

# PENINSULA AT BUCKHEAD

2591 PIEDMONT ROAD, ATLANTA, GA 30324

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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	DEAL PENDING	1,072
1121	AVAILABLE	2,412

# PENINSULA AT BUCKHEAD

## TRADE AREA



### POPULATION 2024

1 Mile	20,688
3 Mile	157,475
5 Mile	383,470



### HOUSEHOLDS 2024

1 Mile	11,863
3 Mile	81,703
5 Mile	185,988



### AVG HOUSEHOLD INCOME

1 Mile	\$111,145
3 Mile	\$134,592
5 Mile	\$135,767



### DAYTIME POPULATION

1 Mile	12,689
3 Mile	195,079
5 Mile	508,478

# PENINSULA AT BUCKHEAD

## 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

