

31 PHARR RD.

UNIQUE *SHORT TERM*
OFFICE OPPORTUNITY
in the heart of The Buckhead Village

ABOUT BUCKHEAD

Known for its stately southern charm and impressive buying power, Buckhead is home to Atlanta's premier destinations for shopping, dining, and entertainment.

- Rich and varied cultural attractions, including numerous art galleries, the Buckhead Theater, the Atlanta History Center, and Chastain Memorial Park and Amphitheater.
- World-class shopping at some of the highest sales volume retail locations in the Southeast: Phipps Plaza, Lenox Square Mall, Shops Around Lenox, and Buckhead Village.



BY THE NUMBERS

1-MILE RADIUS

WALK SCORE

93

MEDIAN AGE

36

EDUCATIONAL ATTAINMENT

81%

AVERAGE HH INCOME

\$109,836

POPULATION

30,166

TOTAL GLA OWNED (SF)

24,912

AVERAGE
HOUSEHOLD INCOME

PEACHTREE HEIGHTS

\$341,395

GARDEN HILLS

\$240,254

TUXEDO PARK

\$597,528

BUCKHEAD FOREST

\$145,867

PEACHTREE PARK

\$240,254

- HOTELS

- LANDMARKS & SCHOOLS

- RESTAURANTS & RETAIL

CHEROKEE TOWN
& COUNTRY CLUB

TUXEDO
PARK

BUCKHEAD
FOREST

ATLANTA
HISTORY CENTER

SWAN HOUSE

STREGIS

PEACHTREE
HEIGHTS

31 PHARR RD.

THE PEACH
SHOPPING CENTER

Publix



BUCKHEAD
THEATRE



INTOWN
GOLF CLUB



THE SUZUKI SCHOOL

PHIPPS PLAZA
DIOR DOLCE & GABBANA
GUCCI HERMÈS
PRADA NORDSTROM

GARDEN
HILLS



PEACHTREE
CORNERS

SANDY
SPRINGS

285

141

85

400

BROOKHAVEN

75

TUCKER

BUCKHEAD

85

31 PHARR RD.

DRUID
HILLS

285

WEST
MIDTOWN

MIDTOWN

20

DECATUR

DOWNTOWN
ATLANTA

20

WEST
END

GRANT
PARK

SITE MAP

31 PHARR RD.

24,912 SF

BUCKHEAD PLAZA

CHOPS
LOBSTER BAR

umi

delbar

R STREGIS

The Garden Room

RH
ATLANTA
NOW OPENING IN BUCKHEAD

PEACHTREE RD.

BUCKHEAD VILLAGE

Le Bilboquet

Le Colonial

BELLA CUCINA

BILLY REID

DIOR

SHAKE SHACK

Carmel

BROWN & CO JEWELERS

MONCLER

PHARR RD. NW

VPD
57,014

30
05
BUCKHEAD

BUCKHEAD
CENTER
VILLAGE DISTRICT

ESTD 2020
BRIDGER
PROPERTIES

The Sutton
BUCKHEAD

elle



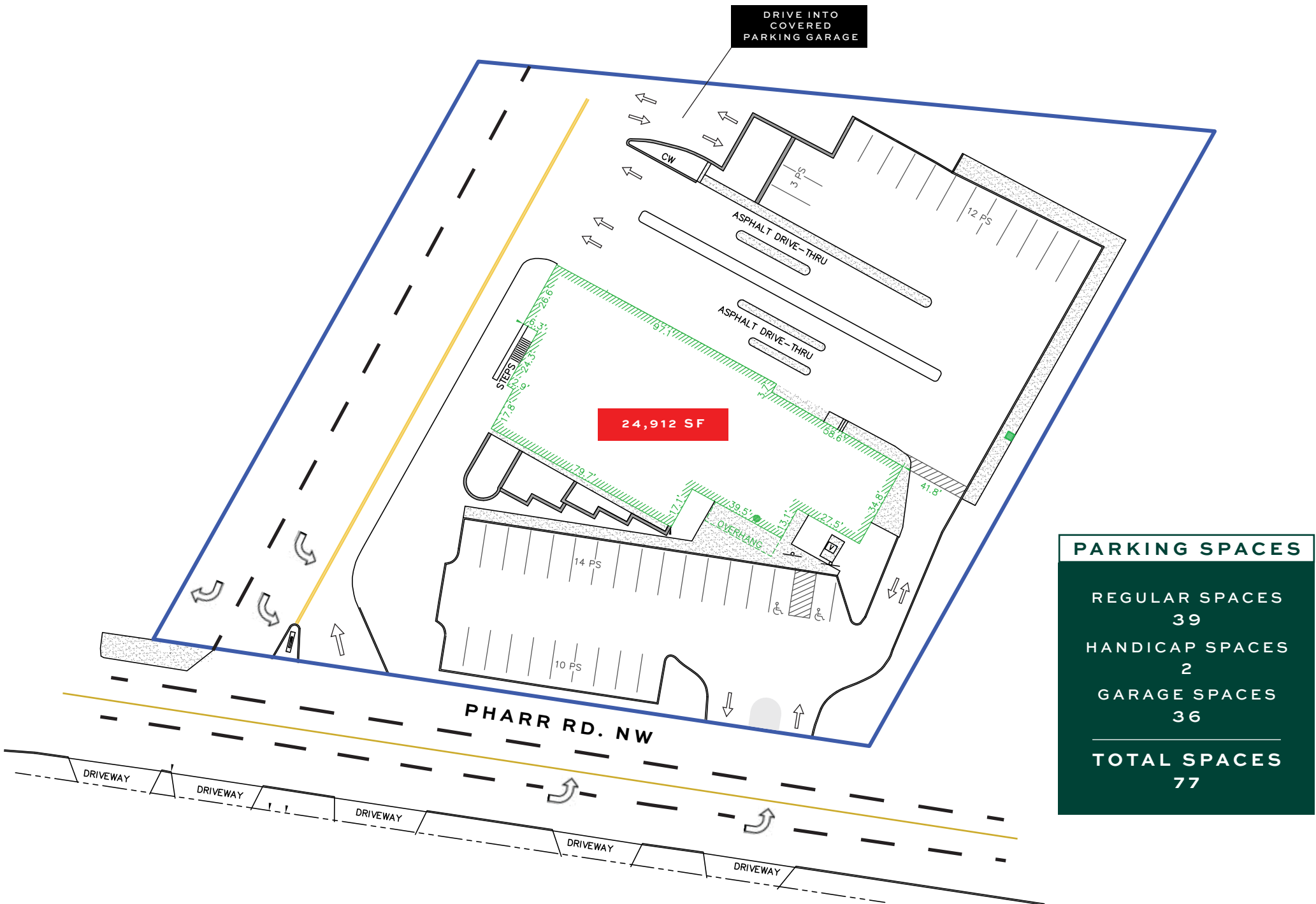
31 PHARR RD.

24,912 SF



POPULATION		HOUSEHOLDS		HH INCOME	
30,436	1 MILE	17,155	1 MILE	\$145,011	1 MILE
134,635	3 MILES	69,051	3 MILES	\$146,942	3 MILES
1,157,891	10 MILES	499,874	10 MILES	\$114,771	10 MILES

SITE PLAN



Two-story 24,912 SF temporary office opportunity

LOCATED IN THE HEART OF THE BUCKHEAD VILLAGE

- Free & ample surface parking available.
- Located steps from the Buckhead District in one of Atlanta's premier submarkets.
- Bus line, drive thru & signage opportunities.
- Strong demographic base.



LEASING INFORMATION

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