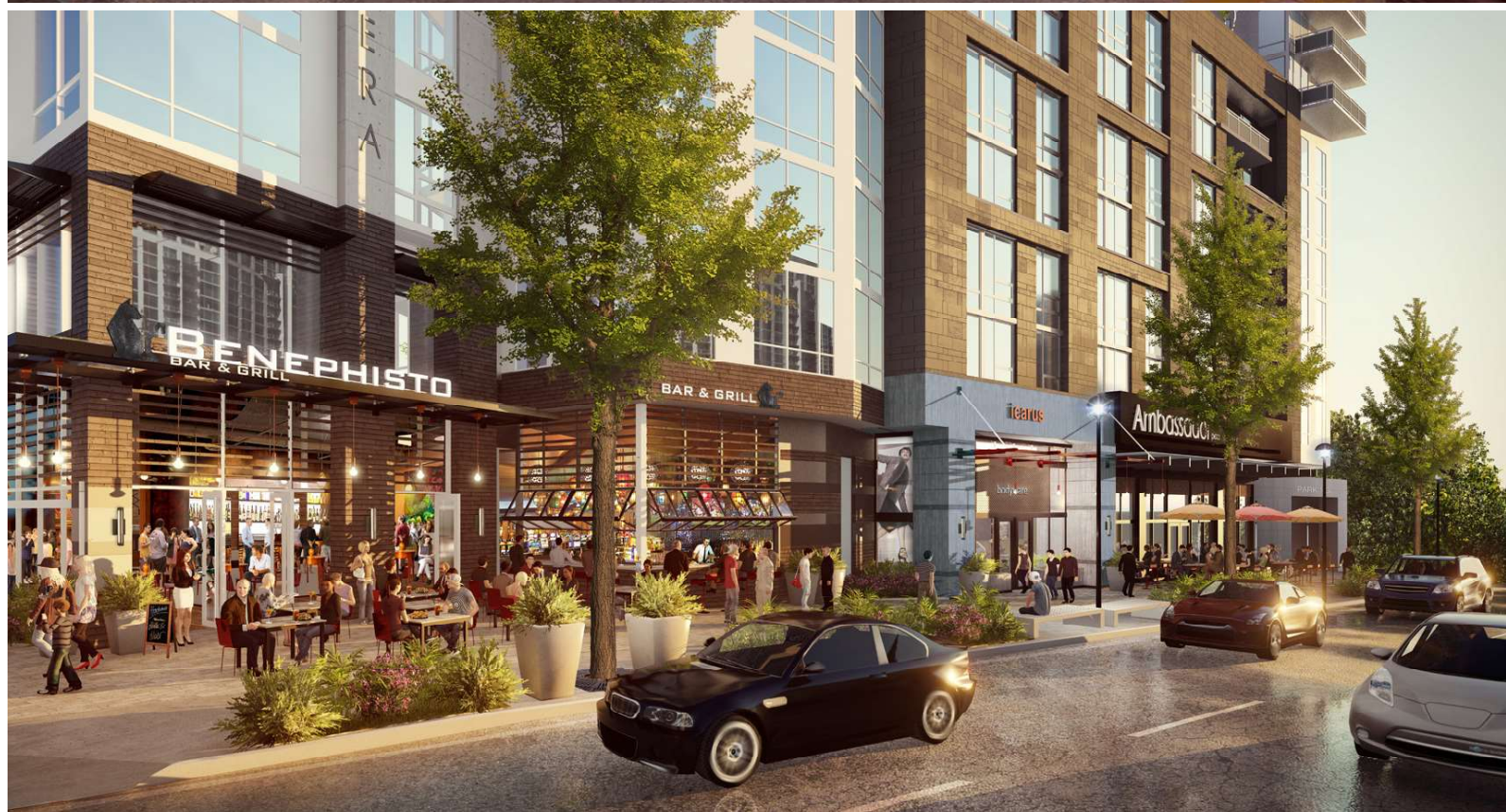


MODERABUCKHEAD

CBRE





“40%
of Buckhead
shoppers come
from more than
100 miles away.”

