

Madison Reynoldstown



OAKHURST
REALTY
PARTNERS

Beltline Retail, Artist and Creative Office Space – For Lease

872 Memorial Drive SE, Atlanta, GA 30316

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Property Highlights



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



High Visibility



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

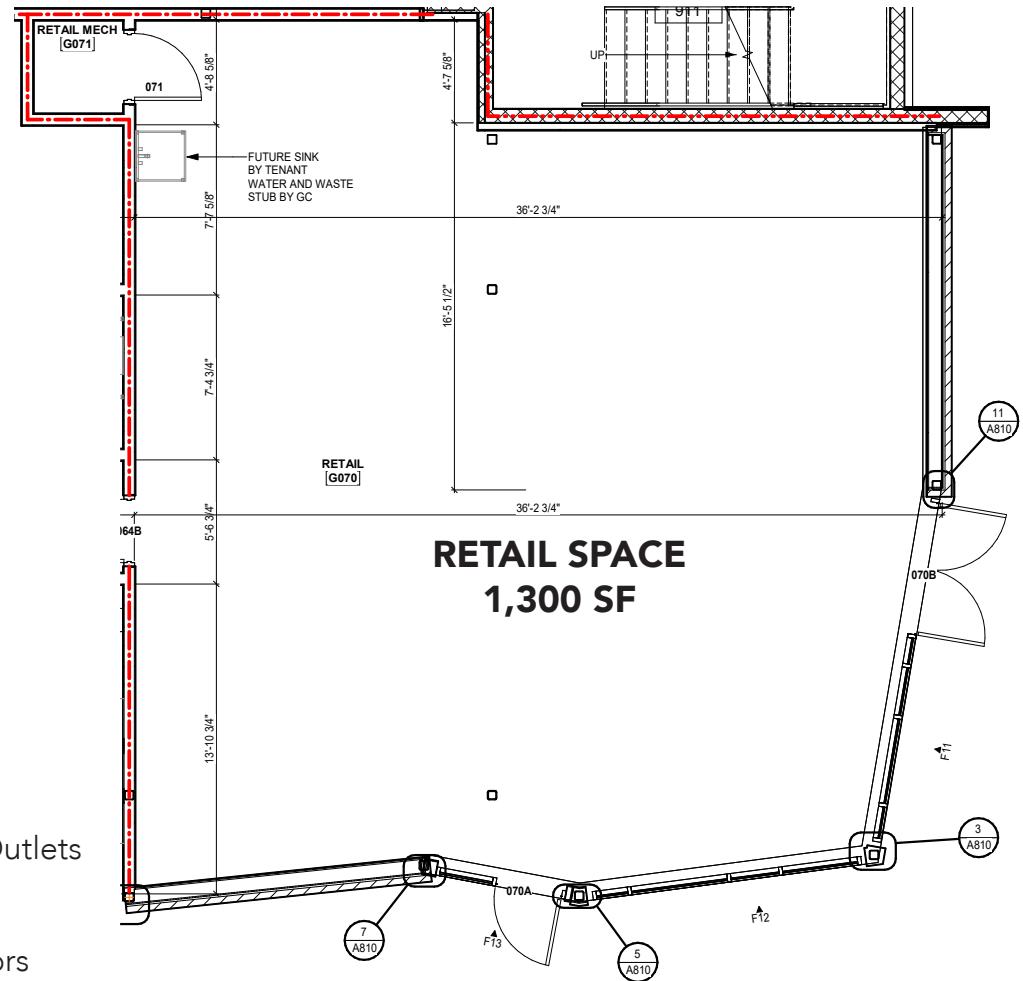
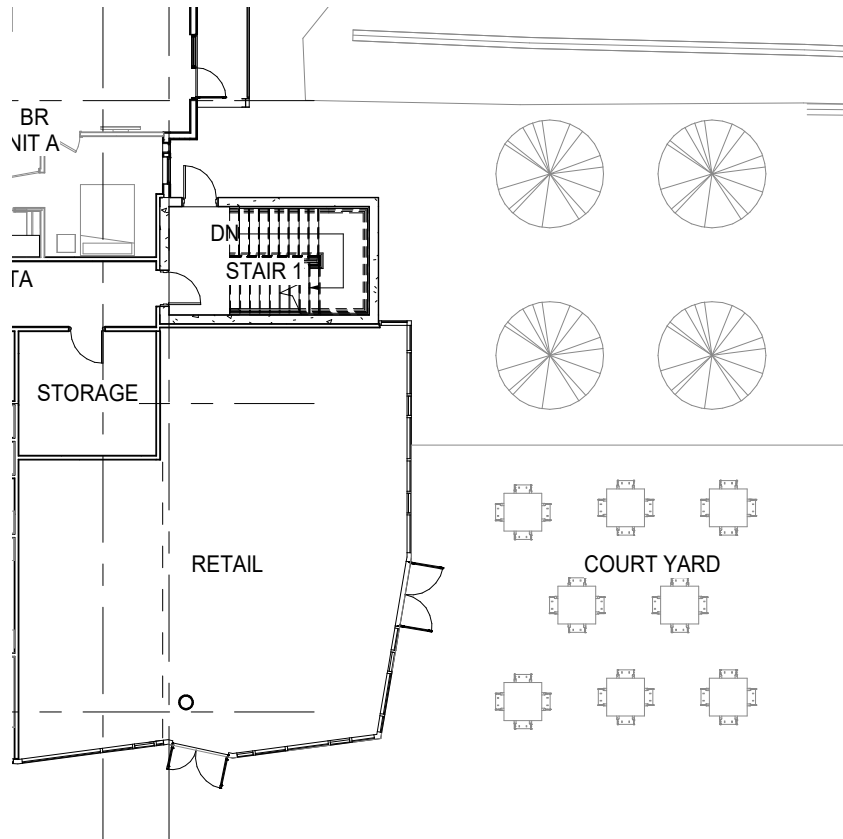


