

# MADISON YARDS

ATLANTA, GA 30316



VANTAGE  
REALTY PARTNERS

Breaking Ground March 2017



Directly on the Beltline.  
17 Acre Mixed-Use.  
Redevelopment of the  
Leggett and Platt industrial site.





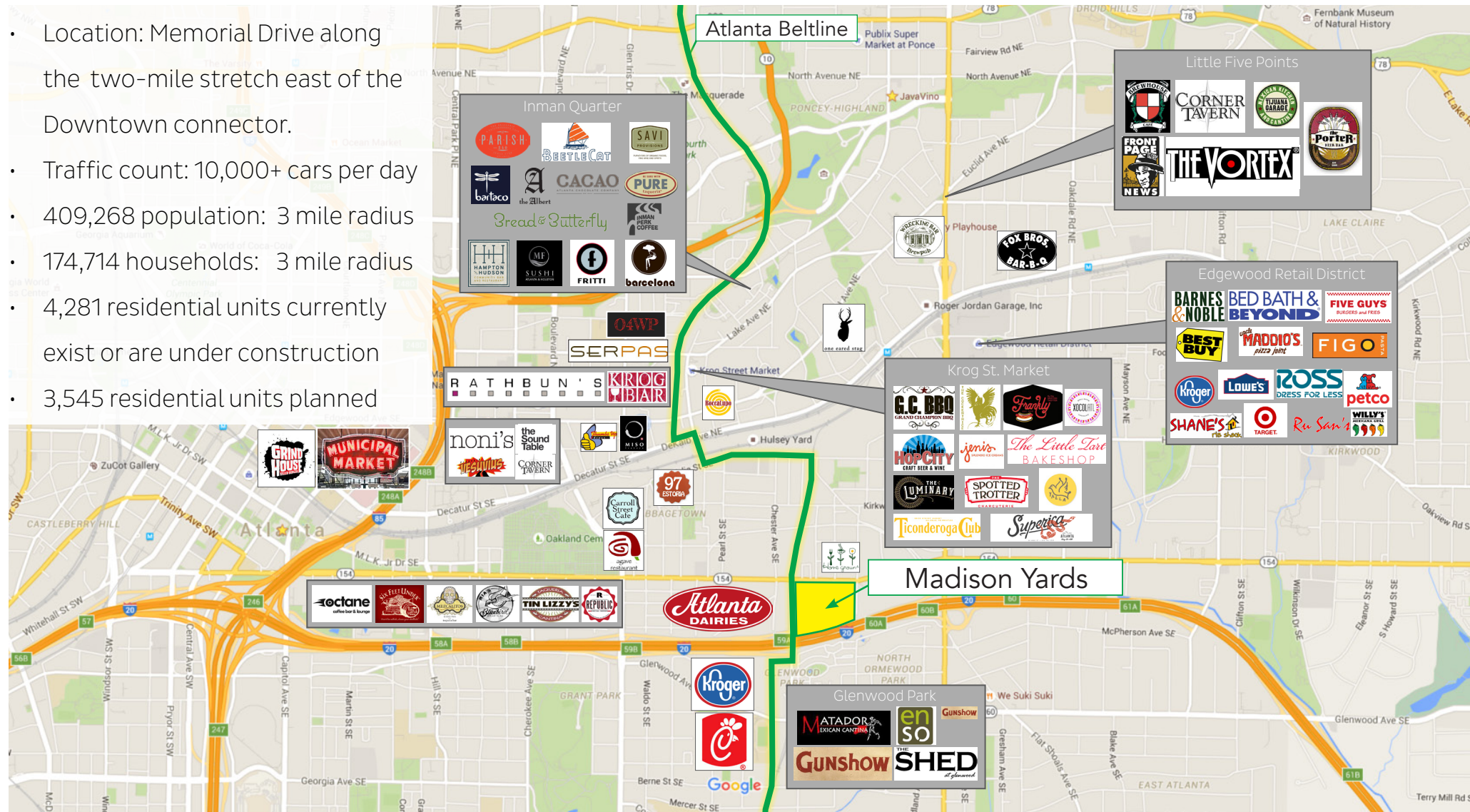
# 905 MEMORIAL DRIVE

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## Regional Info.

