

31 PHARR RD.

UNIQUE OFFICE / RETAIL OPPORTUNITY
in the heart of The Buckhead Village

Two-story 24,912 SF office/retail opportunity

LOCATED IN THE HEART OF THE BUCKHEAD VILLAGE

- Free & ample parking. 38 surface spaces & 60 below grade available. 1.53/1,000 SF.
- Located steps from the Buckhead District in one of Atlanta's premier submarkets.
- Bus line, drive thru & signage opportunities.
- Strong demographic base.





31 PHARR RD.

SANDY SPRINGS

PEACHTREE CORNERS

285

141

85

400

BROOKHAVEN

75

TUCKER

BUCKHEAD

85

DRUID HILLS

285

WEST MIDTOWN

MIDTOWN

20

DOWNTOWN ATLANTA

DECATUR

20

WEST END

GRANT PARK

ABOUT BUCKHEAD

Known for its stately southern charm and impressive buying power, Buckhead is home to Atlanta's premier destinations for shopping, dining, and entertainment.

- Rich and varied cultural attractions, including numerous art galleries, the Buckhead Theater, the Atlanta History Center, and Chastain Memorial Park and Amphitheater.
- World-class shopping at some of the highest sales volume retail locations in the Southeast: Phipps Plaza, Lenox Square Mall, Shops Around Lenox, and Buckhead Village.



BY THE NUMBERS

1-MILE RADIUS

WALK SCORE

93

MEDIAN AGE

36

EDUCATIONAL ATTAINMENT

81%

AVERAGE HH INCOME

\$109,836

POPULATION

30,166

TOTAL GLA OWNED (SF)

24,912

AVERAGE HOUSEHOLD INCOME

PEACHTREE HEIGHTS
|
\$ 341,395

GARDEN HILLS
|
\$ 240,254

TUXEDO PARK
|
\$ 597,528

BUCKHEAD FOREST
|
\$ 145,867

PEACHTREE PARK
|
\$ 240,254

- - HOTELS
- - LANDMARKS & SCHOOLS
- - RESTAURANTS & RETAIL

PHIPPS PLAZA
DIOR DOLCE & GABBANA
GUCCI HERMÈS
PRADA NORDSTROM



CHEROKEE TOWN & COUNTRY CLUB

TUXEDO PARK

BUCKHEAD FOREST

ATLANTA HISTORY CENTER

BUCKHEAD MARKETPLACE
WHOLE FOODS MARKET
bluemercury
VAN MICHAEL

SWAN HOUSE

ST REGIS

BUCKHEAD THEATRE

THE KIMPTON
Sylvan HOTEL

BUCKHEAD FOREST

PEACHTREE HEIGHTS

CHOPS
CRAB BAR
umi
delbar

INTOWN GOLF CLUB

WYLLI
THOMPSON HOTELS

31 PHARR RD.

RH
ATLANTA
THE GALLERY AT
THE SUITE AT PHARR

BUCKHEAD VILLAGE
Le Bilboquet Le Colonial
BELLA CUCINA BILLY REID
DIOR
Carmel SHAKE SHACK
BROWN & CO. JEWELERS
MONCLER

THE SUZUKI SCHOOL

THE PEACH SHOPPING CENTER
Publix

GARDEN HILLS

ATLANTA
WILLIAMS BRIDGER
SCHOOLS

SITE MAP

BUCKHEAD PLAZA

CHOPS LOBSTER BAR | umi | delbar

ST REGIS | The Garden Room

31 PHARR RD.

ACCESS ROAD EASEMENT

TARGET
1.58 Acres

OWNED
1.33 Acres

RH
ATLANTA
THE GALLERY AT
THE ESTATE IN BUCKHEAD

PEACHTREE RD.

BUCKHEAD VILLAGE

Le Bilboquet | Le Colonial

BELLA CUCINA | BILLY REID

DIOR | SHAKE SHACK

Carmel | BROWN & CO. JEWELERS

MONCLER

PHARR RD. NW

VPD
57,014

30
05
BUCKHEAD

BUCKHEAD
CENTER VILLAGE DISTRICT

elle

BRIDGER PROPERTIES

The Sutton
BUCKHEAD



BUCKHEAD PLAZA
 CHOPS
 UMI
 delbar
 STREGIS
 The Garden Room

ONE BUCKHEAD PLAZA

THE CHARLES

RH
 ATLANTA
 THE GALLERY AT THE ESTATE IN BUCKHEAD

BUCKHEAD VILLAGE
 Le Bilboquet
 BELLA CUCINA
 DIOR
 Carmel
 Le Colonial
 BILLY REID
 SHAKE SHACK
 DROWN & CO. JEWELERS
 MONCLER

30
 05
 BUCKHEAD

The Sutton
 BUCKHEAD

TRUIST

OWNED
 1.33 Acres

31 PHARR RD.

TARGET
 1.58 Acres

BUCKHEAD CENTER
 VILLAGE DISTRICT

ESTD 2020
 BRIDGER
 PROPERTIES

POPULATION		HOUSEHOLDS		HH INCOME	
30,436	1 MILE	17,155	1 MILE	\$145,011	1 MILE
134,635	3 MILES	69,051	3 MILES	\$146,942	3 MILES
1,157,891	10 MILES	499,874	10 MILES	\$114,771	10 MILES

LEASING INFORMATION

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