



# MADISON YARDS | 905 Memorial Drive

Atlanta, GA

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# Property Details

## Available Spaces:

- Suite 310 : 2,000 SF Restaurant Space
- Suite 116: 1,000 SF
- Suite 416: 2,595 S
- Suite 422: 1,488 SFF

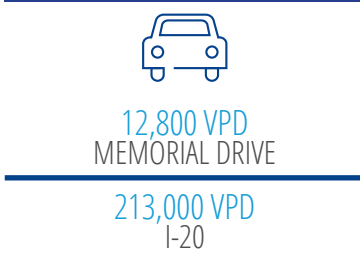
Madison Yards is an 162,521± SF Mixed-Use Development located in the thriving Reynoldstown neighborhood. It is positioned along the Memorial Drive, and provides direct frontage to the Atlanta BeltLine’s Eastside Trail. The development was constructed in 2019, on roughly 10± AC. The growing broader market corridor has seen more than 2,000+ multi-family units delivered in the last five years and benefits from outstanding demographics. The property is anchored by Publix and AMC Theatres, and includes a well-crafted mix of retailers and restaurants, including First Watch, Orangetheory Fitness and more.



## Demographics

1 MILE	3 MILE	5 MILE
22,962 TOTAL POPULATION	175,053 TOTAL POPULATION	376,207 TOTAL POPULATION
12,502 TOTAL HOUSEHOLDS	83,178 TOTAL HOUSEHOLDS	171,108 TOTAL HOUSEHOLDS
\$154,805 AVG. HH INCOME	\$131,970 AVG. HH INCOME	\$128,534 AVG. HH INCOME
17,811 DAYTIME POPULATION	305,941 DAYTIME POPULATION	655,647 DAYTIME POPULATION

## Traffic Count



## Pedestrian Count



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905 Memorial Drive

## Site Plan

SUITE	TENANT	SIZE
1	Publix	53,785
2	AMC Theatres	39,367
110	Common Companion Vet	2,500
120	Daily Dose	1,210
114	Holistic Hemp	415
<b>116</b>	<b>AVAILABLE - AT LEASE</b>	<b>1,000</b>
210	Curry Up Now	2,260
212	Taqueria Tsunami	3,410
<b>310</b>	<b>AVAILABLE</b>	<b>2,000</b>
312	Boardroom Salon	2,030
410	Carriage Cleaners	1,100
412	GNC	1,883
<b>416</b>	<b>AVAILABLE NOVEMBER 2024</b>	<b>2,595</b>
420	Luxury Tax Accountant	1,200
<b>422</b>	<b>AVAILABLE</b>	<b>1,488</b>
426	Blanc Nail Bar	3,000
510	Girl Diver	2,510
512	Casa Coya	3,520
520	Highland Yoga	2,292
522	Salon Lofts	4,201
530	Braces Braces	1,990
532	Cruise Planners & SmartBird Travel	907
534	Madison Yards Family Dentistry	3,000
600	Truist	2,818
702	First Watch	4,190
704	Eden Smoothies	1,465
706	Salata	2,500
810	Lucky and Lady Pet Spa	6,000
814	Solidcore	1,600
816	Orangetheory	2,800
902	The Sky Barre	1,200
903	Ease Wellness Chiropractic	1,285
904	Unique Threading & Wax	1,000



213,000 VPD



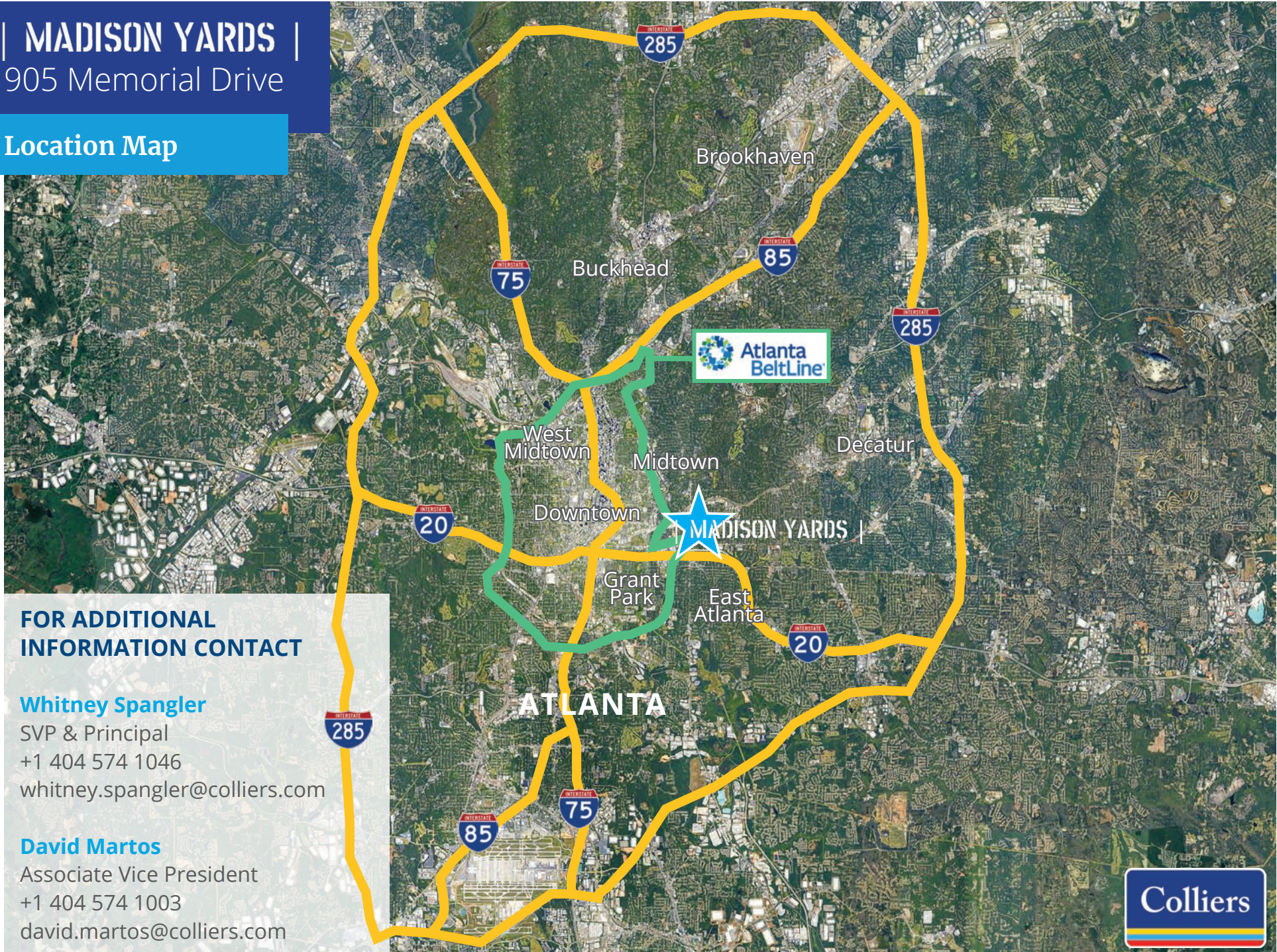
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## Trade Area



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**Location Map**



**FOR ADDITIONAL  
INFORMATION CONTACT**

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