

Midtown Connection Center

985 Monroe Dr NE, Atlanta, GA 30308



Presented by
Graham & Arthur LLC



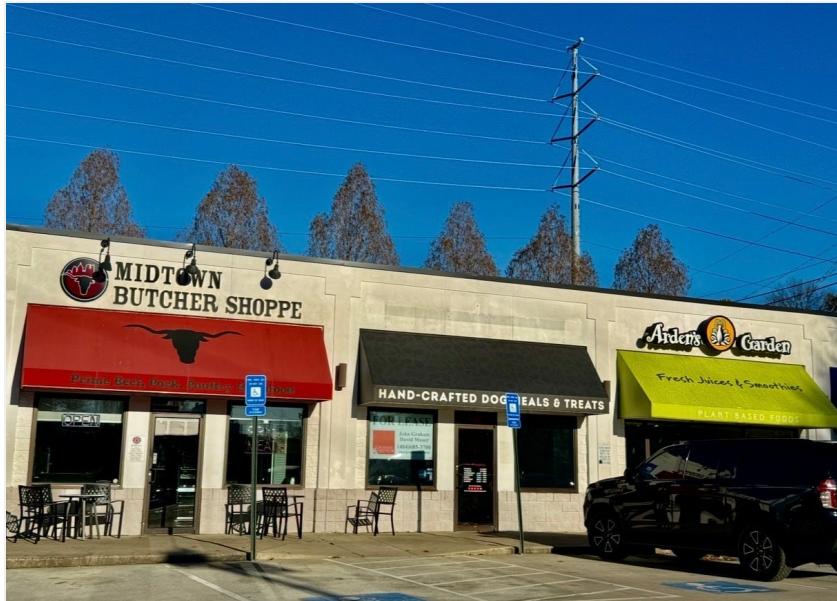
Price: \$45.00 /SF/YR

Midtown Connection Shopping Center at 985 Monroe Drive is a prime Midtown Atlanta retail destination directly across from Piedmont Park and located on one of the busiest sections of the Atlanta BeltLine Eastside Trail. Positioned at the high-traffic corner of 10th Street, Monroe Drive, and Highland Avenue, the property offers exceptional visibility, steady foot traffic, and easy access for both pedestrians and vehicles.

The tenant mix includes Arden's Garden, Ice Box, Mediterranean Grill, Three Peaches Gelato & Coffee, Midtown Butcher Shop, Therasolv Botanicals, and Purity Nails, creating a strong daily draw. Customers can park on-site or enter directly from the BeltLine at the rear of the stores, making access easy from multiple directions.

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Heavy pedestrian Atlanta Beltline traffic

At crossover entrance from Atlanta Beltline into Piedmont Park

Facade and Awning Signage plus signage on tower above space

To Go Only Concepts / No Interior Seating



David Mauer

david@grahamarthur.com

(404) 685-3700

Graham & Arthur LLC

3133 Maple Dr NE, Suite 190
Atlanta, GA 30305



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Suite D Front Entrance

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arden's Garden	1,437	
Mediterranean Grill	1,437	
Midtown Butcher Shoppe	1,437	
Purity Nails 21	3,000	
TheraSolv Botanicals CBD	1,437	
Ice Box	1,704	
Three Peaches Gelato	1,437	
Available	1,437	



Suite D Front Entrance

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Front Entrance & parking lot

Listing space

1st Floor Ste D

Space Available	1,437 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Suite D at 985 Monroe Drive is a newly renovated 1,437 SF space well suited for a take-out restaurant or a high-visibility retail concept, featuring large display windows, new flooring, high ceilings in the retail area, and a kitchen that opens directly onto the sales floor. The suite offers dual entrances from a shared parking lot and directly onto one of the busiest sections of the Beltline Eastside Trail, with a \$45/SF base rent, \$6.20/SF CAM/taxes/insurance, an estimated combined monthly rent of \$6,132, and separately metered utilities.***The landlord will not allow a smoke or vape shop, convenience store, clothing store, hair salon, and any competing concepts to the existing tenants (no coffee shops, ice cream concepts, smoothie or juice concepts, nail salons, CBD store, or cryo therapy wellness concepts).Due to limited parking any food concept would need to be take-out only with no interior seating. There is no hood or in-ground grease trap currently in place, the prior tenant operated with an inline grease trap, and any hood installation would be the responsibility / cost of the tenant, as well an in-ground grease trap. The space benefits from strong surrounding traffic generated by nearby tenants including Arden's Garden, Mediterranean Grill, Ice Box, Three Peaches Gelato & Coffee, Midtown Butcher Shop, TheraSolve Botanicals (CBD), and Purity Nails.