-- Atlanta Business Chronicle

HIGHLIGHTS

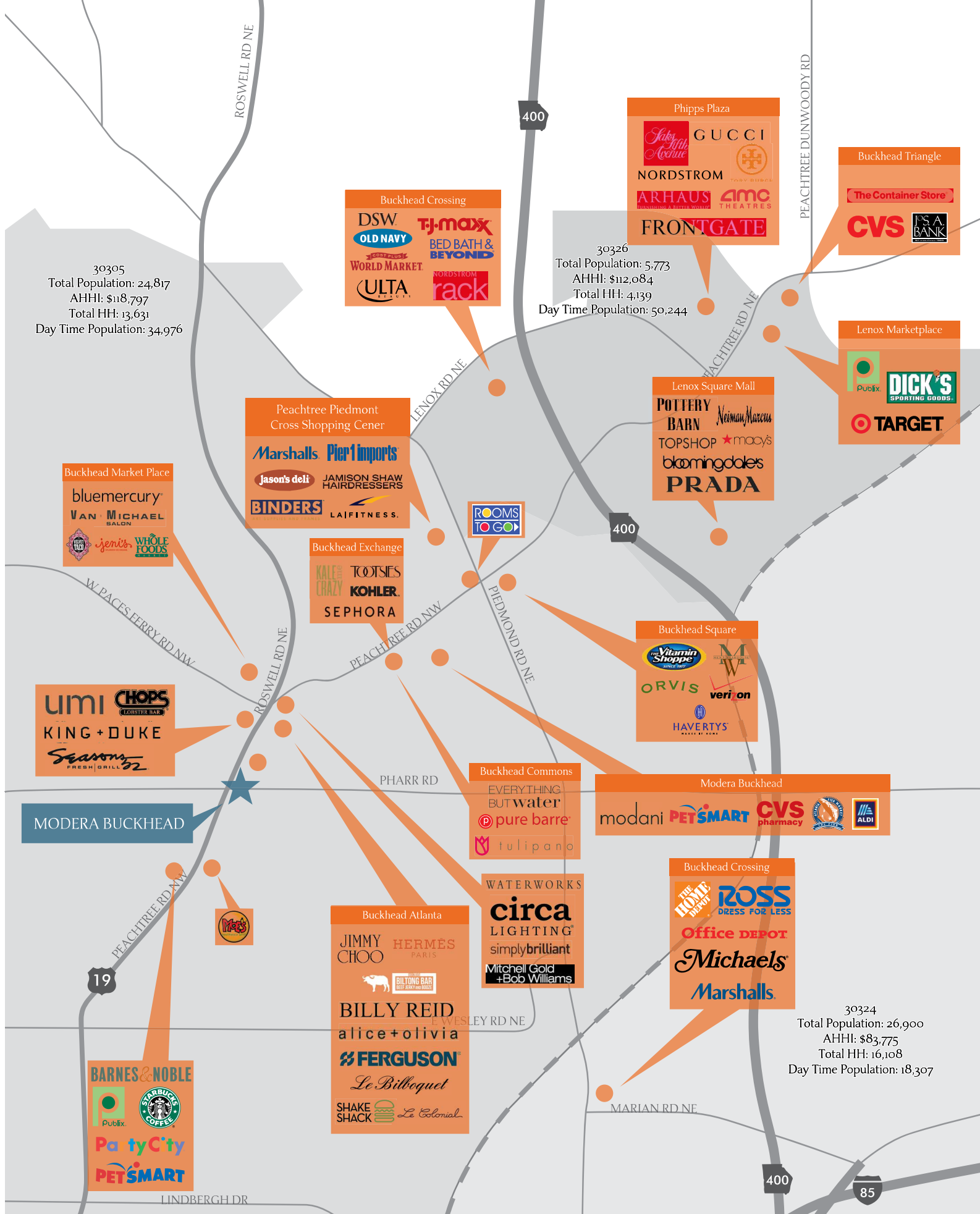
- Premier Class A Mixed-Use development in the heart of Buckhead at the corner of Peachtree Road and Pharr Road
- 22 story, 425 Unit luxury residential tower
- 25,000 SF of restaurant and retail space available
- Unique, modern design
- Ample garage parking with 162 dedicated retail spaces
- In the Heart of best Buckhead Restaurants
- Apartments now open
- Walkscore 93

- More than three million square feet of retail within 2 miles including Lenox Square and PxxPlaza and The Shops at Buckhead Atlanta
- Buckhead retail submarket consists of 20.4 million SF, and has consistently enjoyed superior performance over the metro area.
- “Buckhead is the Shopping Mecca of the SE, with more than 1,400 retail units and in excess of \$1 billion a year in sales.”
-- Atlanta Business Chronicle

