VIRGINIA HIGHLANDS

HIGHLY VISIBLE RETAIL OPPORTUNITIES

BRIDGER
PROPERTIES

ESTD 2020

VIRGINIA-HIGHLANDS

affectionately known as "VaHi," is one of Atlanta's most beloved intown neighborhoods, celebrated for its close- knit community and unique mix of historic charm and modern retail offerings. The retail spaces are central to the neighborhood's identity, offering a curated mix of locally-owned boutiques, artisan shops, and established eateries. Virginia Highlands also offers true neighborhood walkability that is quite rare and difficult to find in the larger Atlanta market. This walkability fosters a unique connection between its loyal residents and businesses and gives the neighborhood that small town feel tucked away in the bustling city.
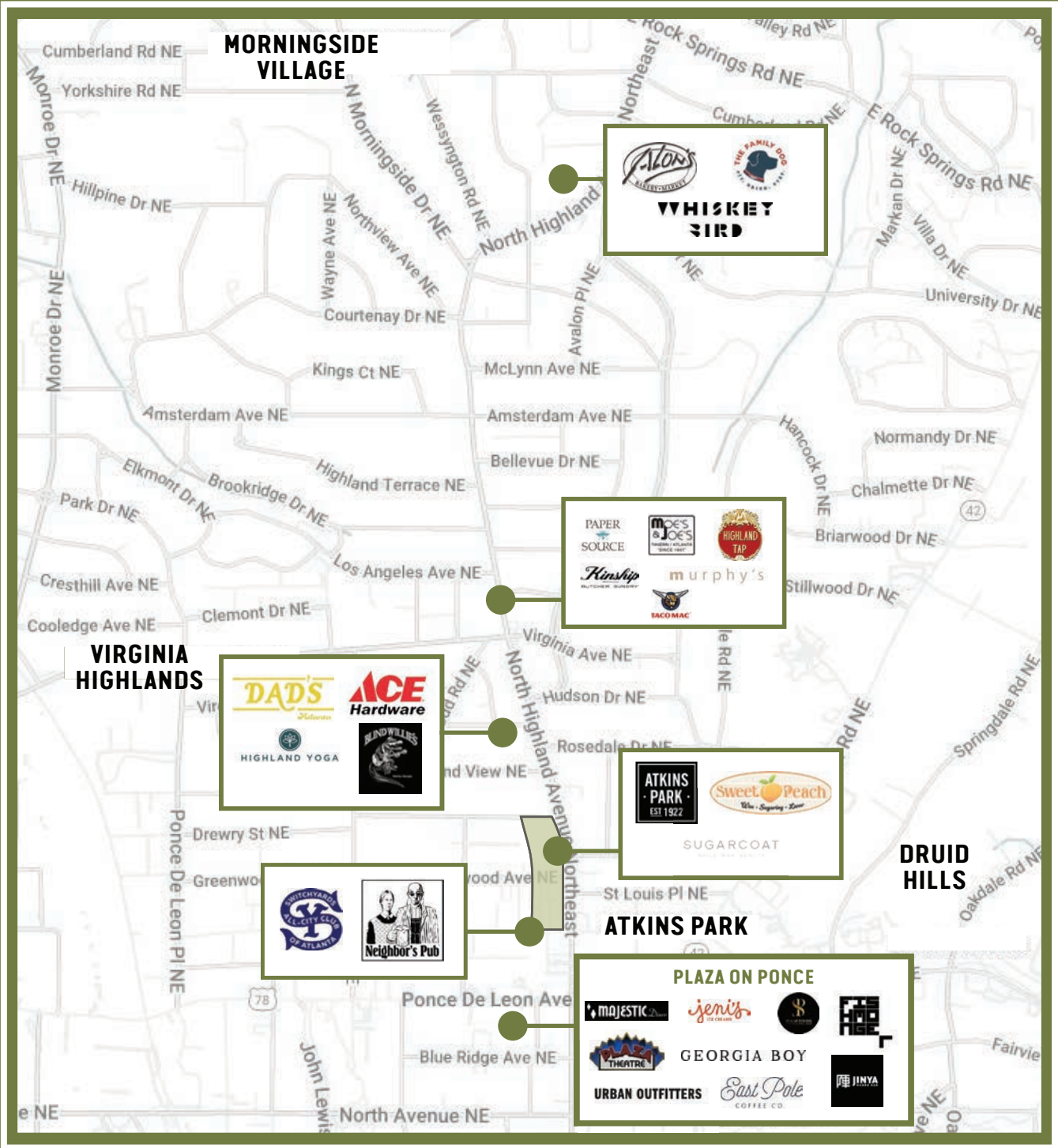
- **HIGHLY VISIBLE** storefront opportunities
- **NEIGHBORHOOD CENTRIC** retail
- Located on **HIGHLY TRAFFICKED CORRIDOR** of North Highland Avenue
- Convenient **CONNECTIVITY** to eastside neighborhoods
- **DENSE** and **AFFLUENT** residential area
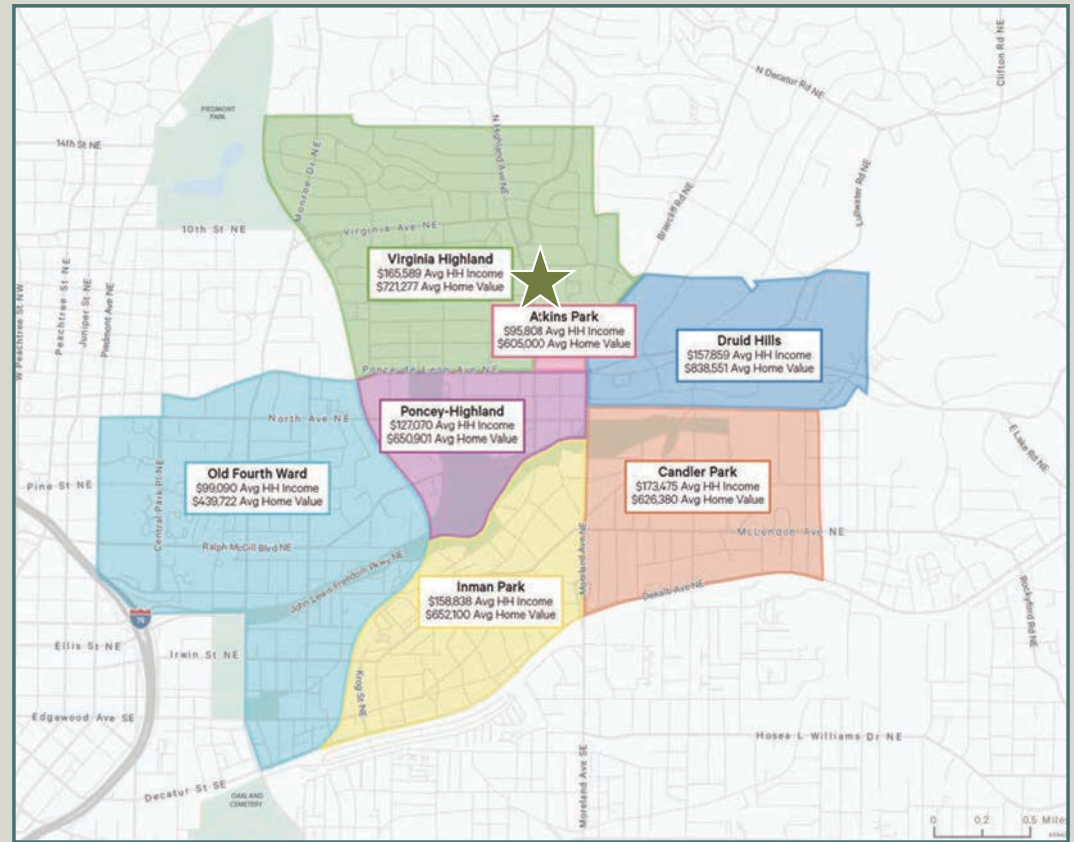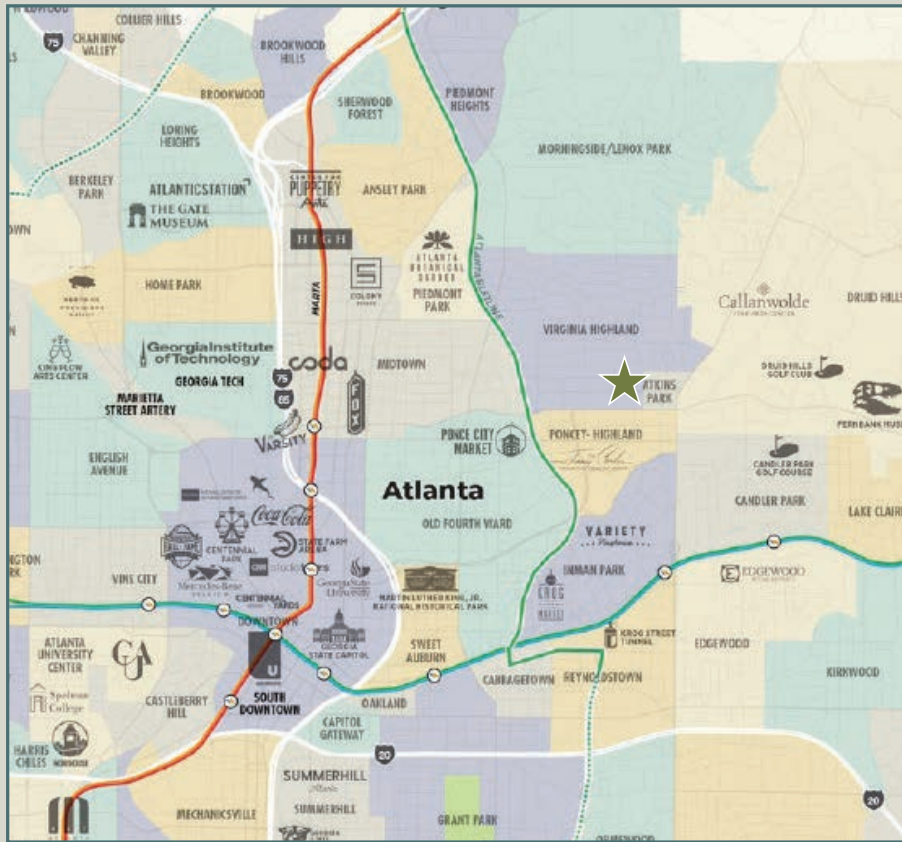
-2023 Population: 3 miles: 190,544
-2023 Household Income: 3 miles: $170,553
-2023 Average Home Value: 3 miles: $721,277