- Location: Memorial Drive along the two-mile stretch east of the Downtown connector.
- Traffic count: 10,000+ cars per day
- 409,268 population: 3 mile radius
- 174,714 households: 3 mile radius
- 4,281 residential units currently exist or are under construction
- 3,545 residential units planned



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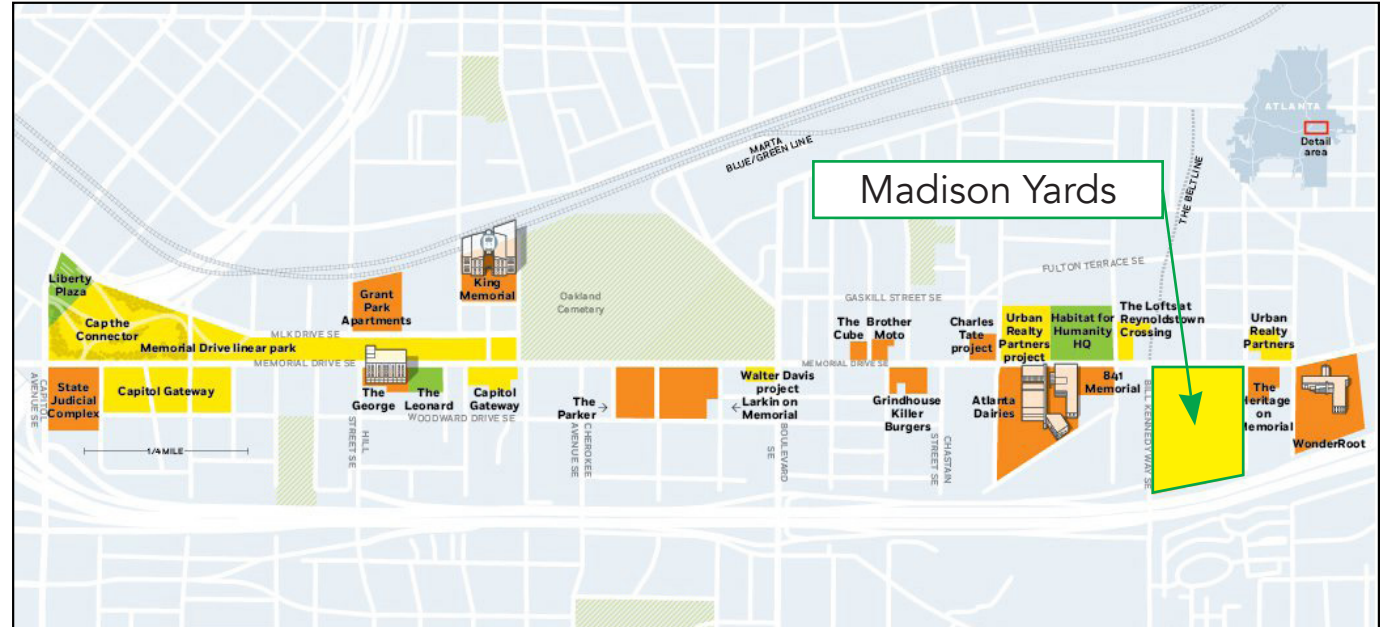


At the Intersection of the Beltline and Memorial Drive.

“An eastside industrial corridor is now the focus of a real estate land rush”

Since early 2014, the two-mile stretch of Memorial Drive east of the Downtown Connector has become the site of one of Atlanta’s biggest development booms. Given its proximity to both downtown and the Atlanta BeltLine’s Eastside Trail, an assortment of builders plans to spend north of \$600 million—more than double the expected redevelopment costs for Turner Field—on more than two dozen projects along the former industrial corridor.”

*-These 26 Projects will radically transform Memorial Drive - Atlanta Magazine*



- 32,000 sf of retail and restaurant
- Anchored by a grocery store, a movie theatre, multi-family and loft office.
- Beltline fronting retail space featuring two-sided glass storefronts.
- Multiple on-site parking decks.



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MADISON YARDS

CITY OF ATLANTA, GEORGIA  
WILL KENNEDY & MEMORIAL DRIVE

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PRELIMINARY  
SITE PLAN

GRAPHIC SCALE





# VANTAGE

REALTY PARTNERS

Brittany McCall  
brittany@vantageatl.com  
678.686.3106

Kelsey Mandus  
kelsey@vantageatl.com  
678.686.3109

619 Edgewood Avenue - Suite 200  
Atlanta GA 30312  
678.686.3100

[www.vantageatl.com](http://www.vantageatl.com)

