



PEACHTREE BATTLE  
SHOPPING CENTER



# where legacy and everyday luxury meet



Peachtree Battle is where legacy and everyday luxury meet. As a legacy property at the heart of one of Atlanta's most established and affluent communities, the center is entering a new era of luxury momentum with a thoughtfully curated mix of fashion, dining, wellness, and specialty concepts.

Designed to capture the essence of refined local living, Peachtree Battle delivers a **boutique neighborhood experience** that combines everyday convenience with aspirational shopping and dining. Surrounded by luxury residences and anchored by top-performing tenants, the center offers retailers an unparalleled opportunity to connect with a loyal, discerning customer base in an environment that values quality, community, and discovery.

# premium positioning

## Premier Buckhead Address

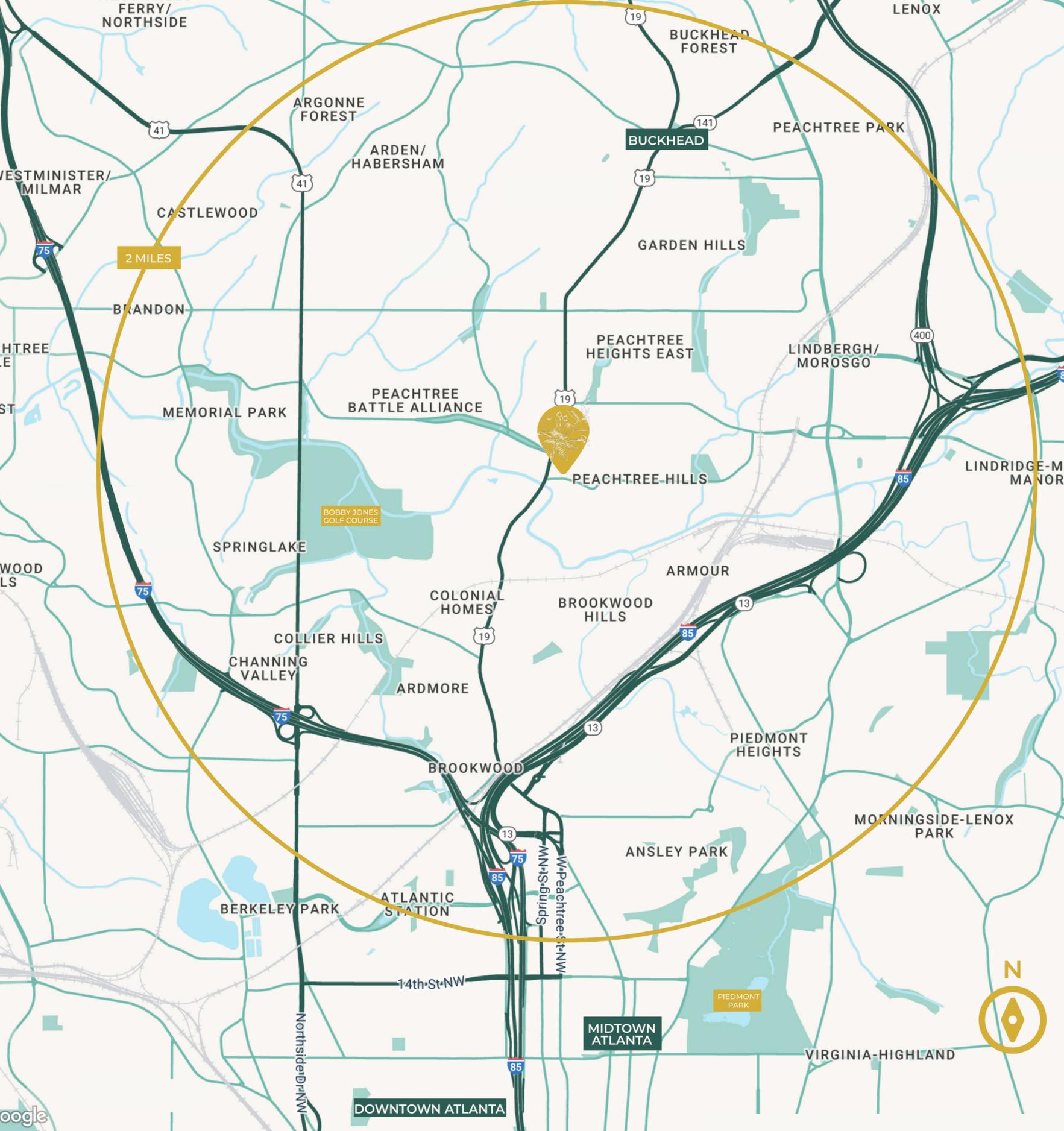
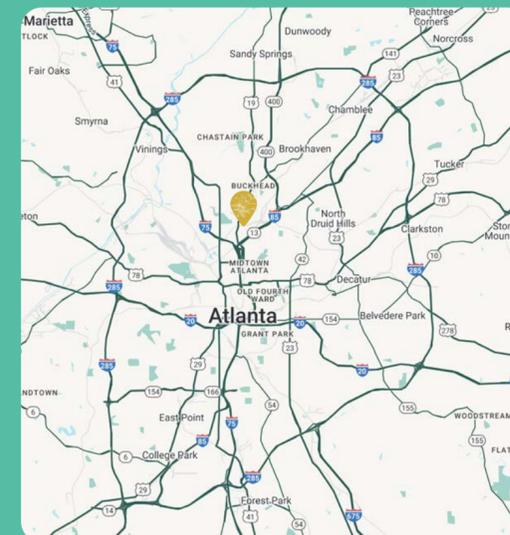
- Located on Peachtree Road with direct access to Atlanta's most affluent neighborhoods
- Average household income over \$180,000 within a 3-mile radius

