

PRIME LOCATION-HEART OF BUCKHEAD

20-50 PHARR RD

ATLANTA, GA

AVAILABLE FOR SALE

CONTACT

ED LEE

404-218-7007

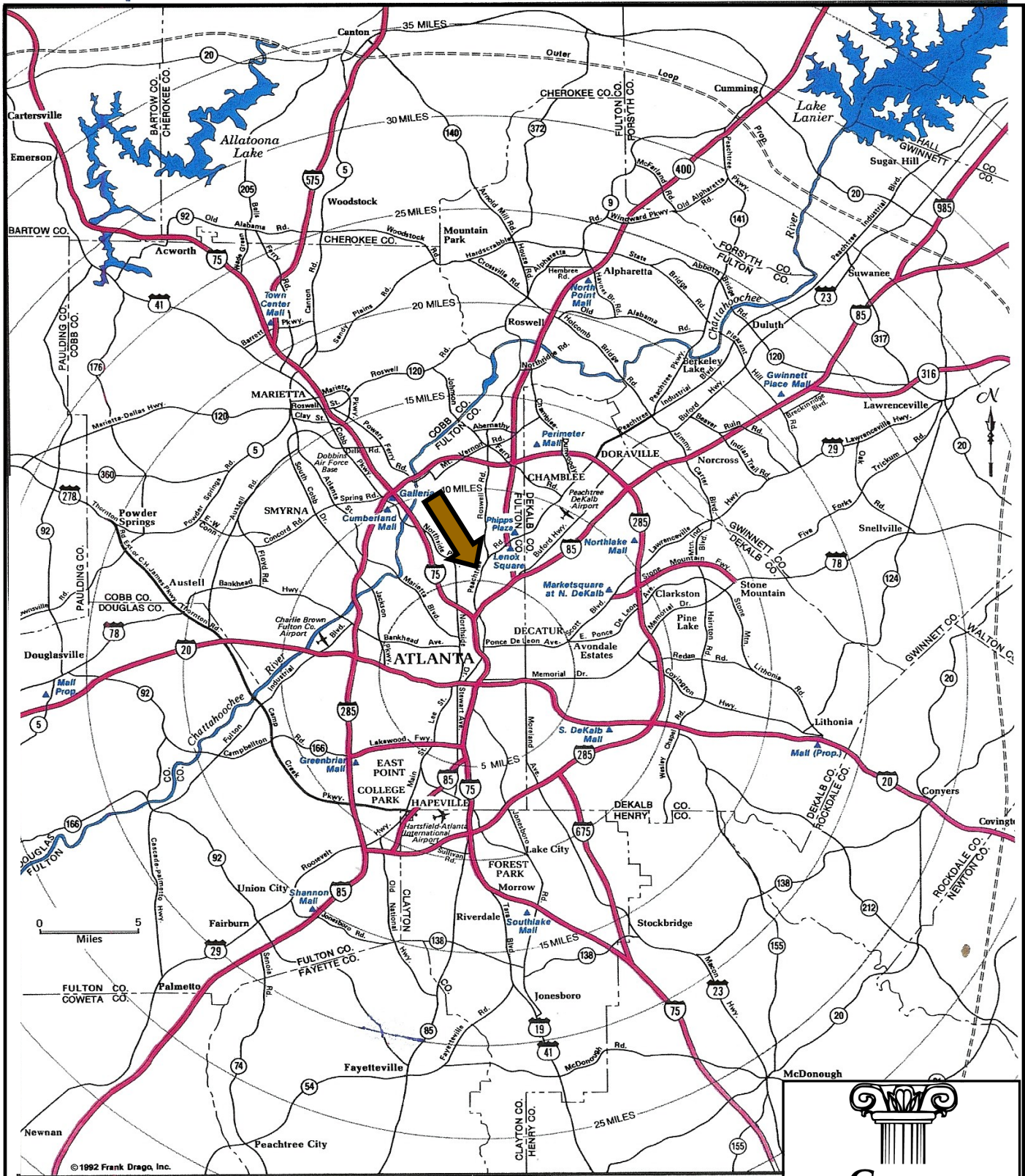
