

Madison Reynoldstown



OAKHURST
REALTY
PARTNERS

Beltline Retail Space – For Lease

872 Memorial Drive SE, Atlanta, GA 30316



For more information contact: **Todd Semrau** | tsemrau@oakrep.com | (404) 371-4100

Property Highlights



Eastside Beltline Trail at Memorial Dr. and Bill Kennedy with Millions of Annual Visitors



High Visibility



Expansive Patio



Near to Atlanta Dairies, Madison Yards Krog Street Market



13,000 Cars Per Day on Memorial Drive



Pedestrian Friendly – Walk Score of 90 according to walkscore.com



Convenient Access to I-20



2,164 New Apartment Homes Delivered in the Area



FOR LEASE

Reynoldstown Eastside Beltline Location

AREA ATTRACTIONS & RESTAURANTS



90

Reynoldstown has a walking score of 90 which is considered "Walker's Paradise" by walkscore.com

Restaurants / Breweries

1. Muchacho
2. Three Taverns Imaginarium
3. Homegrown
4. Grindhouse
5. Agave
6. Carroll Street Cafe
7. Six Feet Under
8. Gunshow

Mixed-use

1. Atlanta Dairies
2. The Eastern
3. Madison Yards
4. Empire Stein Steel
5. A&P Lofts
6. Krog Street Market



Within 1 Mile



22,815

Population



\$144,905

Average Household Income



12,719

Total Households

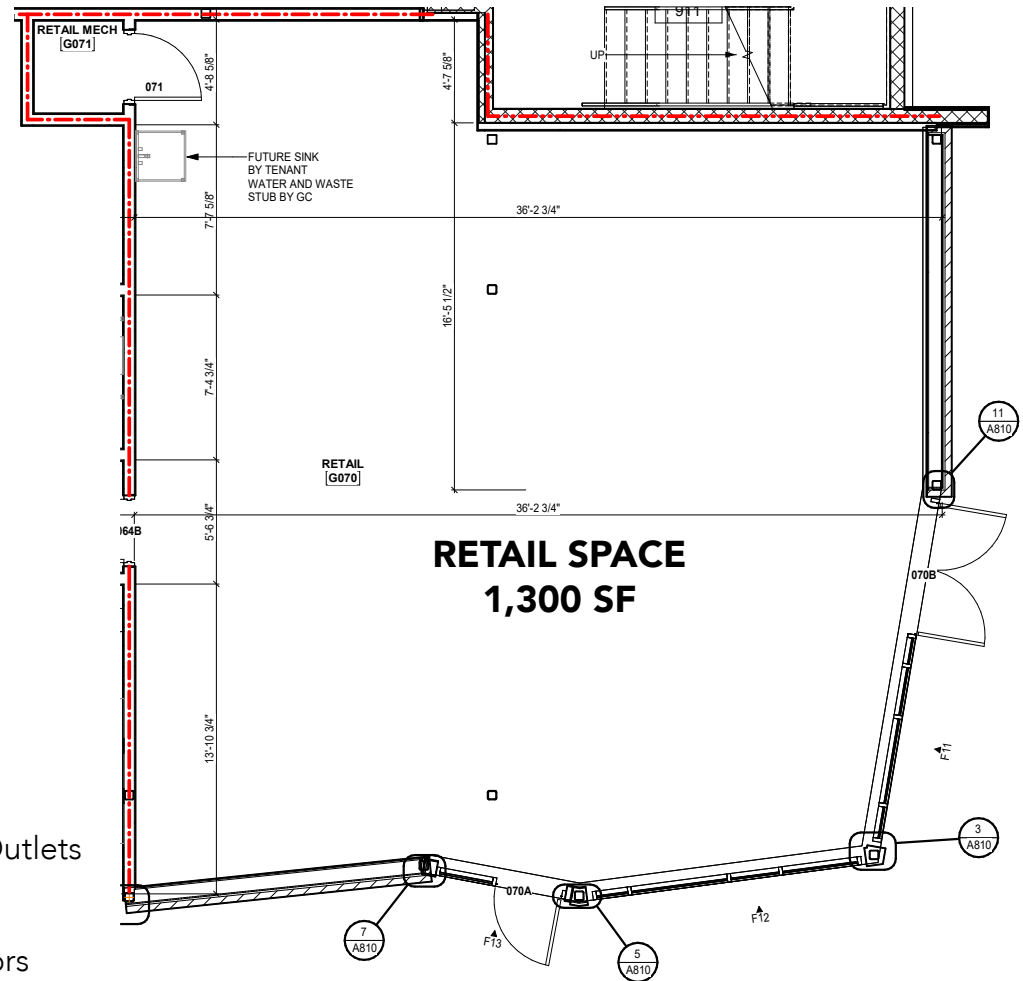
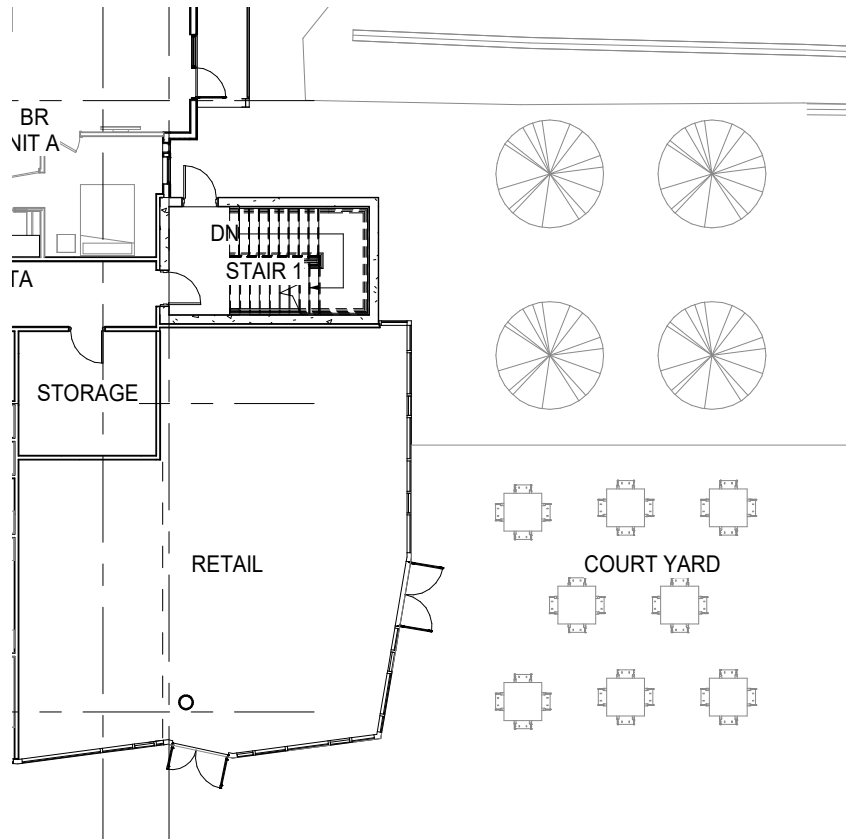


2,000,000

Annual Beltline Visitors

FOR LEASE

Reynoldstown Eastside Beltline Location



White Box Delivery Includes:

- Electrical Panel
- Undistributed HVAC
- Water Feed
- Sewer Tap
- Concrete Floors
- Convenience Electrical Outlets
- Shared Restroom
- Storefront Glass and Doors
- Concrete Patio

