB

RIVERPINES GOLF

THE FORUM PEACHTREE CORNERS

PEACHTREE CORNERS TOWN CENTER

WESLEYAN SCHOOL
1,210 STUDENTS

NORCROSS HIGH SCHOOL
2,395 STUDENTS

CORNERSTONE CHRISTIAN ACADEMY
466 STUDENTS

the Y
ROAD RUNNER SPORTS
Crème de la Crème
Planet Smoothie

BERKELEY HILLS COUNTRY CLUB

COSTCO WHOLESALE

the exchange
at Peachtree Corners

PEACHTREE INDUSTRIAL BLVD
GA-141

GIVE WEST HIGH SCHOOL
2,464 STUDENTS

LOWE'S

PAUL DUKE STEM HIGH SCHOOL
1,388 STUDENTS



PEACHTREE MARKETPLACE

VILLAGE AT PEACHTREE CORNERS

PEACHTREE SQUARE SHOPPING CENTER

± 311,000 AADT

± 42,300 AADT

± 48,300 AADT

± 35,500 AADT

HOLCOMB BRIDGE RD

Google Earth

regional view

THE FORUM PEACHTREE CORNERS

TRADER JOE'S, belk, BARNES & NOBLE, HomeGoods, J.CREW, ULTA, POTTERY BARN, DSW, Bath & Body Works, CLUB PILATES, Nando's, Giulia, LOVESAC, J. ALEXANDER'S RESTAURANT, dermani MEDSPA, CHOPT, PERSPIRE

THE GODDARD SCHOOL, CVS pharmacy, HENRI'S BAKERY & DELI, KUMON, DUNKIN'