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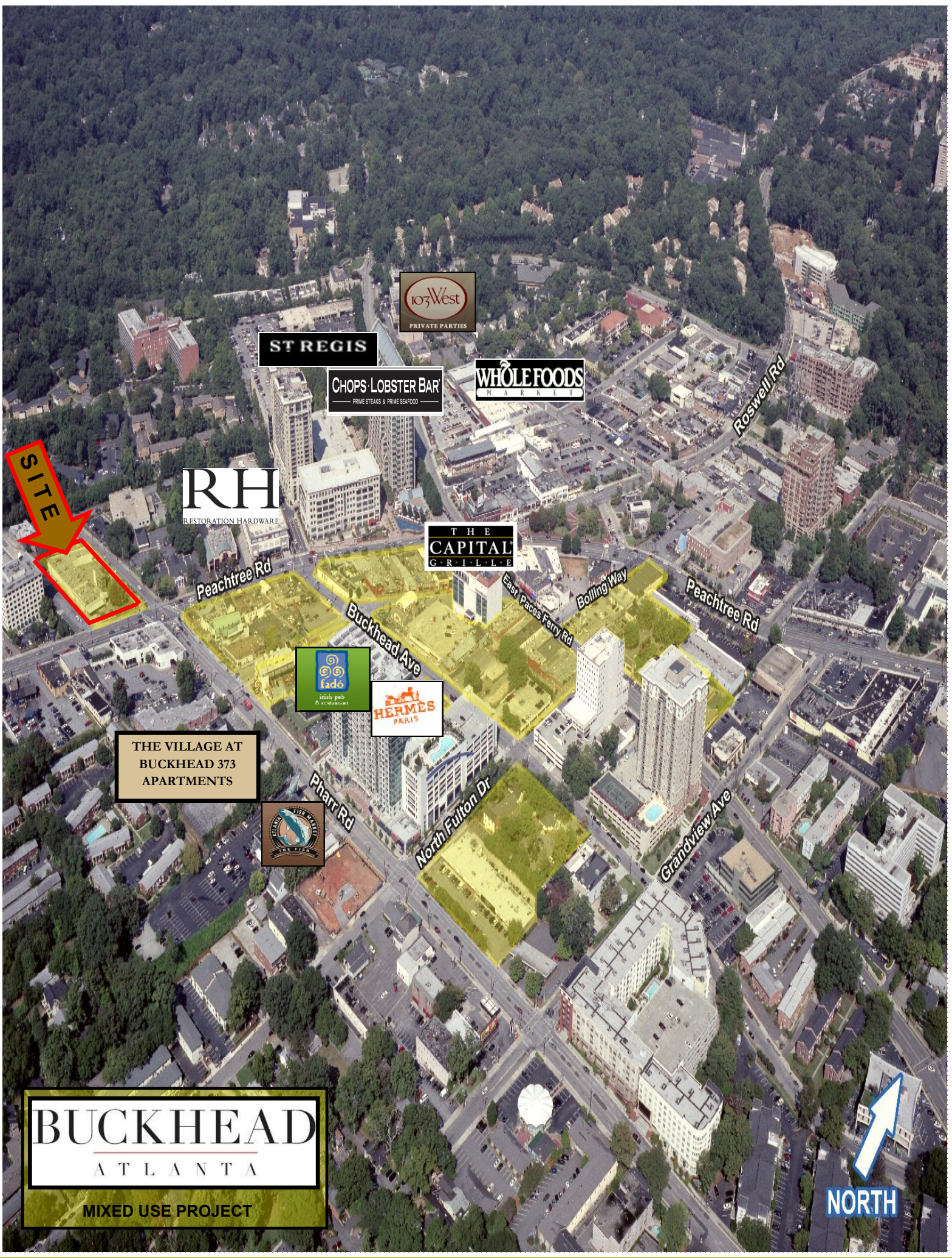
Disclosure: All information is deemed reliable, but is not warranted

