

FOR SALE

2979 Peachtree Road

Atlanta, Georgia 30305

PRICE: \$4,900,000

RARE OPPORTUNITY TO OWN IRREPLACABLE BUCKHEAD REAL ESTATE ON PEACHTREE



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2979 PEACHTREE ROAD NE

Property Highlights

ADDRESS

2979 Peachtree Road,
Atlanta, GA 30305

PROPERTY SIZE

0.55 ACRES

ZONING

SPI-9 SA-1

MAX HEIGHT

225'

TRAFFIC COUNT

57,000

NOI

~\$215,000 *see rent roll

ACCESS

Easy access to property from both Pharr
Road and Peachtree Road



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Proposed Blocking Plan



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Rent Roll



TENANT	GLA	LEASE START DATE	LEASE END DATE	MONTHLY RENT	OPTIONS REMAINING	LL TERMINATION OPTION
Buckhead Nail Lounge	8,057 SF	08/21	08/29	\$11,000	0	30 Day



Buckhead Exotic Rentals	2,673 SF	10/25	09/28	\$11,000	3 Years	12 months
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CALL FOR DETAILS | EXPLANATION

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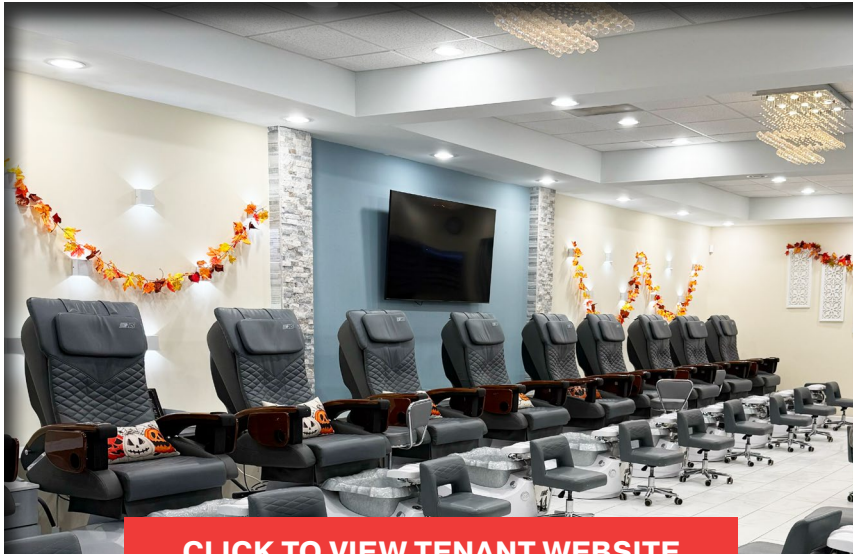
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Tenant Info



[CLICK TO VIEW TENANT WEBSITE](#)

BUCKHEAD NAIL

At Buckhead Nail Lounge, the best amongst nail salons in Buckhead, we are dedicated to providing an exceptional nail care experience that combines luxury, comfort, and precision. Our highly skilled team of nail professionals is committed to delivering top-quality services that leave you feeling pampered, rejuvenated, and confident.

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BUCKHEAD EXOTIC RENTALS

At Buckhead Exotic Rentals, we work with owners who want to generate real income from their vehicles without the stress.

