

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

UXEDO PARK

\$597,528

BUCKHEAD FOREST

\$145,867

PEACHTREE PARK

\$240,254

CHEROKEE TOWN
& COUNTRY CLUB

UXEDO
PARK

ATLANTA
HISTORY CENTER

SWAN HOUSE

PEACHTREE
HEIGHTS

31 PHARR RD.

THE PEACH
SHOPPING CENTER

Publix



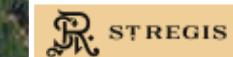
BUCKHEAD
FOREST

BUCKHEAD
MARKETPLACE



BUCKHEAD
THEATRE

INTOWN
GOLF CLUB



BUCKHEAD VILLAGE



GARDEN
HILLS



PHIPPS PLAZA

DIOR

DOLCE & GABBANA

GUCCI

HERMÈS

PRADA

NORDSTROM

HOTELS

LANDMARKS & SCHOOLS

RESTAURANTS & RETAIL

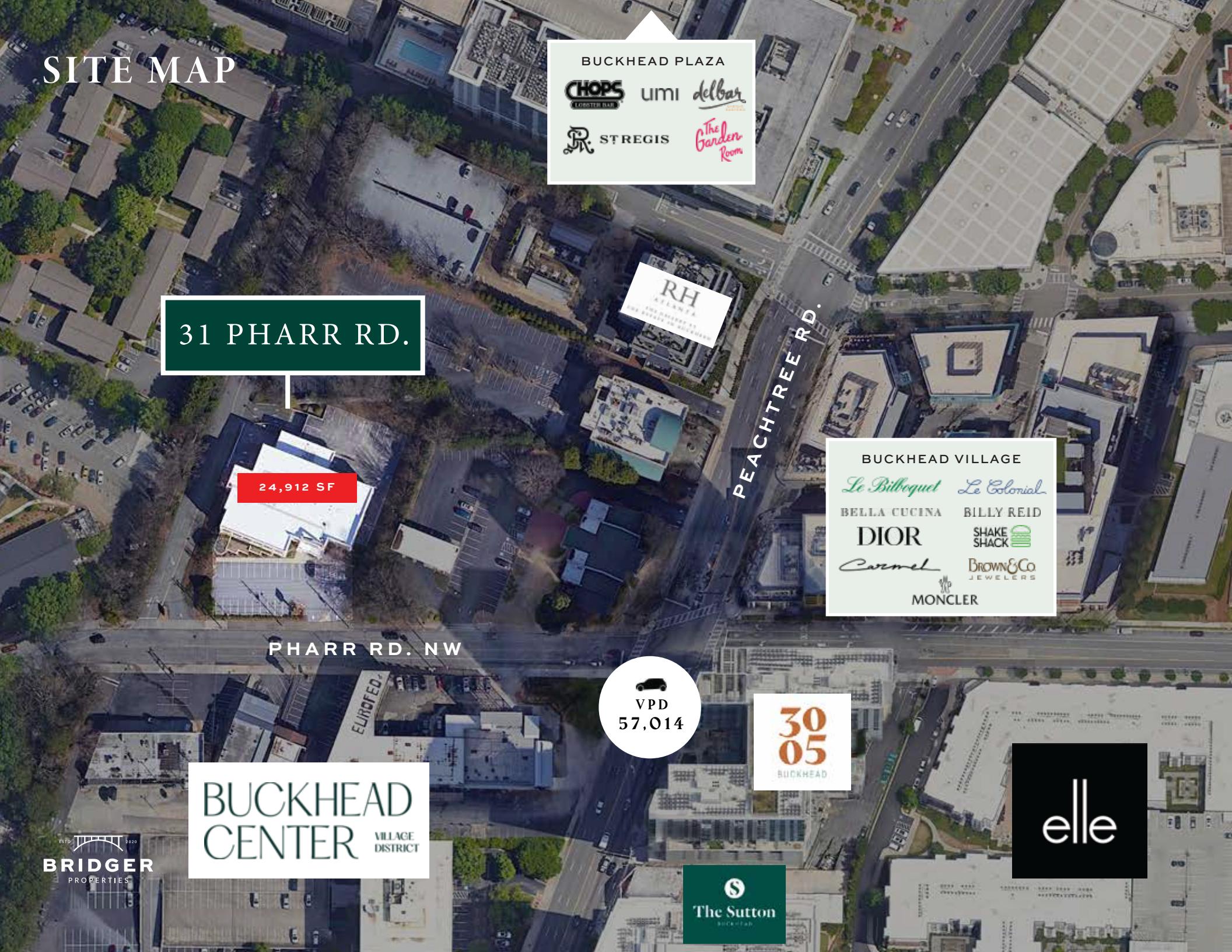
ESTD 2020

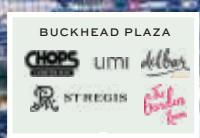