METROPOLITAN ATLANTA



CAPITAL

PROPERTIES GROUP, L.L.C.



103 West
PRIVATE PARTIES

ST REGIS

CHOPS LOBSTER BAR
PRIME STEAKS & PRIME SEAFOOD

WHOLE FOODS
MARKET

RH
RESTORATION HARDWARE

THE
CAPITAL
GRILLE

SITE

Peachtree Rd

Buckhead Ave

East Paces Ferry Rd

Bolling Way

Peachtree Rd

lodo
italian pub & restaurant

HERMES
PARIS

THE VILLAGE AT
BUCKHEAD 373
APARTMENTS

PHARR
FINE ARTS
GALLERY

Pharr Rd

North Fulton Dr

Grandview Ave

BUCKHEAD

ATLANTA

MIXED USE PROJECT

NORTH

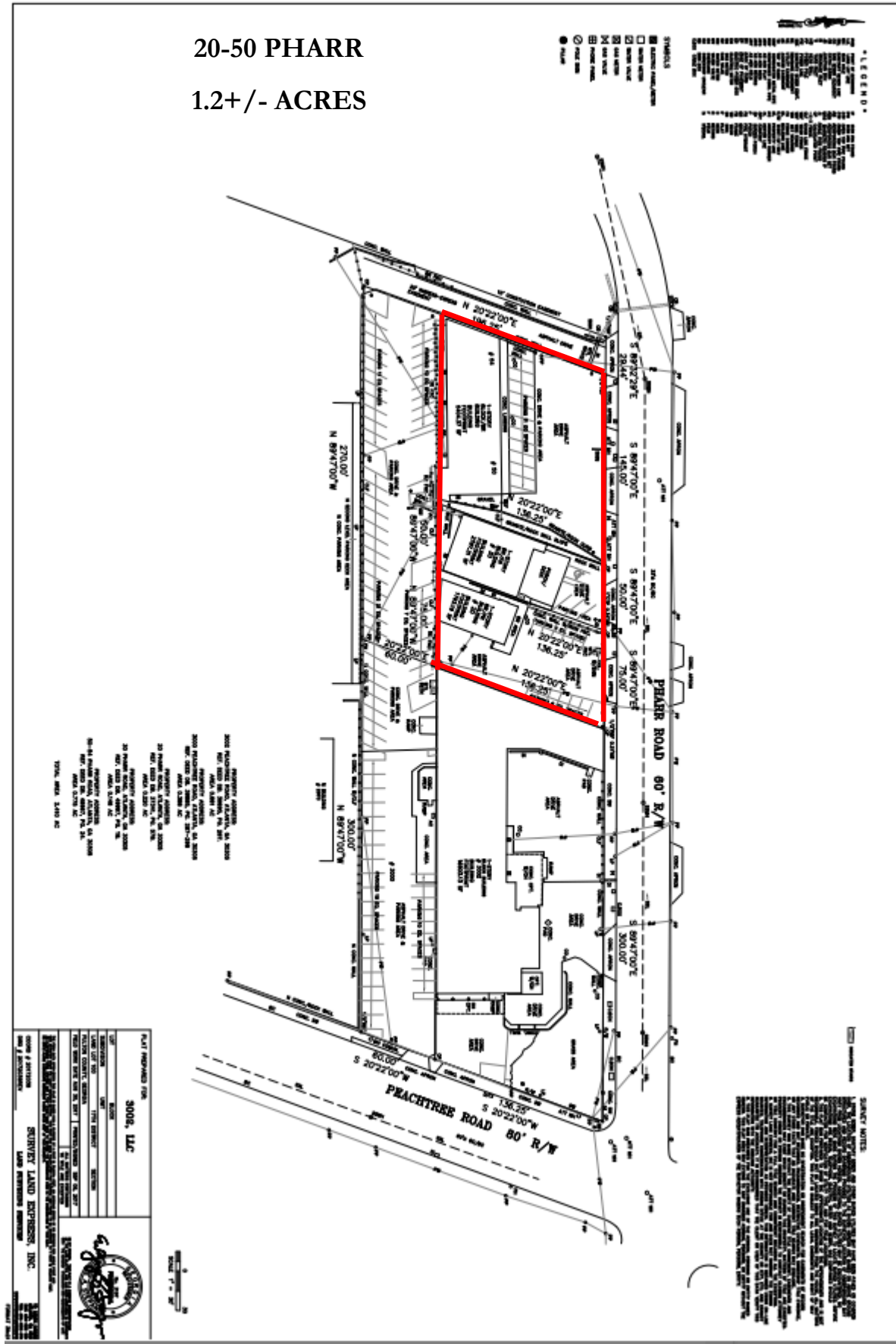
BUCKHEAD VILLAGE IMAGES



