

# 2021 Peachtree Medical

2021 Peachtree Rd  
Atlanta, GA 30309





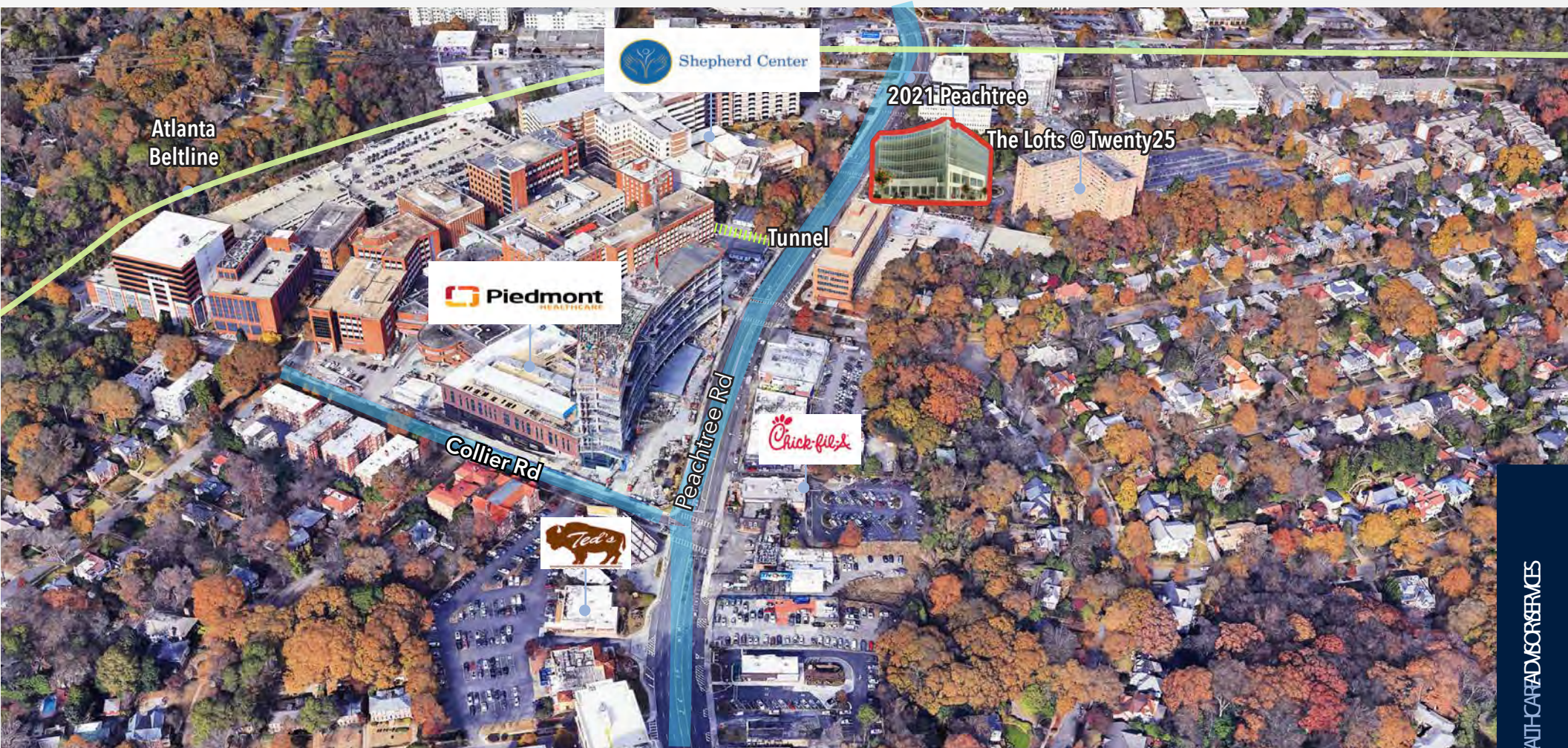
# PROGRESS UPDATE





# STRATEGIC LOCATION

Across from Piedmont Hospital on Peachtree Rd NW



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# SITE OVERVIEW

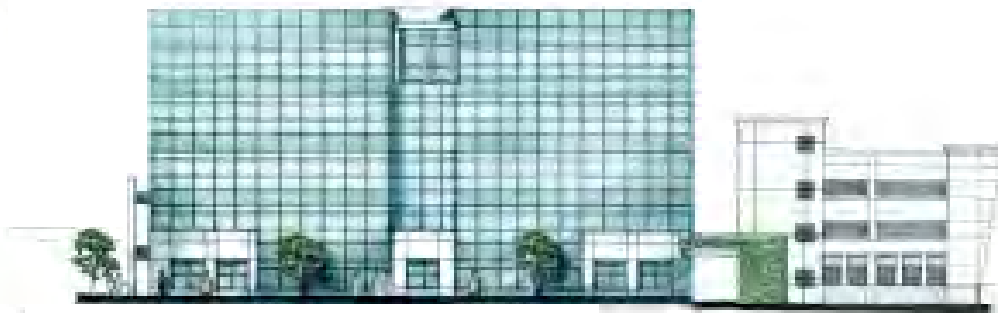
Location	Across from Piedmont Hospital on Peachtree Rd NW
Acreage	1.57 acres
Typical Floor	15,000 SF
RBA	75,000 SF
Access	Right-in, right-out to/from Peachtree Rd; At signaled corner of Peachtree and Brookwood Valley Cir
Attributes	Efficient 15,000 SF Floorplate Directly Across From Piedmont Atlanta Hospital No "Use" Restriction Building Signage Available to Major Tenants Covered Drop-off and Parking

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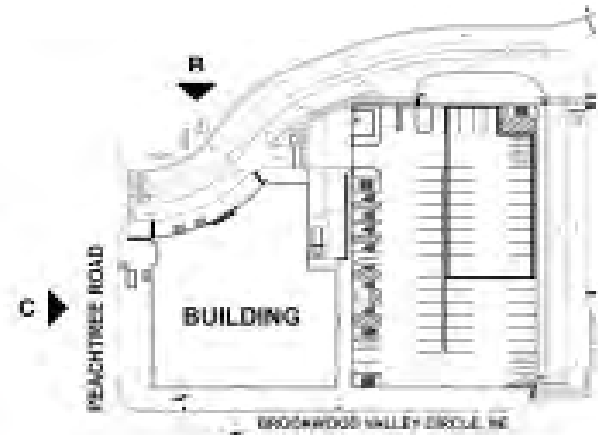
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# SITE PLAN

The current site plan is designed to accommodate one 75,000 SF Office or Medical Office Building fronting Peachtree Road. The current site plan calls for a 4 story parking deck consisting of structured parking. Located behind 2021 Peachtree will be a fully rennovated, luxury style, multi-family housing unit.