2,164 New Apartment Homes Delivered in the Area



FOR LEASE

Retail and Creative Office Space



White Box Delivery Includes:

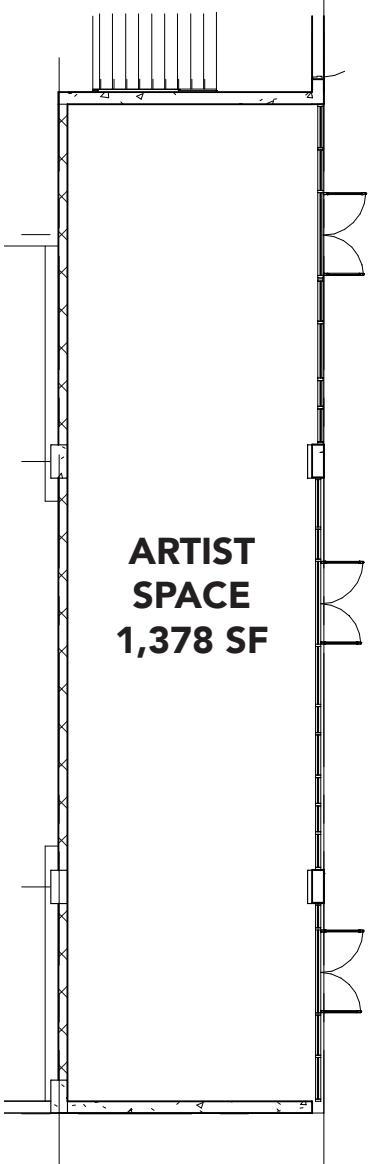
- Electrical Panel
- Undistributed HVAC
- Water Feed
- Sewer Tap
- Concrete Floors
- Convenience Electrical Outlets
- Shared Restroom
- Storefront Glass and Doors
- Concrete Patio
- Retail and Office Only

FOR LEASE

Artist Studio Space



OAKHURST
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ARTIST
SPACE
1,378 SF

