## MADISON YARDS

905 Memorial Drive Atlanta, GA 30316

AVAILABLE FOR LEASE

3,520 SF Second Generation Restaurant Space

For Leasing Information:

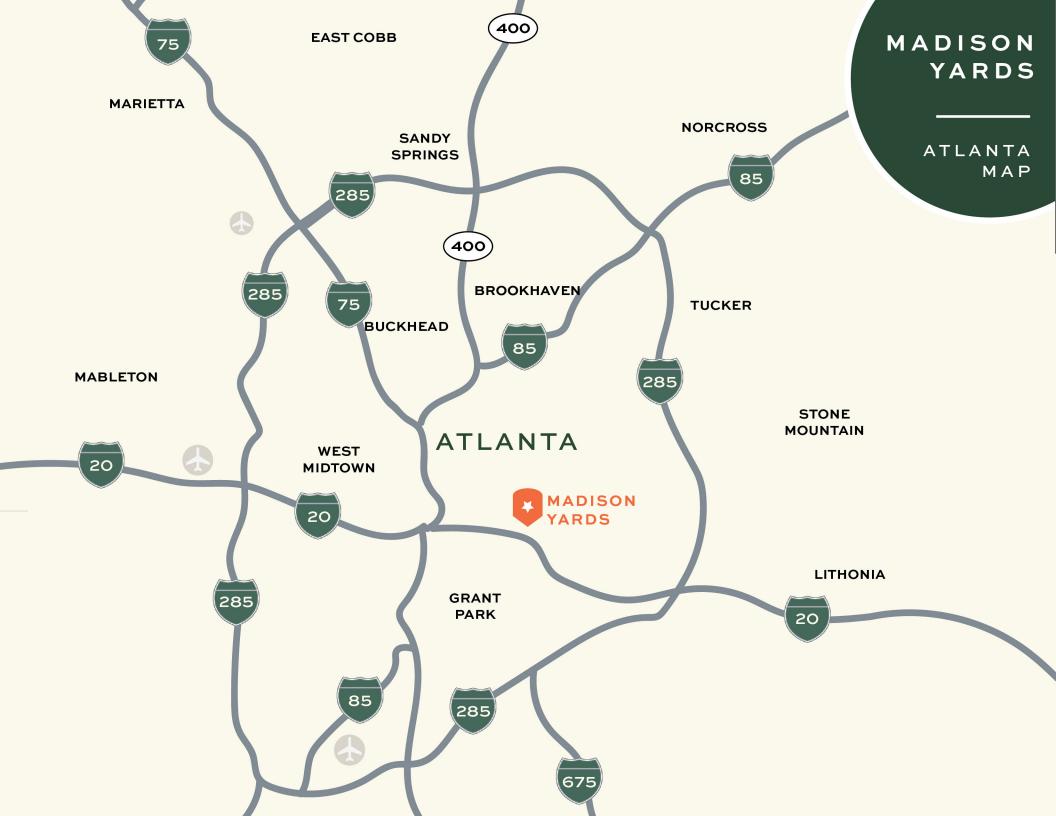
**Shelbi Bodner 770-778-0197** 

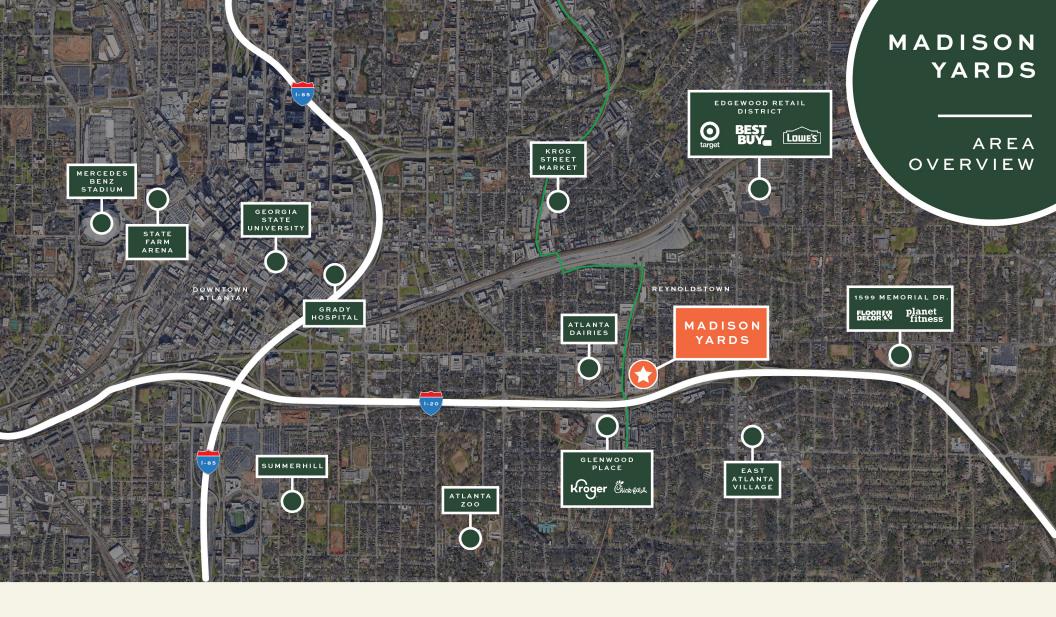
shelbi-bodner@bridger-properties.com





- Over 445 feet of frontage and direct access to Atlanta Beltline.
- Sitting at the epicenter of 2,164
  newly delivered to 495 newly
  delivered apartment units, Madison
  Yards is the premier Live-Work-Play
  destination along the Beltline.
- Home to market dominant grocer
   Publix generating over 1 M trips per year.
- 18,894 people with an average household income of over \$127,047 live within a 1-mile radius.





POPUI	POPULATION HOUSE		HOLDS	HHING	INCOME	
18,894	1 MILE	9,763	1 MILE	\$127,047	1 MILE	
165,257	3 MILES	77,856	з MILES	\$113,160	3 MILES	
361,224	5 MILES	160,019	5 MILES	\$110,035	5 MILES	



UNIT	TENANT	SF
1	Publix	53,785
2	SunTrust	2,818
3	2nd Generation Restaurant Space	3,520
4	Girl Diver	2,510
5	AT&T	2,585
6	GNC	1,883
7	Carriage Cleaners	1,100
8	Boardroom Salon	2,030
9	Hoots Righteous Wings	2,000
10	Taquera Tsunami	3,410
11	Curry Up Now	2,260
12	Four Fat Cows	1,000

UNIT	TENANT	SF
13	Holistic Hemp	415
14	Daily Dose	1,210
15	Common Companion Vet Co.	2,500
16	Salata	2,500
17	Lease Negotiations	1,465
18	First Watch	4,190
19	The Sky Barre	1,200
20	Ease Wellness Chiropractic	1,285
21	Unique Threading & Wax	1,000
22	Luxury Tax & Accounting	1,200
23	Dowd Center for Child Develpment	1,488
24	Blanc Nail Bar	3,000

UNIT	TENANT	SF
25	Highland Yoga	2,292
26	Salon Lofts	4,201
27	Madison Yards Family Dentistry	3,000
28	Cruise Planners & SmartBird Travel	907
29	Braces Braces	1,900
30	Lucky and Lady Pet Spa	6,000
31	Solidcore	1,600
32	Orangetheory	2,800
33	AMC Theatres	







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