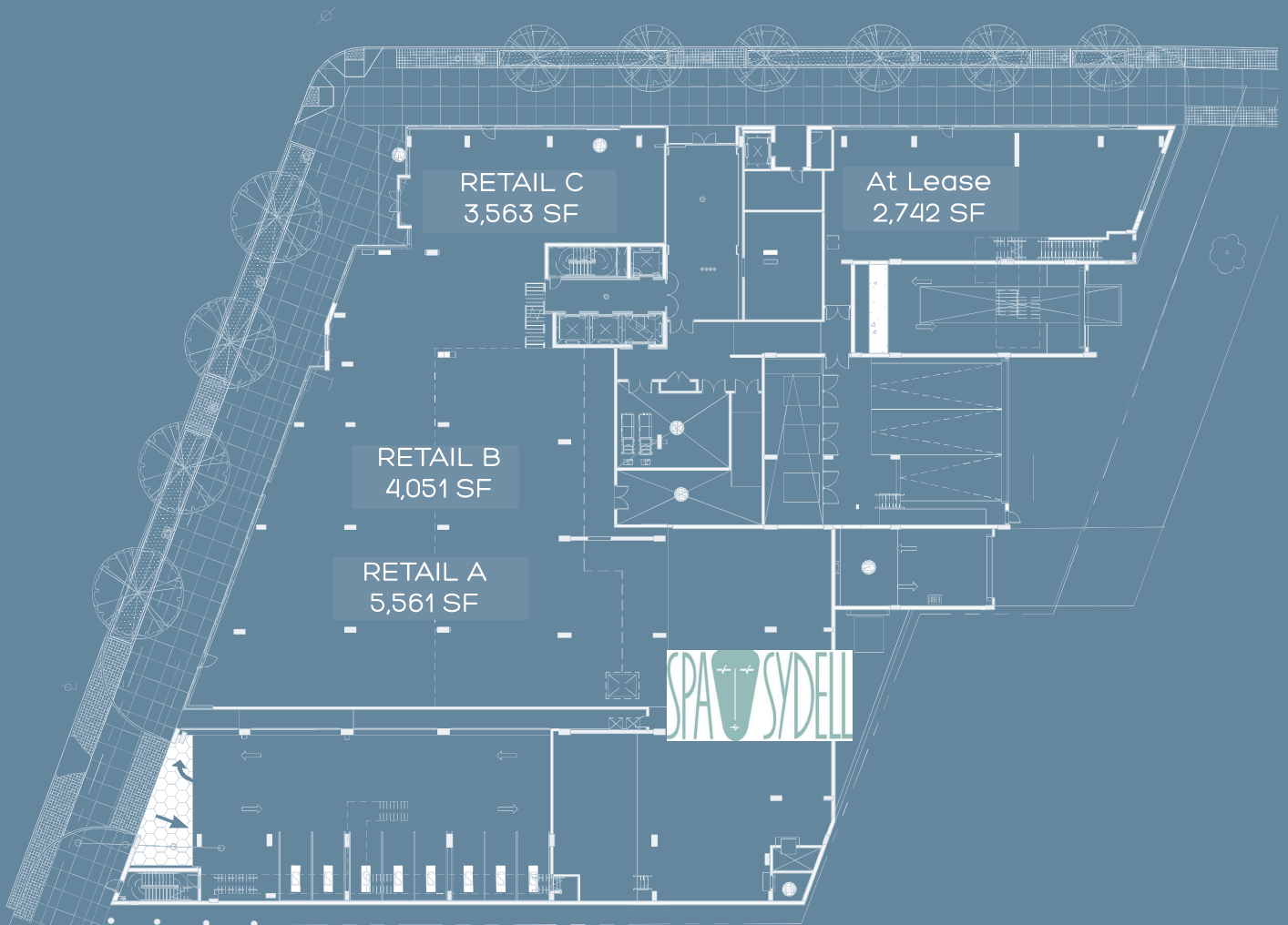


DEMOGRAPHIC OVERVIEW	1 MILE	3 MILES	5 MILES
2018 POPULATION	20,323	128,367	332,365
2023 PROJECTED GROWTH	4.20%	2.20%	2.01%
TOTAL BUSINESS	2,468	9,466	20,325
DAYTIME POPULATION	49,368	215,294	548,279
HOUSEHOLDS	11,564	66,024	158,912
PROJECTED HH GROWTH	3.54%	2.10%	2.13%
AVG. HOUSEHOLD INCOME	\$124,442	\$131,266	\$123,738