BELTLINE



ARTIST SPACE



FOR LEASE

Reynoldstown Eastside Beltline Location

AREA ATTRACTIONS & RESTAURANTS



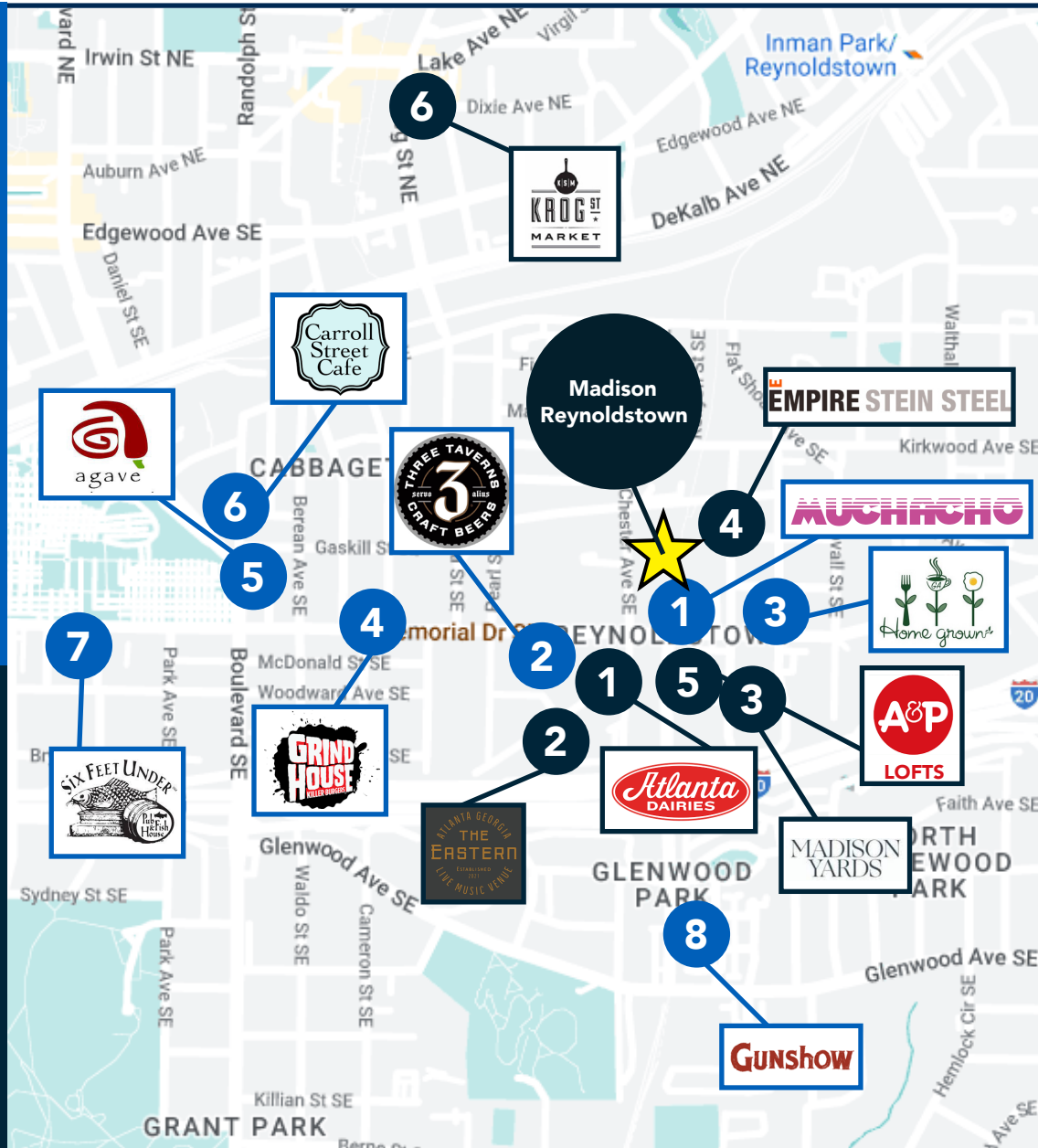
90
Reynoldstown has a walking score of 90 which is considered "Walker's Paradise" by walkscore.com

