



Colliers



# | MADISON YARDS |

## 905 Memorial Drive

Atlanta, GA

**Whitney Spangler**

SVP & Principal

+1 404 574 1046

[whitney.spangler@colliers.com](mailto:whitney.spangler@colliers.com)

**David Martos**

Associate Vice President

+1 404 574 1003

[david.martos@colliers.com](mailto:david.martos@colliers.com)



## Property Details

### Available Spaces:

- Suite 210: 2,260 SF - 2nd Generation Restaurant
- Suite 412: 1,883 SF      • Suite 532: 907 SF
- Suite 420: 1,200 SF      • Suite 814: 1,600 SF
- Suite 422: 1,488 SF

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

### Traffic Count



12,800 VPD  
MEMORIAL DRIVE  
213,000 VPD  
I-20

### Pedestrian Count



125,000 PEOPLE  
PER MONTH





# | MADISON YARDS |

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
116	Kilwins	1,000
210	AVAILABLE - 2ND GEN RESTAURANT	2,260
212	Taqueria Tsunami	3,410
310	Mama Lins	2,000
312	Boardroom Salon	2,030
410	Carriage Cleaners	1,100
412	AVAILABLE	1,883
416	Solidcore	2,595
420	AVAILABLE	1,200
422	AVAILABLE	1,488
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	AVAILABLE	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	AVAILABLE	1,600
816	Orangetheory	2,800
902	The Sky Barre	1,200
903	Ease Wellness Chiropractic	1,285
904	Unique Threading & Wax	1,000





# MADISON YARDS | 905 Memorial Drive

## Trade Area



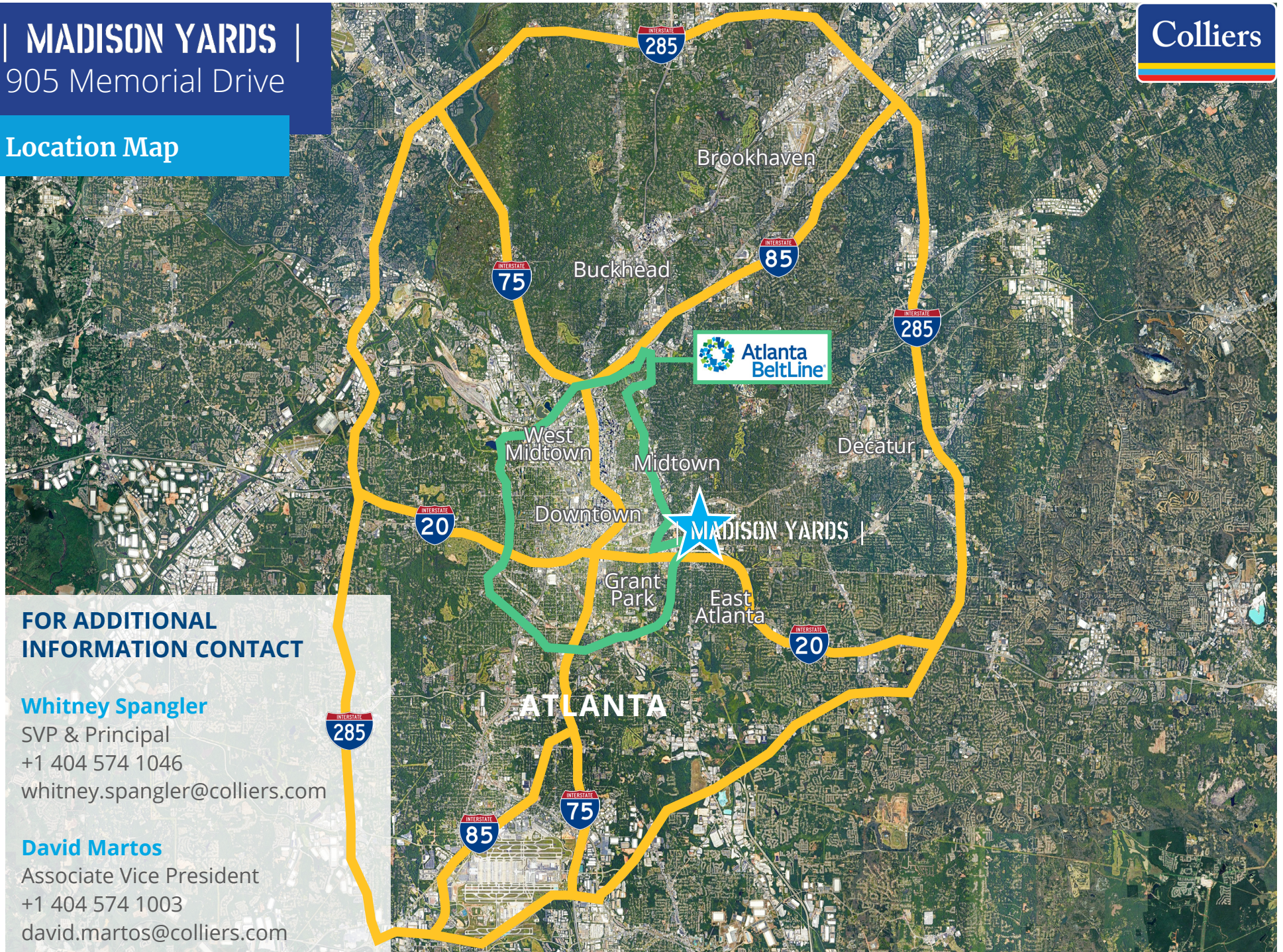


# | MADISON YARDS |

905 Memorial Drive

Colliers

## Location Map



### FOR ADDITIONAL INFORMATION CONTACT

#### Whitney Spangler

SVP & Principal

+1 404 574 1046

[whitney.spangler@colliers.com](mailto:whitney.spangler@colliers.com)

#### David Martos

Associate Vice President

+1 404 574 1003

[david.martos@colliers.com](mailto:david.martos@colliers.com)