A. SIDE ELEVATION



KEY PLAN



B. ENTRY ELEVATION



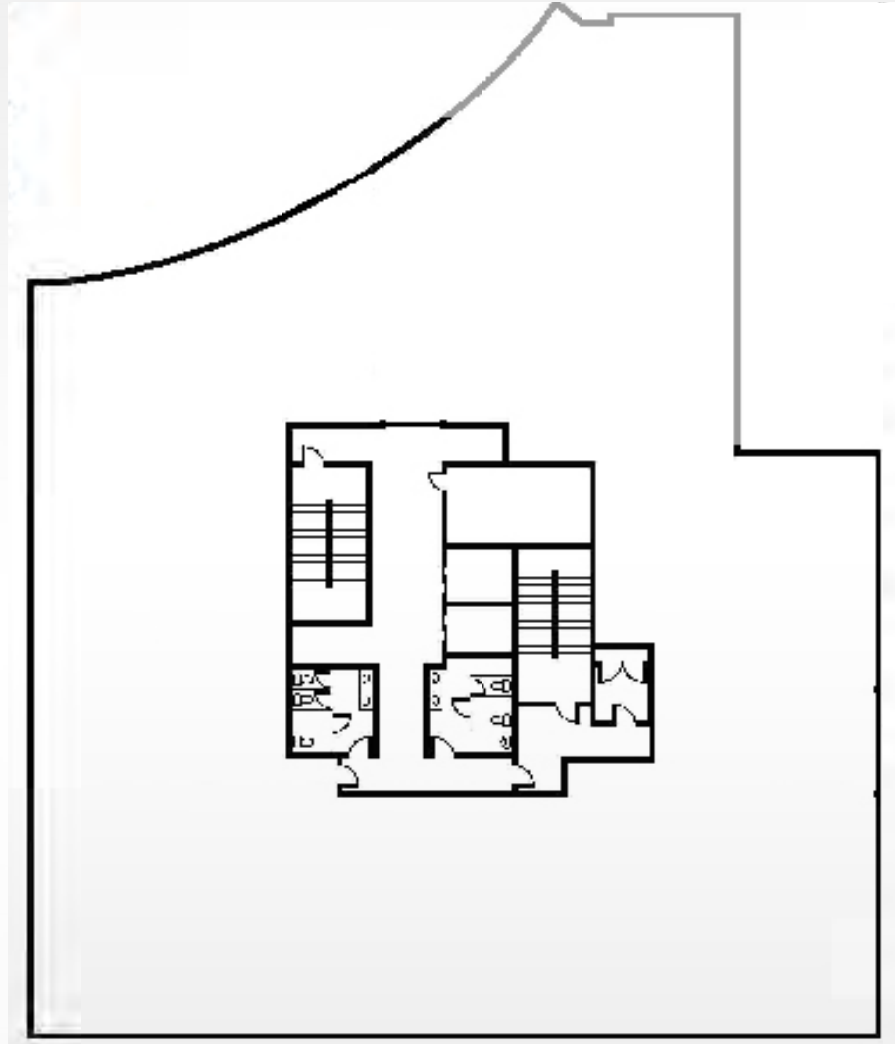
C. PEACHTREE ROAD ELEVATION

\*SEE SHEET PR2 FOR ADDITIONAL NOTES