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



1 Beltline Perspective 1
A420



2 Street Perspective Memorial
A420



3 Street Perspective Chester 1
A420



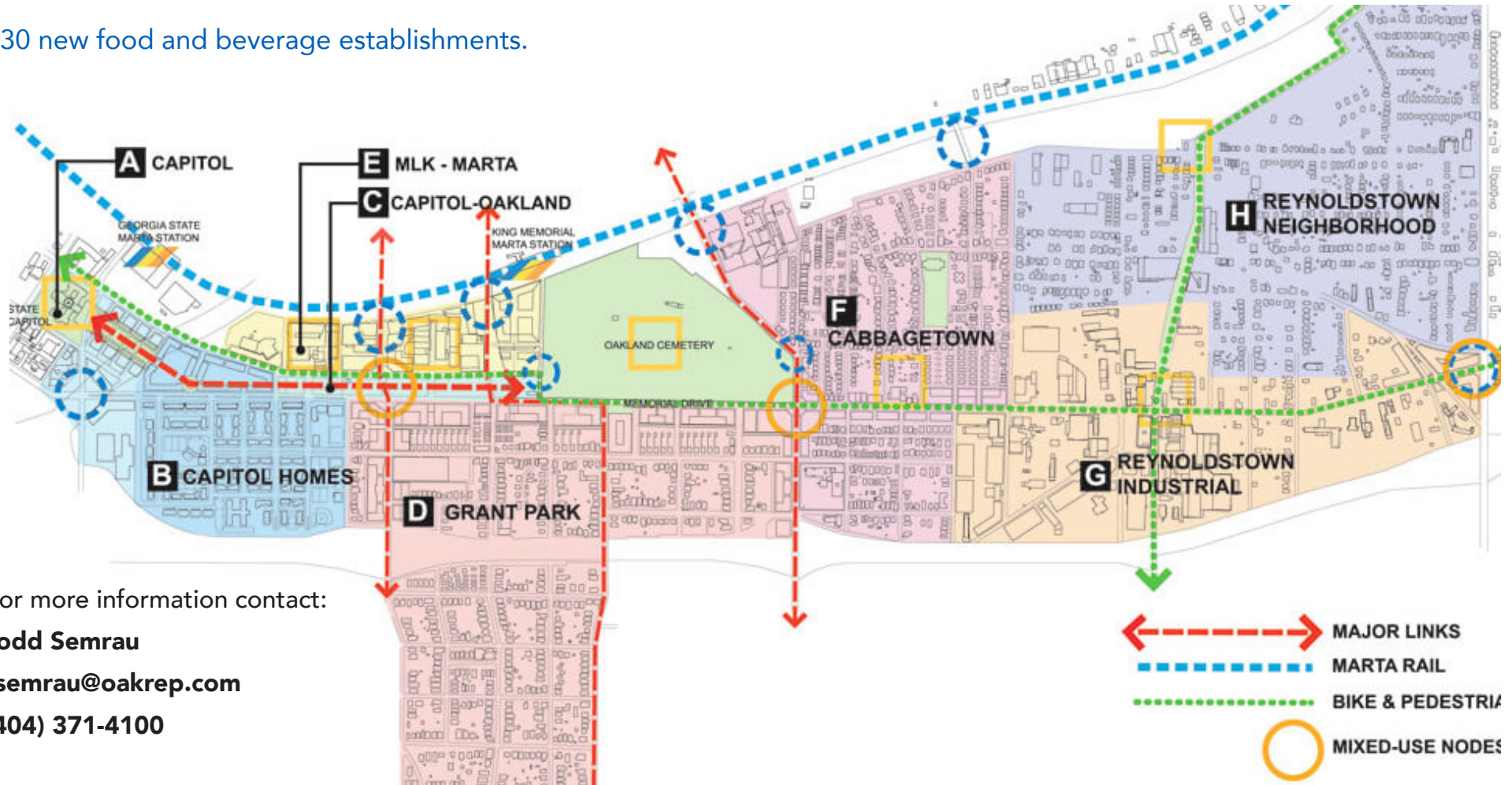
1 Street Perspective Corner
A420

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



Reynoldstown
ESTD 1841 2015
MEMORIAL
Atlanta, Georgia

ATLANTA GEORGIA
THE
EASTERN
ESTABLISHED 1911
LIVE MUSIC VENUE

Atlanta
DAIRIES



OAKHURST
REALTY
PARTNERS

Memorial Drive

Madison
Reynoldstown



Chester Avenue





Madison
Reynoldstown

Eastside
Beltline
Trail