PEACHTREE CORNERS TOWN CENTER

M. Marlow's Tavern, FirstWatch, SPROUTS FARMERS MARKET, FIREBIRDS, CAVA, THE PARKSIDE, PAPA BOWLS, TAQUERIA TSUNAMI

VILLAGE AT PEACHTREE CORNERS

STAGE, ME Massage Envy, LIDL, Orangetheory

CORNERSTONE CHRISTIAN ACADEMY
466 STUDENTS

ROAD RUNNER SPORTS, Crème de la Crème, Planet Smoothie, MANHATTAN

WESLEYAN SCHOOL
1,210 STUDENTS

NORCROSS HIGH SCHOOL
2,395 STUDENTS

amazon

the exchange
at Peachtree Corners

PEACHTREE PARKWAY SHOPPING PLAZA

Goodwill, Wendy's, Arby's, Pizza Hut, TACO BELL, BULL DOG, KOD Running, DECATUR

GIVE WEST HIGH SCHOOL
2,464 STUDENTS

PEACHTREE MARKETPLACE

LAIFITNESS, AspenDental, IHOP, ALDI, Panera, Chick-fil&

PEACHTREE SQUARE SHOPPING CENTER

TARGET, TJ-maxx, DICK'S SPORTING GOODS, Publix, PET SMART, Office DEPOT

PAUL DUKE STEM HIGH SCHOOL
1,388 STUDENTS

HOLCOMB BRIDGE RD
± 35,500 AADT

PEACHTREE PARKWAY NW
± 48,300 AADT

PEACHTREE INDUSTRIAL BLVD
± 42,300 AADT

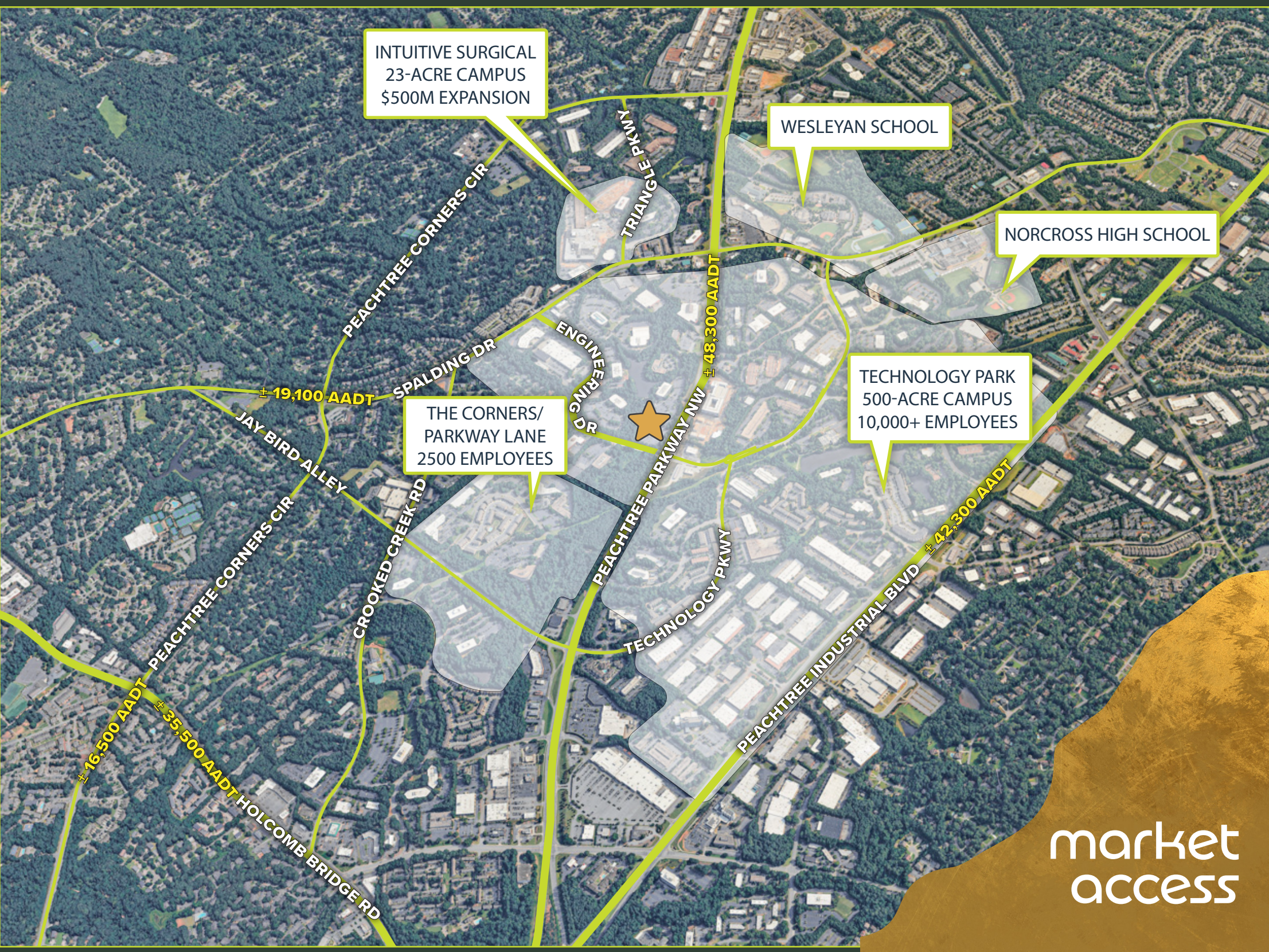
INTUITIVE SURGICAL
23-ACRE CAMPUS
\$500M EXPANSION