BRIDGER
PROPERTIES



31 PHARR RD.

SITE MAP





31 PHARR RD.

24,912 SF



BUCKHEAD
CENTER
VILLAGE DISTRICT

ESTD 2020
BRIDGER
PROPERTIES

POPULATION

30,436

1 MILE

134,635

3 MILES

1,157,891

10 MILES

HOUSEHOLDS

17,155

1 MILE

69,051

3 MILES

499,874

10 MILES

HH INCOME

\$145,011

1 MILE

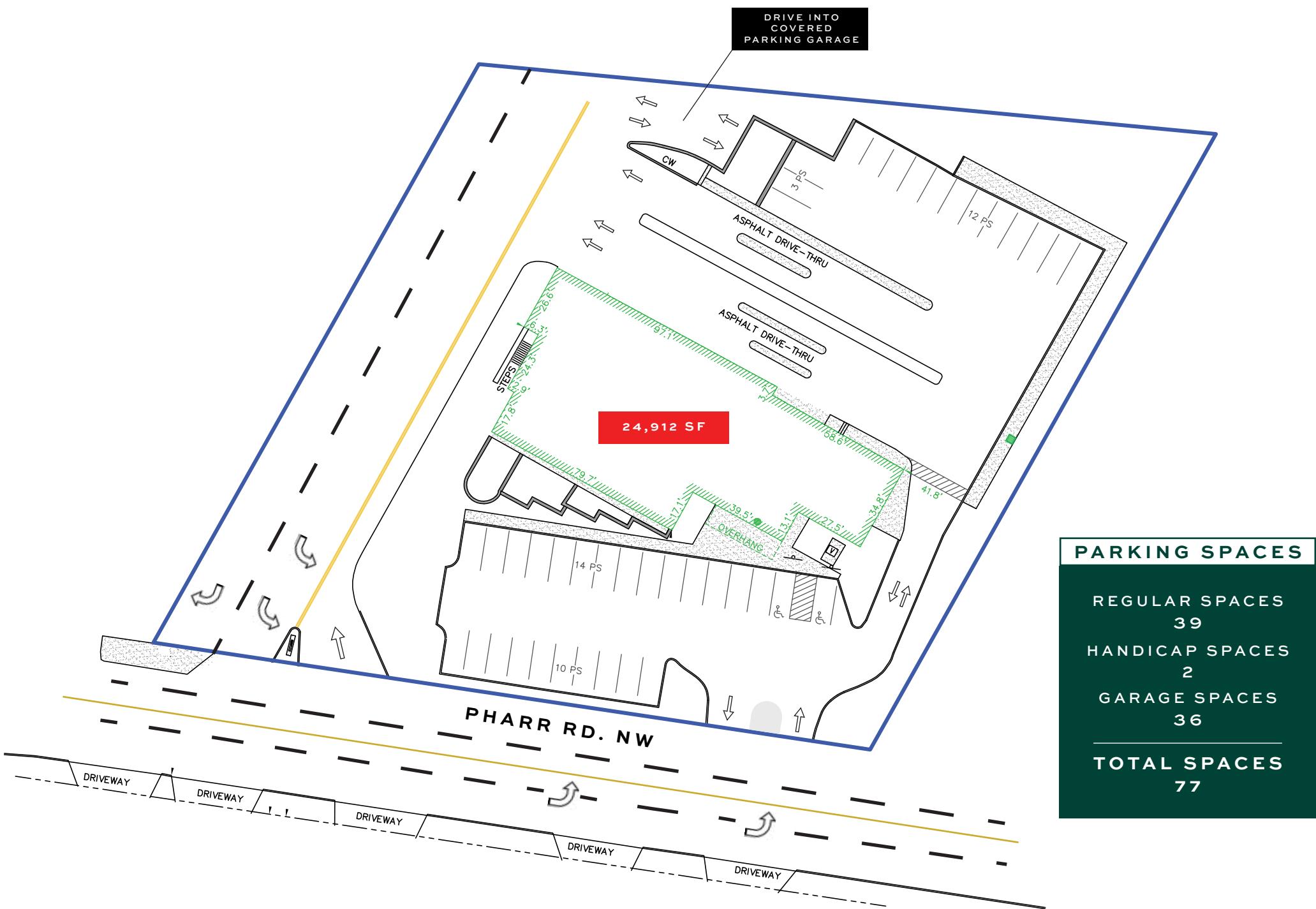
\$146,942

3 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.
- Bus line, drive thru & signage opportunities.
- Located steps from the Buckhead District in one of Atlanta's premier submarkets.
- Strong demographic base.



LEASING INFORMATION

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