

PENINSULA AT BUCKHEAD

2591 PIEDMONT ROAD, ATLANTA, GA 30324

PRIME RETAIL SPACE AT THE CORNER OF PIEDMONT RD & SIDNEY MARCUS BLVD



ESTD 2020



BRIDGER
PROPERTIES

PENINSULA AT BUCKHEAD

SITE PLAN



UNIT	TENANT	SF
1008	AVAILABLE	2,795
1112	State Farm	1,142
1115	CEG Bakery	836
1116	Rocky's Barbershop	1,464
1120	Energy Suites	1,072
1121	AVAILABLE	2,412

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TRADE AREA



POPULATION 2025

1 Mile	20,976
3 Mile	168,126
5 Mile	394,445



HOUSEHOLDS 2025

1 Mile	11,951
3 Mile	87,691
5 Mile	191,192



AVG HOUSEHOLD INCOME

1 Mile	\$124,311
3 Mile	\$144,615
5 Mile	\$146,017



DAYTIME POPULATION

1 Mile	12,250
3 Mile	190,100
5 Mile	473,966

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PROPERTY HIGHLIGHTS

- Premier Buckhead retail spaces located at the intersection of Piedmont Road and Sidney Marcus Boulevard
- Class A mixed-use project including 314 luxury apartments units (99% leased)
- Adjacent to Lindbergh Plaza, a 395,000 square-foot landmark power center anchored by one of the Southeast's top-performing Home Depot and Target stores, alongside Best Buy, Chipotle, and Starbucks.
- High-volume commuter traffic corridor: Piedmont Road (42,055 VPD) and Sidney Marcus (27,871 VPD)
- Prominently located at the convergence of four city's most-traveled thoroughfares

