



MADISON YARDS



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905 Memorial Drive , Atlanta

DELIVERING
SUMMER 2019

RETAIL AND RESTAURANT SPACE ON THE BELTLINE

- Publix and AMC anchored retail district
- 17 acre mixed use re-development on the corner of Memorial Drive and Bill Kennedy Way
- 65,000 SF retail and restaurant spaces ranging from 956 SF up to 2,500 SF
- Beltline facing retail spaces featuring 2 sided glass store-fronts
- Over 800 residents in the properties 2 apartment complexes
- Multiple on-site parking decks



THE **LARGEST** OF 26 PROJECTS SET TO
RADICALLY TRANSFORM THE MEMORIAL
DRIVE CORRIDOR



VANTAGE

REALTY PARTNERS

SITE PLAN

BUILDING 100 (BELTLINE FACING)

- Suite 110 - 2,500 SF AVAILABLE
- Suite 120 - 1,210 SF AVAILABLE
- Suite 130 - 1,000 SF LEASE PENDING
- Suite 140 - 400 SF AVAILABLE

BUILDING 200 (PIN CORNER)

- Suite 210 - 3,409 SF THE LOCAL PIZZAIOLO
- Suite 220 - 2,000 SF DUNKIN' DONUTS

BUILDING 300 (PIN CORNER)

- Suite 302 - 2,030 SF RESTAURANT PENDING
- Suite 304 - 2,015 SF RETAIL AVAILABLE

BUILDING 400 (GROUND FLOOR RETAIL)

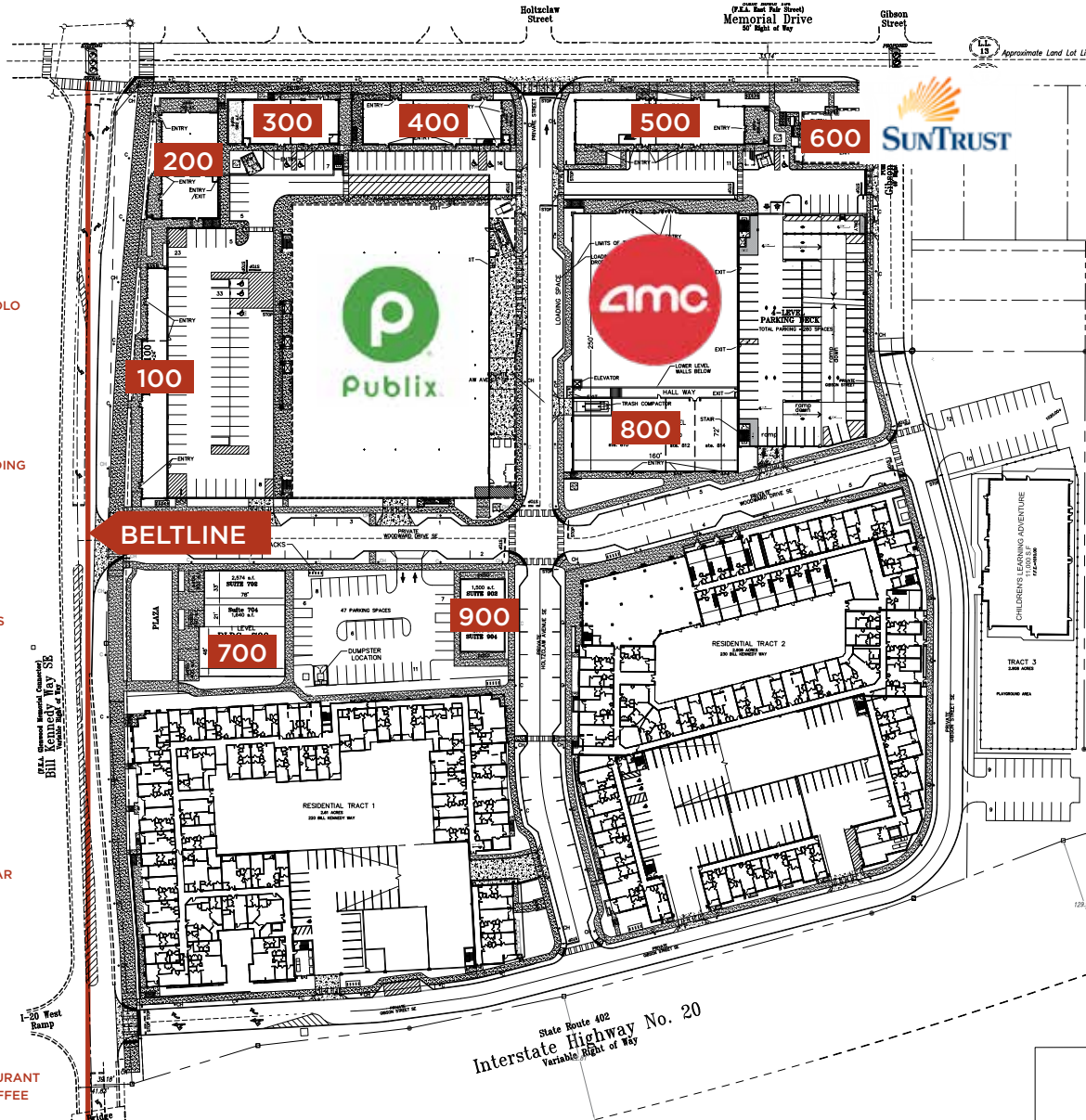
- Suite 410 - 1,100 SF CARRIAGE CLEANERS
- Suite 414 - 1,830 SF RETAIL AVAILABLE
- Suite 416 - 2,601 SF ENDCAP AVAILABLE