## High-Visibility Corridor

- Over 40,000 vehicles per day along Peachtree Road

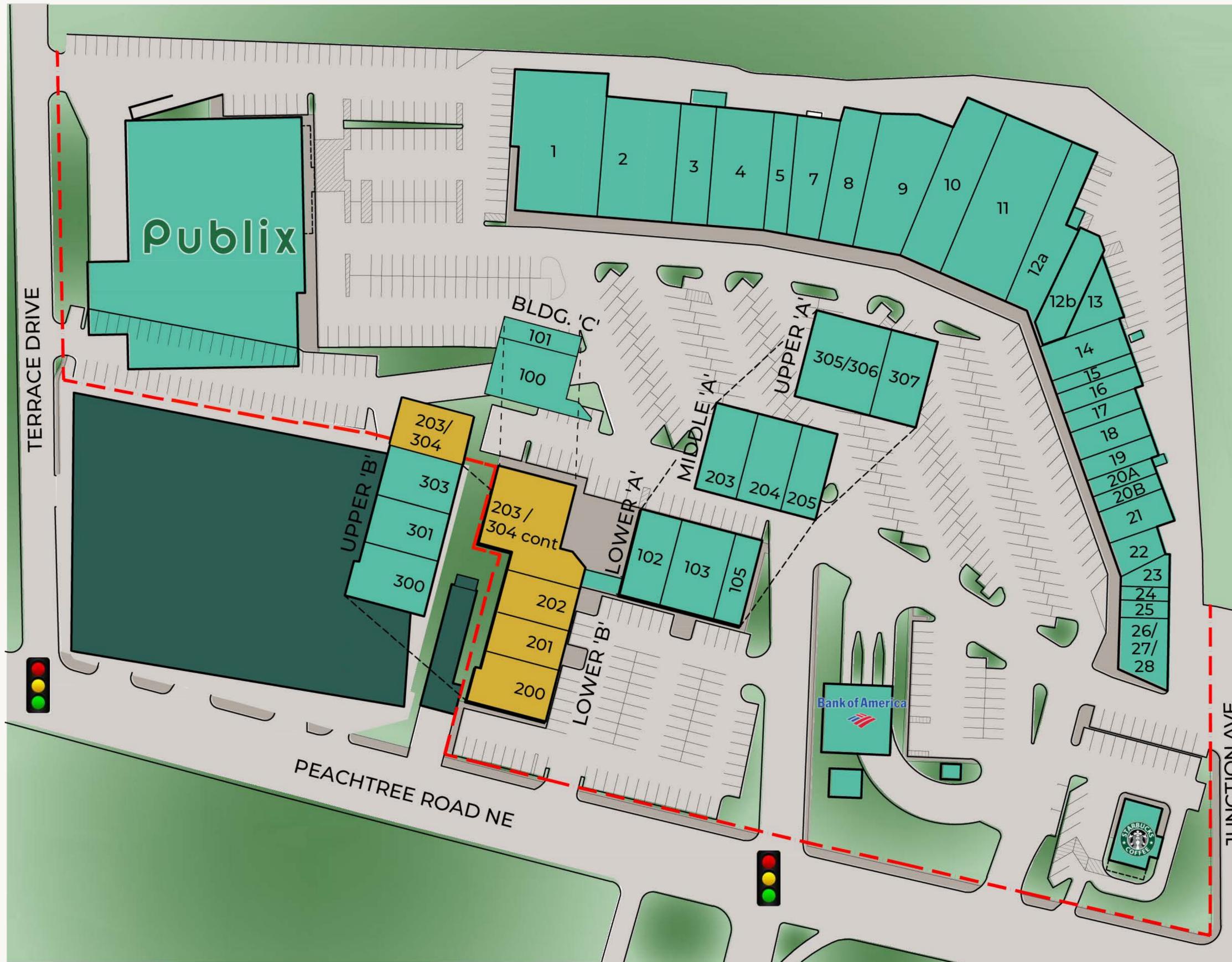
## Centrally Positioned

- Dense residential surroundings
- Minutes from Midtown, I-75, and top Buckhead schools