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Property Photos



Suite D Rear Beltline Entrance

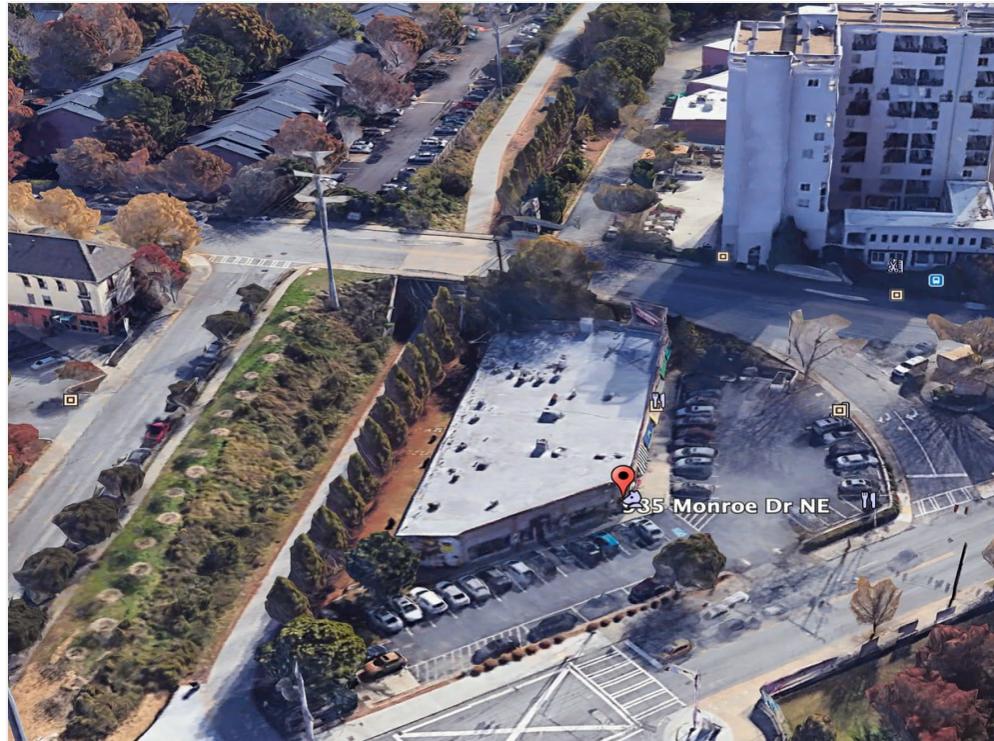


Suite D Interior Photo

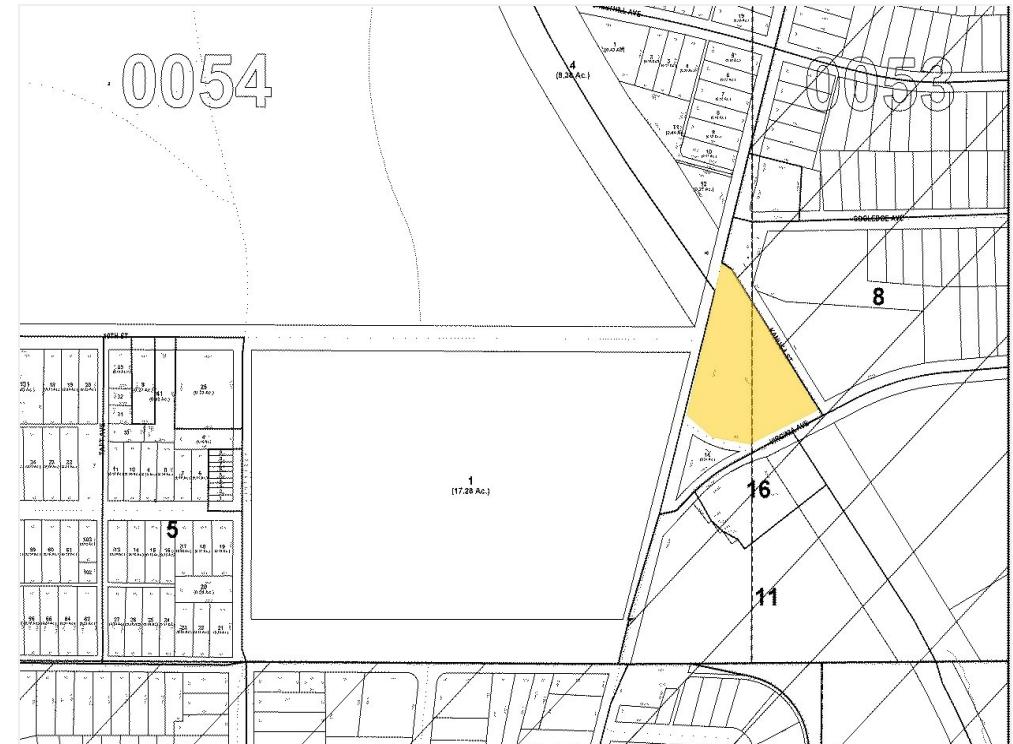
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Property Photos



At the Intersection of Monroe Drive, 10th Street, Highland Avenue, & the Beltline Eastside Trail



Plat Map

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Location