FOR LEASE

Reynoldstown Eastside Beltline Location



1 Beltline Perspective 1
A420



2 Street Perspective Memorial
A420



3 Street Perspective Chester 1
A420



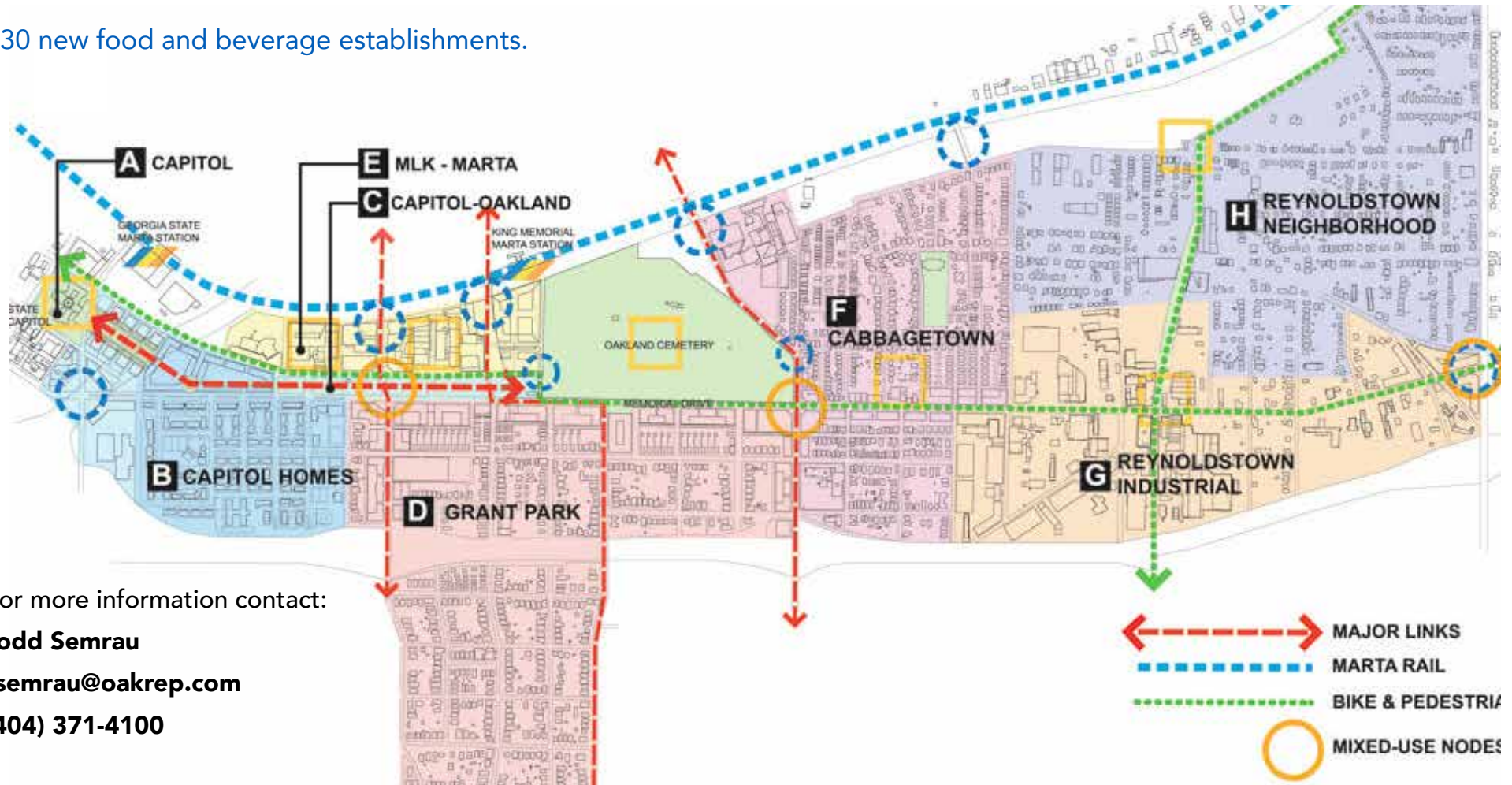
4 Street Perspective Corner
A420

Memorial Drive Corridor



The main connection between Atlanta and Stone Mountain, the Memorial Drive corridor has ferried travelers from the city to the suburbs for decades.

- » In total, there has been \$1.5BN in development along Memorial Drive.
- » The beltline sees 1.7M Visitors per year.
- » The Memorial Drive Corridor has seen 2,164 multi-family units and 300 townhomes delivered in the last 5 years.
- » 30 new food and beverage establishments.



MADISON
YARDS



LOFTS

Population
841
MEMORIAL
Atlanta, Georgia

THE
EASTERN
DAIRIES

Atlanta
DAIRIES



OAKHURST
REALTY
PARTNERS

Memorial Drive

Madison
Reynoldstown

Habitat
for Humanity

Chester Avenue



Madison
Reynoldstown

Eastside
Beltline
Trail