tenant legend

SUITE	TENANT	SQ. FT.
1	Ace Hardware	9,250
2	Nadeau, Furniture with a soul	5,300
3	H & F Bottle Shop	2,500
4	Roshambo Restuarant	3,998
5	Monkees	1,654
7	The Framers on Peachtree	2,673
8	Gramercy Atelier	2,000
9	High Country Outfitters	3,390
10	Richard's Variety Store	7,000
11	Walgreens	11,376
12a	Onward Reserve	5,889
12b	Greg Irby Gallery	2,620
13	Storage -Leased	2,127
14	Café Lapin	2,085
15	J. McLaughlin	1,981
17	Sara Campbell	1,020
18	Woo Skincare & Cosmetics	1,457
19	Nothing Bundt Cake	1,090
20A	Joe May Valet	880
20B	Moosh	862
21	Jalisco	1,782
22	Baskin Robbins	1,000
23	European Alterations	794
24	Sit Still	504
25	LaRo Jewelers	630
26/27/28	CAVA Mediterranean	2,297
29	Publix	32,836
SUBTOTAL		108,995
Building A		
102	Children's & Prep Shop	2,110
103	Chico's	2,785
105	Randolphs Fine Gifts	1,385
203	Pediatric Dentistry	2,059
204	Stretchlab	1,825
205	For Eyes by Grandvision	2,111
305/306	Natural Body Spa	3,901
307	Buckhead Orthodontics	2,414
SUBTOTAL		18,590
Building B		
200	AVAILABLE	1,867
201	AVAILABLE	1,719
202	AVAILABLE	1,739
203	AVAILABLE	6,071
300	Club Pilates	2,063
301	Junko Hair Design	1,719
303	Nail Shadow	1,742
304	AVAILABLE	1,618
SUBTOTAL		18,028
Building C		
100	Whitehall Tavern	5,720
101	Pasta Vino	1,882
SUBTOTAL		7,602
Ground Leases		
31	Starbucks	
32	Bank of America	
GRAND TOTAL		153,215