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# FLOOR PLANS



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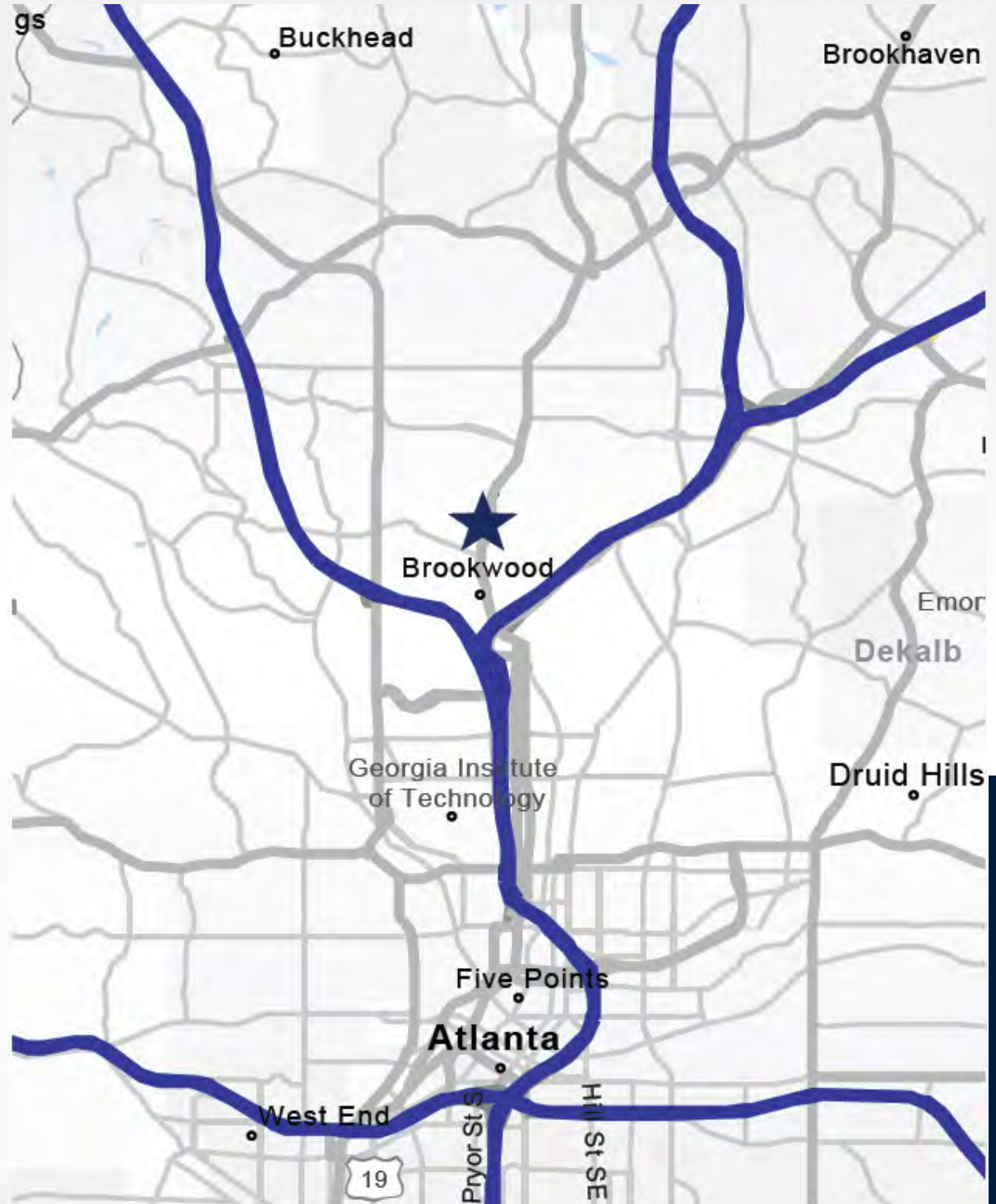
**2021 PEACHTREE MEDICAL**  
**Typical Floor Plan**