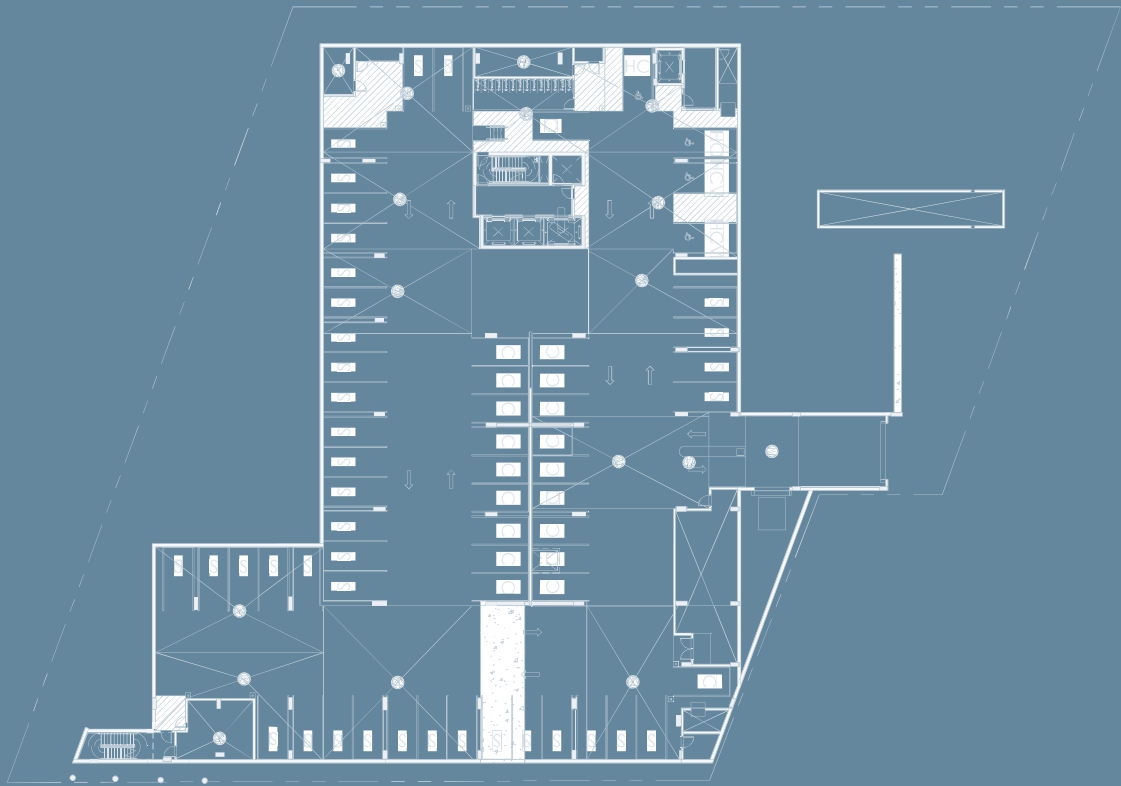




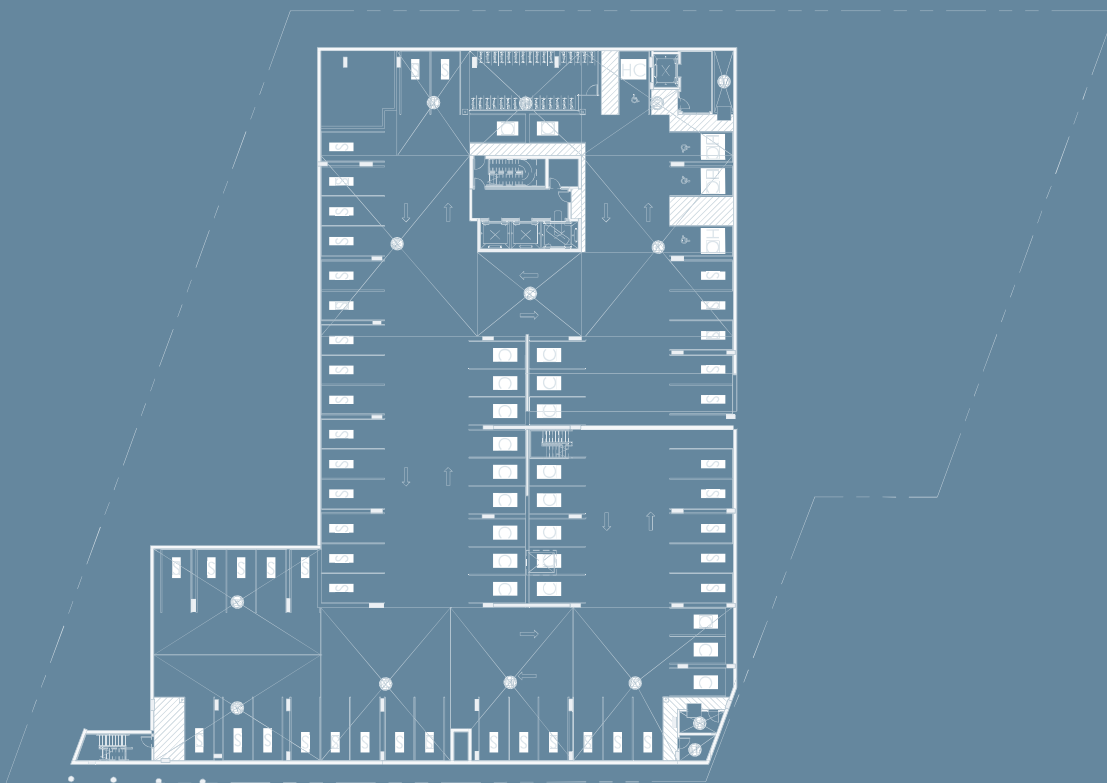
GROUND FLOOR

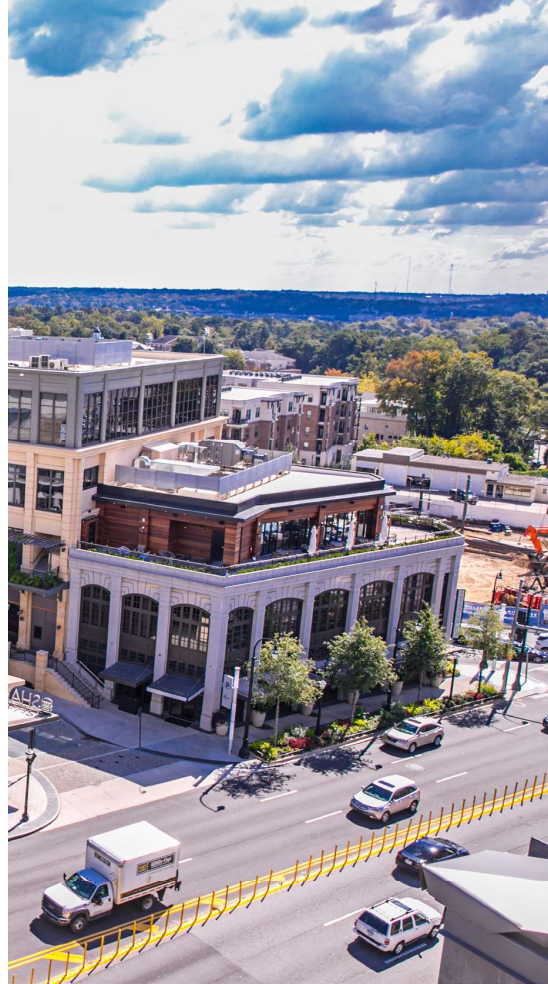


PARKING B1



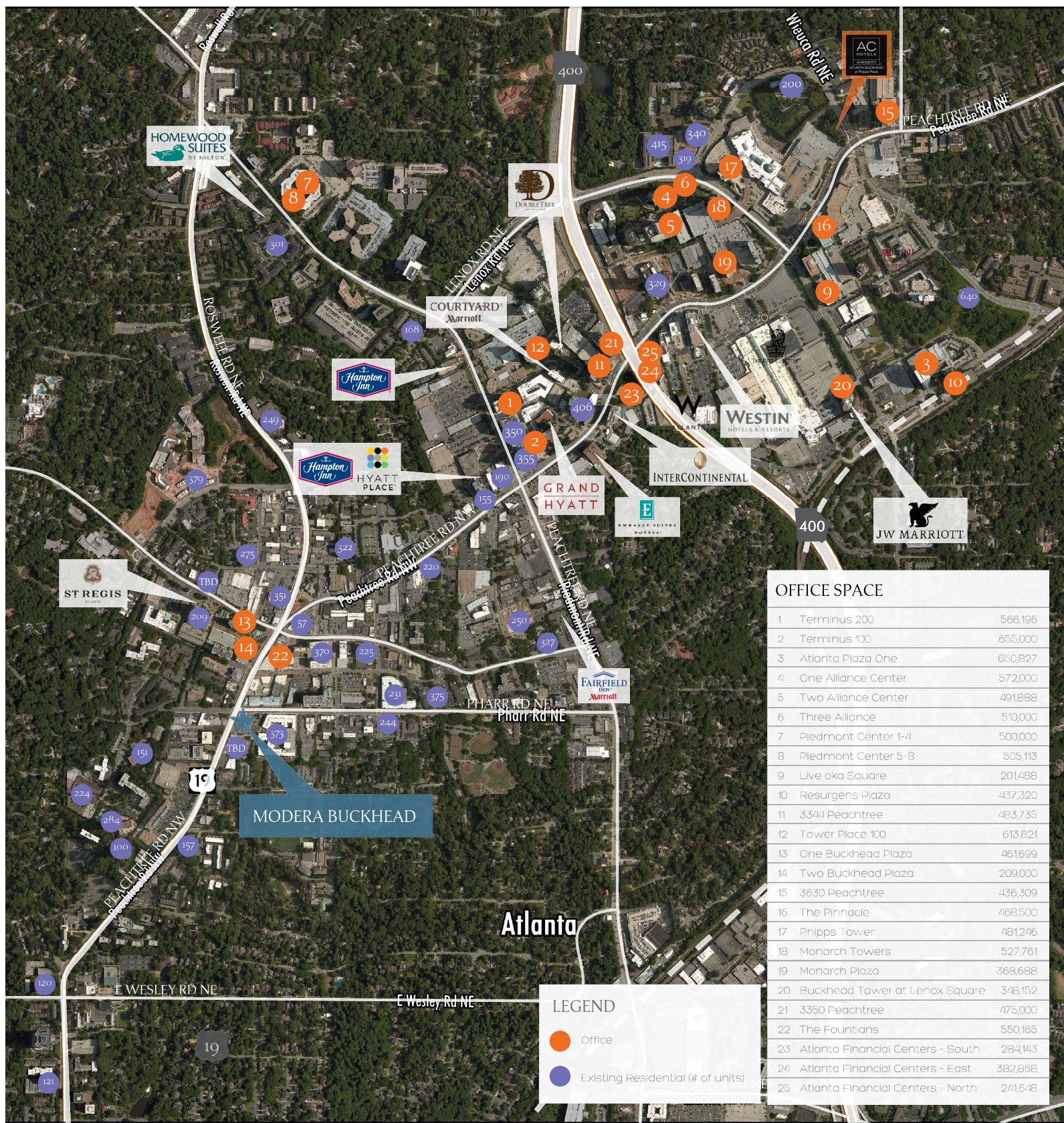
PARKING B2





RESIDENTIAL

- According to Forbes Magazine, Buckhead is home to one of the wealthiest zip codes in the nation (30327), with an average household income of approximately \$200,000 per year and is the location of the wealthiest of Atlanta's neighborhoods.
- The Robb Report magazine has consistently ranked Buckhead one of the nation's "10 Top Affluent Communities for some of the most beautiful mansions, best shopping, and finest restaurants in the Southeastern United States."