BUILDING 400 (SECOND FLOOR RETAIL)

- Suite 420 - 1,200 SF RETAIL AVAILABLE
- Suite 424 - 1,296 SF RETAIL AVAILABLE
- Suite 426 - 3,000 SF LES MAINS NAIL BAR

BUILDING 700 (BELTLINE FACING)

- Suite 702 - 2,500 SF SALATA
- Suite 704 - 1,540 SF TERIYAKI MADNESS
- Suite 706 - 3,983 SF BREAKFAST RESTAURANT BY REVELATOR COFFEE



BUILDING 500

(GROUND FLOOR RETAIL)

- Suite 510 - 2,510 SF ASIAN SEAFOOD BY CHAR
- Suite 516 - 3,516 SF MARLOWS TAVERN

BUILDING 500

(SECOND FLOOR RETAIL)

- Suite 520 - 2,300 SF PENDING
- Suite 524 - 4,201 SF SALON LOFTS

BUILDING 500

(THIRD FLOOR RETAIL)

- Suite 532 - 956 SF RETAIL AVAILABLE
- Suite 550 - 1,990 SF BRACES BRACES
- Suite 560 - 3,000 SF COMMUNITY DENTAL

BUILDING 800

(BELOW AMC THEATER)

- Suite 810 - 6,000 SF LEASE PENDING
- Suite 814 - 1,440 SF RETAIL AVAILABLE
- Suite 816 - 2,800 SF ORANGE THEORY FITNESS

BUILDING 900

(GROUND FLOOR RETAIL)

- Suite 902 - 1,500 SF RESTAURANT AVAILABLE
- Suite 904 - 1,500 SF RETAIL AVAILABLE

REGIONAL INFORMATION



“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*

LOCATION AND DEMOGRAPHICS



3 MILE RADIUS SUMMARY:



Households: **174,714**

Population: **409,268**

Residential units existing: **4,281**

Residential units planned: **3,545**



TRAFFIC COUNT:

12,334 ON MEMORIAL DRIVE

6,475 ON BILL KENNEDY WAY

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V A N T A G E A T L . C O M

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