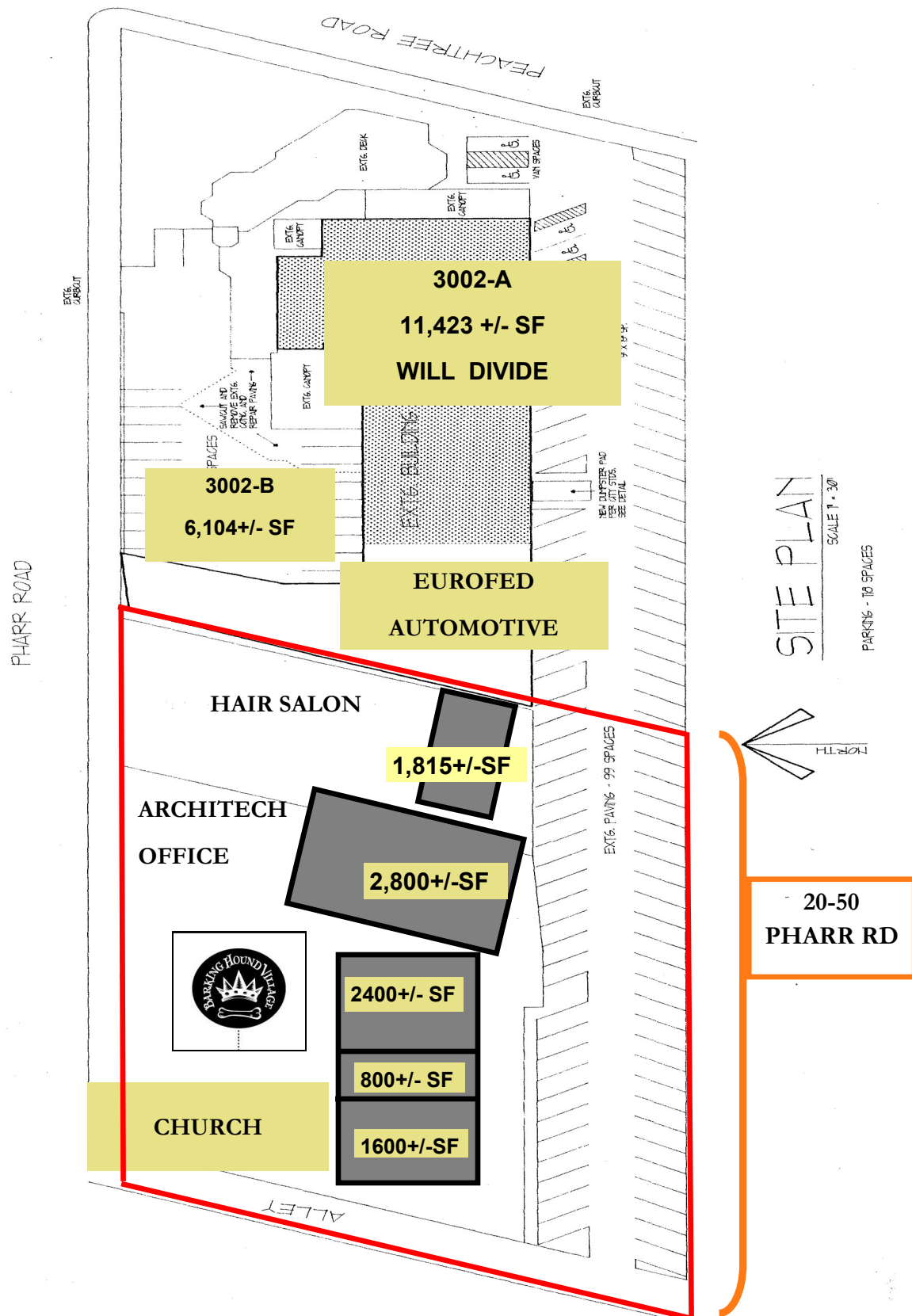
**PEACHTREE AND PHARR RD
PROPERTY AERIAL**



1.2+/- ACRES



CURRENT RETAIL SPACE



PEACHTREE RD AND PHARR RD

DEMOGRAPHICS

<i>DESCRIPTION</i>	<i>3 - MILE RADIUS</i>	<i>5 - MILE RADIUS</i>	<i>7 - MILE RADIUS</i>
<i>POPULATION 2011</i>	116,893	301,378	578,799
<i>PROJECTION 2016</i>	130,154	329,252	627,997
<i>HOUSEHOLD 2011</i>	57,586	318,375	253,748
<i>AVERAGE HH INCOME 2011</i>	117,417	105,518	90,146
<i>MEDIAN AGE FEMALE 2011</i>	37.57	35.52	35.44
<i>MEDIAN AGE MALE 2011</i>	36.84	35.19	34.8