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# PRIME LOCATION

Brookwood is a fast growing market in Metro Atlanta. With top rated hospitals, shopping, and schools, Brookwood provides some of the best amenities in the city right at your doorstep.



## DEMOGRAPHICS

### WITHIN 1 MILE

16,725

POPULATION

9,702

HOUSEHOLDS

\$706,877

AVERAGE HOME VALUE

47%

OF HH INCOMES OVER \$100K

### WITHIN 3 MILES

168,756

POPULATION

86,148

HOUSEHOLDS

\$623,153

AVERAGE HOME VALUE

44%

OF HH INCOMES OVER \$100K

### WITHIN 5 MILES

375,026

POPULATION

177,667

HOUSEHOLDS

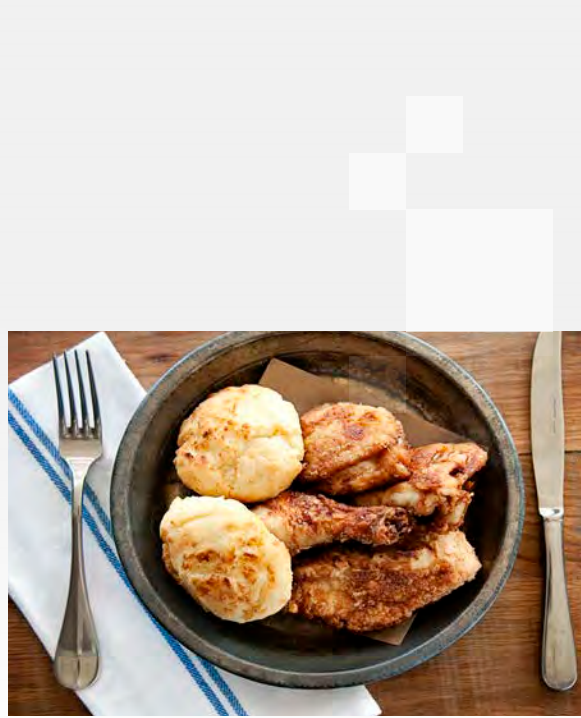
\$583,557

AVERAGE HOME VALUE

41%

OF HH INCOMES OVER \$100K





# A PLATE FULL OF AMENITIES

Within three miles of Atlanta's finest dining + retail + entertainment.

In close proximity to 3 of Atlanta's premier shopping areas –

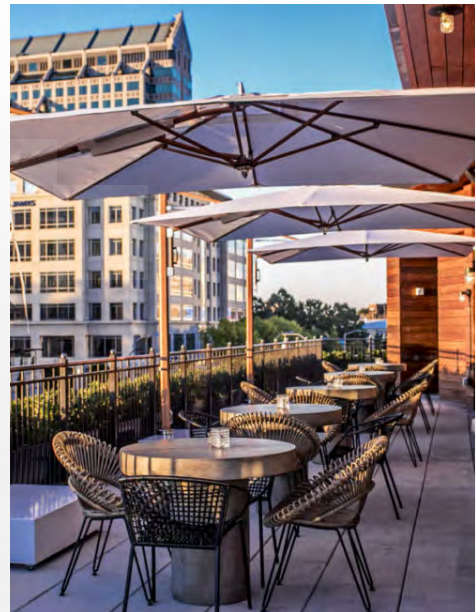
Including Atlantic Station, Downtown Atlanta, & Buckhead Village, which between them have dozens of restaurants and movie screens.



269 restaurants



577 retailers





# Now Leasing

MEDICAL OFFICE SPACE

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