- "Despite the highest real estate costs in metro Atlanta, businesses are so bewitched by Buckhead that the vacancy rates are the lowest in the region." -- Atlanta Business Chronicle
- 40% of the homes in Atlanta valued in excess of \$500,000 are in Buckhead.



OFFICE SPACE		
1	Terminus 200	566,196
2	Terminus 100	655,000
3	Atlanta Plaza One	650,827
4	One Alliance Center	572,000
5	Two Alliance Center	491,888
6	Three Alliance	510,000
7	Piedmont Center 1-4	500,000
8	Piedmont Center 5-8	505,113
9	Live oka Square	201,488
10	Resurgens Plaza	437,320
11	3344 Peachtree	483,735
12	Tower Place 100	613,821
13	One Buckhead Plaza	461,699
14	Two Buckhead Plaza	209,000
15	3630 Peachtree	436,309
16	The Pinnacle	468,500
17	Phipps Tower	481,246
18	Monarch Towers	527,761
19	Monarch Plaza	368,688
20	Buckhead Tower at Lenox Square	348,152
21	3350 Peachtree	475,000
22	The Fountains	550,165
23	Atlanta Financial Centers - South	284,143
24	Atlanta Financial Centers - East	382,888
25	Atlanta Financial Centers - North	241,648

LEGEND

Office

Existing Residential (# of units)



MODERA BUCKHEAD

for more information

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