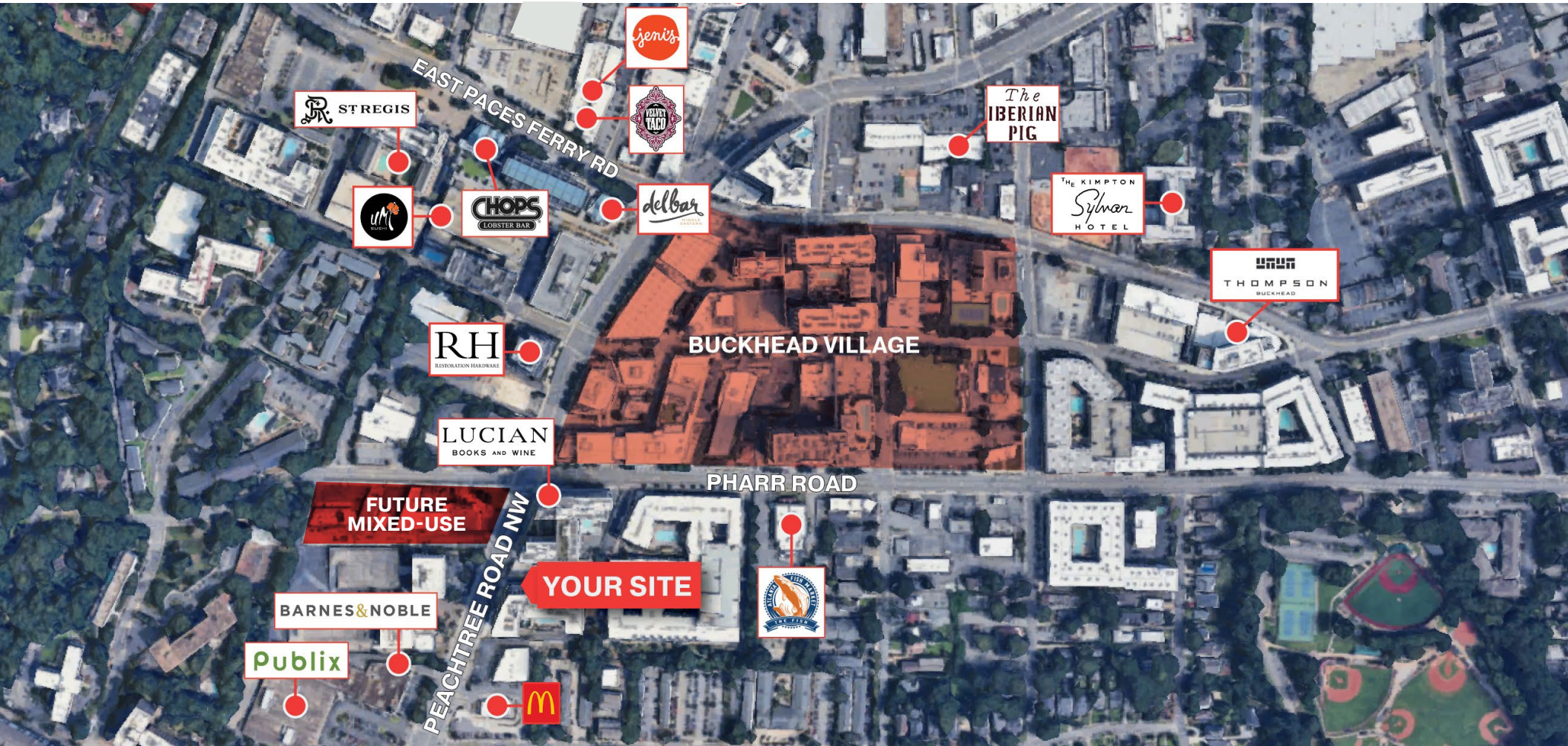
Whether it's a Lamborghini, McLaren, Rolls-Royce, or Maybach, your car could be booked by the same high-end clients we serve every day celebrities, athletes, business professionals, and entertainers who expect the best.

We started in Atlanta & now we're national. With active operations in Miami, Los Angeles, New York City, and Chicago, Buckhead Exotic Rentals is one of the fastest-growing luxury rental platforms in the country. The demand is strong and the opportunity is real.

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Amenity Map



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Demographics

Overview

Buckhead, Atlanta, is a thriving urban district known for its affluent population and vibrant commercial activity. Home to over 90,000 residents, the area boasts a median household income exceeding \$140,000, with 58% of residents holding bachelor's degrees or higher. Buckhead is a prime destination for professionals and families, with a population characterized by a blend of young professionals, established executives, and luxury-focused consumers. The district's high foot traffic, driven by an array of premium shopping, dining, and entertainment venues, makes it a dynamic hub for commercial success.

Traffic Count

Peachtree Road | 57,014

Population	1 mile	3 miles	5 miles
2024 Population	24,155	132,352	340,438
Annual Growth 2020-2024	4.4%	0.8%	0.4%
Median Age	39.5	36.6	34.8

Daytime Employment	1 mile	3 miles	5 miles
Employees	26,149	129,160	448,527
Businesses	3,037	14,968	32,918

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