

MADISON YARDS

905 Memorial Drive
Atlanta, GA 30316

AVAILABLE FOR
LEASE

**3,520 SF Second
Generation
Restaurant Space**



For Leasing Information:

Shelbi Bodner
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- 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.

MADISON YARDS

ATLANTA
MAP



EAST COBB

400

75

MARIETTA

SANDY SPRINGS

NORCROSS

285

85

400



285

75

BROOKHAVEN

TUCKER

BUCKHEAD

85

285

MABLETON

STONE MOUNTAIN

ATLANTA



20

WEST MIDTOWN

 MADISON YARDS

20

LITHONIA

GRANT PARK

20

285

85



285

675

MADISON YARDS

AREA OVERVIEW



POPULATION

18,894	1 MILE
165,257	3 MILES
361,224	5 MILES

HOUSEHOLDS

9,763	1 MILE
77,856	3 MILES
160,019	5 MILES

HH INCOME

\$127,047	1 MILE
\$113,160	3 MILES
\$110,035	5 MILES

MADISON YARDS

SITE PLAN



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 Development	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	

MADISON YARDS

PROPERTY PHOTOS



ESTD 2020

BRIDGER
PROPERTIES



LEASING INFORMATION

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