WESLEYAN SCHOOL

NORCROSS HIGH SCHOOL

TECHNOLOGY PARK
500-ACRE CAMPUS
10,000+ EMPLOYEES

THE CORNERS/
PARKWAY LANE
2500 EMPLOYEES



± 19,100 AADT

± 48,300 AADT

± 16,500 AADT

± 35,500 AADT

± 42,300 AADT

PEACHTREE CORNERS CIR

JAY BIRD ALLEY

PEACHTREE CORNERS CIR

HOLCOMB BRIDGE RD

CROOKED CREEK RD

SPALDING DR

ENGINEERING DR

PEACHTREE PARKWAY NW

TECHNOLOGY PKWY

PEACHTREE INDUSTRIAL BLVD

TRIANGLE PKWY

market
access



exchange
site plan

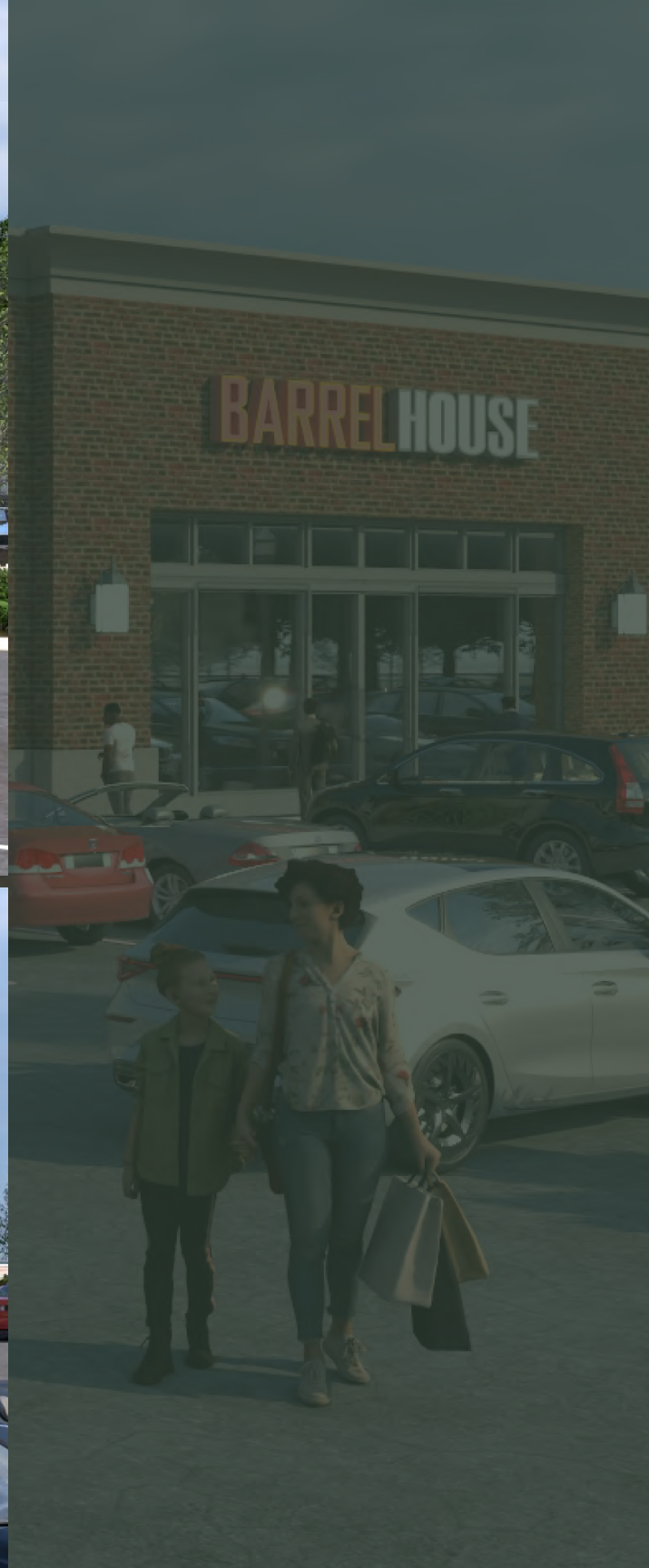


join us

A refined, walkable retail environment designed to bring together dining, service, and everyday convenience in one cohesive destination. The Exchange offers a limited opportunity to join a highly curated retail environment in one of Metro Atlanta's most dynamic submarkets.



the exchange
*Inspired by Taste.
Designed for Community.*



MATTHEWS™

the exchange

at Peachtree Corners

Exclusively Leased By

Adrienne Crawford

Senior Vice President

(404) 905-5719

adrienne.crawford@matthews.com

License No. 303241 (GA)

Lily H. Heimbürger

Senior Vice President

(404) 905-5629

lily.heimburger@matthews.com

License No. 260232 (GA)

Broker of Record

Maxx Bauman

License No. 451849 (GA)

Firm No. 80041 (GA)