

Madison Reynoldstown



OAKHURST
REALTY
PARTNERS

Beltline Retail and Creative Space – For Lease

872 Memorial Drive SE, Atlanta, GA 30316

MADISON REYNOLDSTOWN

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

Property Highlights



Eastside Beltline Trail at Memorial Dr. and Bill Kennedy



High Visibility with Millions of Annual Visitors



Expansive Patios



**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**

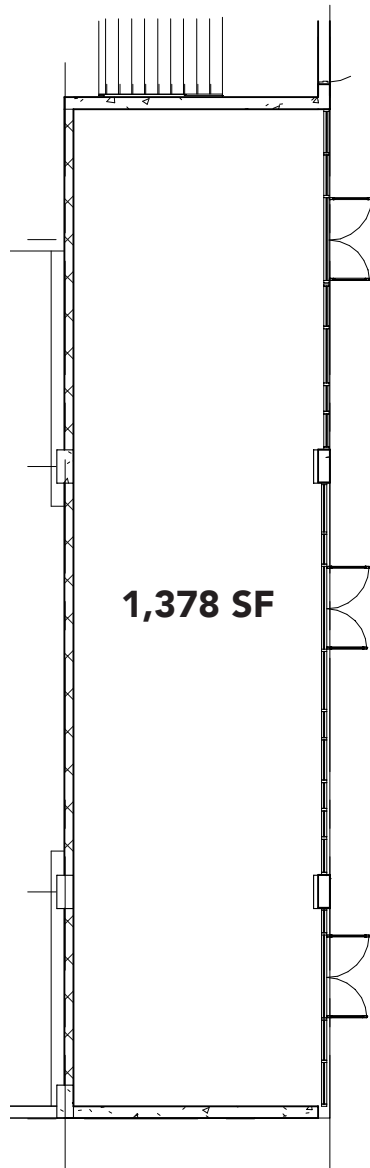


FOR LEASE

Retail and Creative Space



- » Near to Many Popular Restaurants including Muchacho and Breaker - Breaker
- » Space delivered in Shell Condition
- » Ideal for Retail, Creative Office, Artist Space
- » No Food and Beverage Infrastructure



BELTLINE



FOR LEASE

Reynoldstown Eastside Beltline Location

AREA ATTRACTIONS & RESTAURANTS



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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



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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.

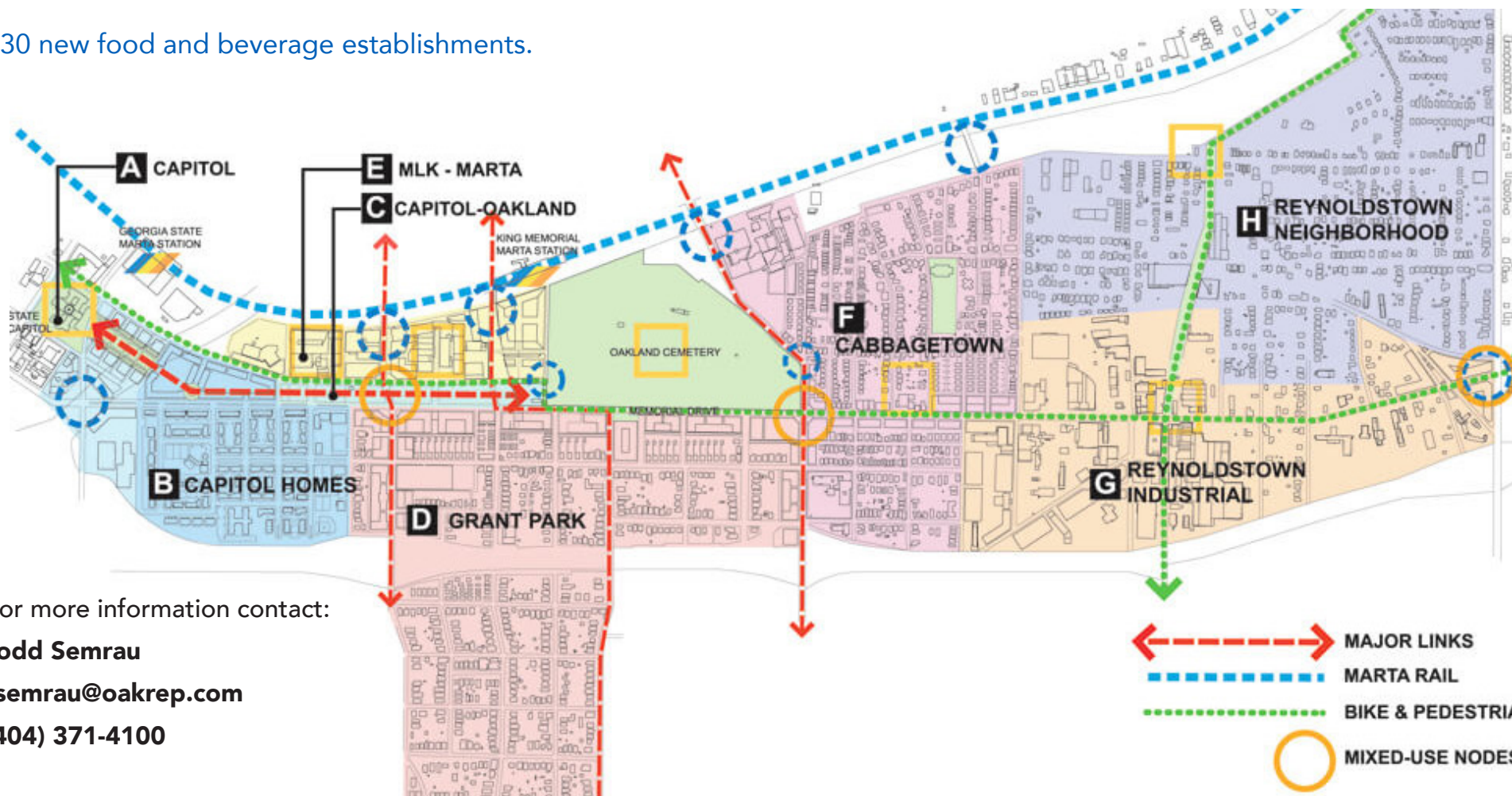


» In total, there has been \$1.5BN in development along Memorial Drive.

» 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.



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MADISON
YARDS



Reynoldstown
ESTD 1841
MEMORIAL
ESTABLISHED 2015
Atlanta, Georgia

ATLANTA, GEORGIA
THE
EASTERN
ESTABLISHED 1911
LIVE MUSIC VENUE

Atlanta
DAIRIES



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Memorial Drive

Madison
Reynoldstown



Chester Avenue



Madison
Reynoldstown

Eastside
Beltline
Trail