

MADISON
PARK

JACKBILT LUXURY TOWNHOME COMMUNITIES



REYNOLDSTOWN RETAIL SPACE FOR LEASE

1191-1199 Memorial Drive SE Atlanta, GA 30316

**Advance
Auto Parts**

MEMORIAL DRIVE

TROLLEY LINE (WALKING TRAIL)

MORELAND AVE

**Montessori
In Town**

MADISON PARK
SOUTH

JACKBILT LUXURY TOWNHOME COMMUNITIES



**ATLANTA LEASING
& INVESTMENT**



**UNREAL
CAPITAL**

+/- 5,500 SF retail at the intersection
of Moreland Ave and Memorial Drive



Intown Stand-Alone Retail Space for Lease

+/- 5,500 SF Standalone Retail Space on Memorial Drive in Reynoldstown

LEASE RATE	<i>please inquire</i>
NNN EXENSES	Estimated at \$2.50 /SF
ADDRESS	1191-1199 Memorial Drive SE Atlanta, GA 30316
SQUARE FEET	+/- 5,500 SF
ZONING	C-2, City of Atlanta

LEASE HIGHLIGHTS

- Rare opportunity to secure a standalone retail space in the highly sought after Reynoldstown neighborhood
- Incredible, highly visible location directly in the path of progress along the rapidly developing Memorial Drive and Moreland Ave corridors
- Traffic counts of +/-55,000 vehicles/day
- Permissive City of Atlanta C-2 zoning
- Revamped site to feature additional side and rear parking, new landscaping, enhanced aesthetics, etc.
- GDOT's I-20/Moreland Ave project to improve highway access traffic patterns set to launch in 2024
- 1-mile radius demographics indicate \$142K average household income in 2023 and experienced a 30% surge in population over the last 10 years, with continued growth anticipated

EXECUTIVE SUMMARY

Atlanta Leasing Investment and Unreal Capital are pleased to offer this +/- 5,500 SF standalone retail space for lease at 1191-1199 Memorial Drive. The building sits on a 1/2 acre site and will be undergoing a makeover in 2024 featuring resurfaced and additional parking, lighting, building improvement, and landscaping enhancement.

The surrounding neighborhoods of Reynoldstown and Edgewood are experiencing a surge of development and population growth, spurred by the Eastside Beltline Trail located about 0.5 mile west of the property.

DEMOGRAPHICS

RADIUS	1 MILES	2 MILES	3 MILES
Population 2010 Census	14,457	59,801	130,431
Population 2023 Estimate	18,723	71,899	151,402
Population 2028 Projection	19,230	73,121	153,234
2010-2028 Annual Population Growth %	1.83%	1.24%	0.97%
2010-2028 Population Growth %	33.02%	22.27%	17.48%
Households 2010 Census	7,366	28,771	60,481
Households 2023 Estimate	9,250	34,347	69,697
Households 2028 Projection	9,459	34,884	70,440
2010-2028 Annual Household Growth %	1.58%	1.18%	0.91%
2010-2028 Household Growth %	28.41%	21.25%	16.47%
2023 Average Household Income	\$142,674	\$124,922	\$119,404
2023 Total Consumer Spending	\$339MM	\$1.14B	\$2.24B
Owner Occupied Households	5,329	16,789	32,166
Renter Occupied Households	4,130	18,095	38,274
Median Age	39.8	37.8	37.9

“BeltLine hysteria helped spur new apartment and townhome development throughout Reynoldstown, and that continues today, most noticeably with the rising Empire Stein Steel village.”

-Urbanize.com

1191-1199 MEMORIAL DRIVE SE, ATLANTA GA 30316

▶ 404.348.4448

▶ AtlantaLeasing.com/1191memorial



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