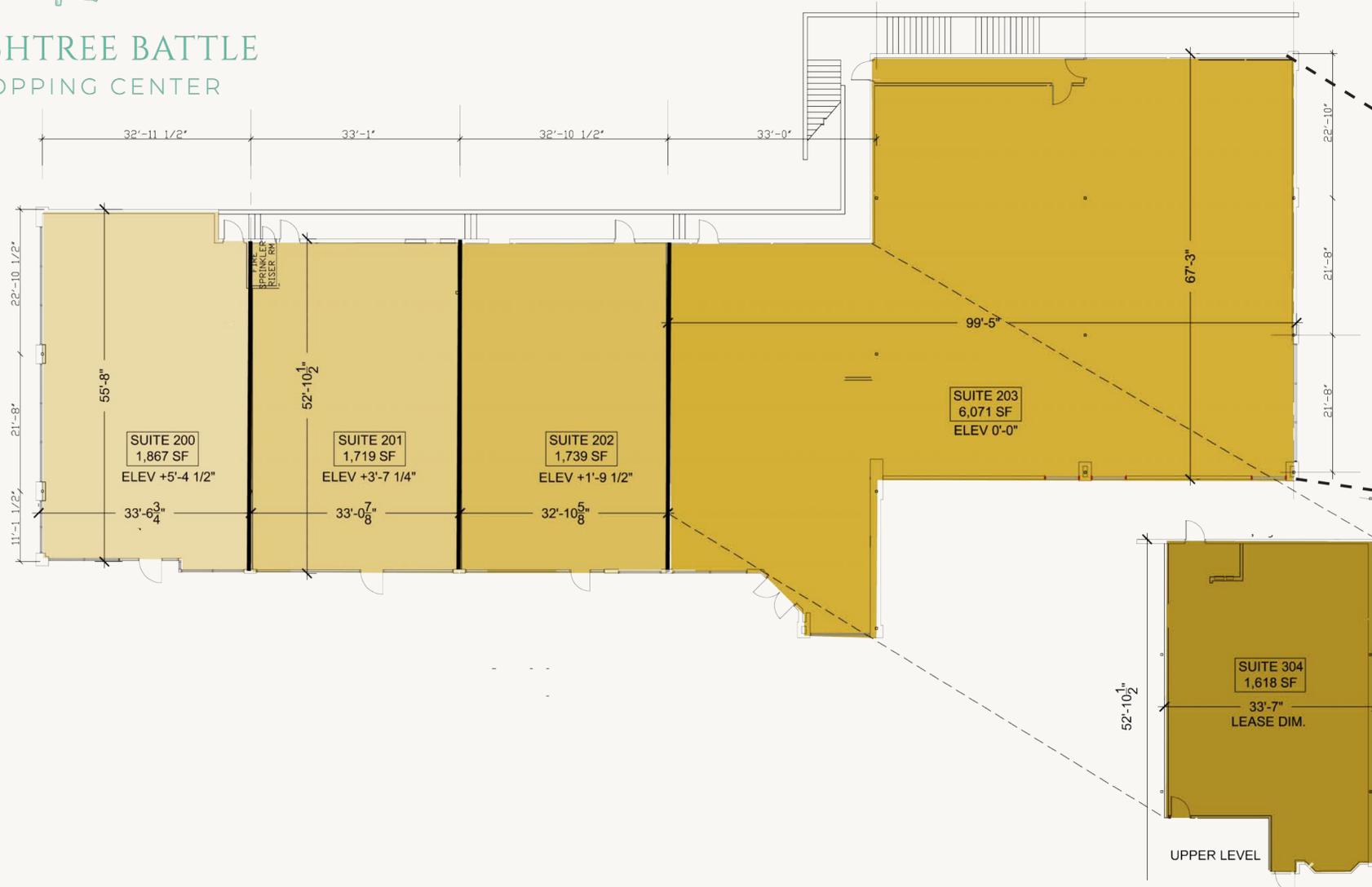


PEACHTREE BATTLE  
SHOPPING CENTER

<span style="display:inline-block; width:15px; height:15px; background-color:teal;"></span>	LEASED
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	AVAILABLE



# PEACHTREE BATTLE SHOPPING CENTER



## rare opportunity

- Suite 200 - 1,867 sf
- Suite 201 - 1,719 sf
- Suite 202 - 1,739 sf
- Suite 203 - 6,071 sf
- Suite 304 - 1,618 sf

Total Contiguous Space Available - 11,369 sf



# legacy property, modern momentum

Join a community where success stands the test of time. Our **heritage tenants** — many thriving here for up to 40 years. Peachtree Battle tenants benefit from a **loyal customer base, steady foot traffic,** and a supportive environment designed to help businesses succeed for the long term.

THE CHILDREN'S SHOP  
37 years

JHS  
EST. 1994  
JUNKO HAIR  
STUDIOS  
34 years

JALISCO  
MEXICAN RESTAURANT  
39 years

THE FRAMERS  
ON PEACHTREE  
35 years

chico's  
26 years

ACE  
Hardware  
35 years

BR  
baskin  
robbins  
29 years

pasta  
vino  
34 years

RICHARDS VARIETY STORE  
36 years

# looking north



**park place on peachtree**  
One of Atlanta's most prestigious residential towers

**buckhead office submarket**  
Over 20 million square feet of office space with a high concentration of Fortune 500 and major regional headquarters, especially in finance, legal, real estate, and tech sectors.

**phipps plaza**  
High-end, luxury brand mall and mixed-use

**lenox mall**  
Atlanta's flagship regional mall, opened in 1959

**buckhead village district**  
Upscale mixed-use district with luxury boutiques

**peachtree battle neighborhood**  
\$1.63M Median Home Value

**the dillon**  
144 luxury residences completed in 2024 sales \$1.6m+

**peachtree hills neighborhood**  
\$1 - \$2M Homes

**e. rivers elementary school**  
established 1917

**PEACHTREE BATTLE SHOPPING CENTER**

AVAILABLE SPACE

peachtree battle avenue nw

peachtree road 39,900 VPD

# looking south



# peachtree road signage opportunity



# refined local living

Our tenant lineup is intentionally synergistic, designed to attract and engage a shared loyal customer base across premium retail, wellness, dining, and services. Each brand reinforces the appeal of the others, driving **longer visits and higher cross-shop potential.**

## Everyday Services



## Beauty, Health & Wellness



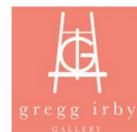
## Gourmet Food & Beverage



## Luxury Lifestyle & Fashion



## Art & Home Design





estimated average household income (1 mile radius)

**\$207,756** in 2025

estimated average household income (3 mile radius)

**\$190,952** in 2025

household income of \$200,000 or more

**28%** (double the national average)



**79%**

residents with a Bachelor's degree or higher



**\$665,268** in 2025

median home value



estimated population

**165,292** in 2025

estimated households

**91,400** in 2025



total businesses

**27,775**

total employees

**232,060**

demographics within a 3 mile radius

Publix SUPER MARKET



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AND FINCH  
SHOP



TOOLS

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