AREA MAP

MORNINGSIDE VILLAGE

Cumberland Rd NE
Yorkshire Rd NE

Monroe Dr NE
Hillpine Dr NE

N Morningside Dr NE
Northview Ave NE
Wayne Ave NE

Wessyngton Rd NE
North Highland

E Rock Springs Rd NE
Valley Rd NE

Northeast
Cumberland Rd NE

Markan Dr NE
Villa Dr NE

University Dr NE

Courtenay Dr NE

Avalon Pl NE

Kings Ct NE

McLynn Ave NE

Amsterdam Ave NE

Amsterdam Ave NE

Normandy Dr NE

Hancock Dr NE

Chalmette Dr NE

(42)

Bellevue Dr NE

Elkmont Dr NE
Park Dr NE
Brookridge Dr NE

Highland Terrace NE

Briarwood Dr NE

Los Angeles Ave NE

Stillwood Dr NE

Cresthill Ave NE

Clemont Dr NE

Cooledge Ave NE

Virginia Ave NE

VIRGINIA HIGHLANDS

Hudson Dr NE

North Highland Ave NE

Rosedale Dr NE

View NE

ALON'S — **THE FAMILY DOG**
WHISKEY BIRD

PAPER SOURCE — **Moe's & Joe's** — **HIGHLAND TAP**
Kinship — **murphy's**
TACO MAC

DAD'S — **ACE Hardware**
HIGHLAND YOGA — **BLIND WILLIE'S**

ATKINS PARK EST 1922 — **Sweet Peach**
SUGARCOAT

DRUID HILLS

Springdale Rd NE

Oakdale Rd NE

Drewry St NE

Greenwood Ave NE

St Louis Pl NE

SWITCHYARD / ALL-CITY CLUB OF ATLANTA — **Neighbor's Pub**

ATKINS PARK

Ponce De Leon Pl NE

John Lewis

US 78

PLAZA ON PONCE
Majestic Diner — **Jeni's ICE CREAM** — **PONCE**
PLAZA THEATRE — **GEORGIA BOY**
URBAN OUTFITTERS — **East Pole COFFEE CO.** — **JINYA**

Ponce De Leon Ave

Blue Ridge Ave NE

Fairvie

North Avenue NE

NE

SITE MAP

UPPER LEVEL

788
City Church
Eastside

TERRACE LEVEL

100

SECOND FLOOR

200

250

275

Building 100

3

5

4

ST CHARLES AVE NE

GREENWOOD AVE NE

Building 400

Building 200

1054

1056

1060

1062

1052

784

792

776

778

Leased

Available

Building 300

N HIGHLAND AVE NE
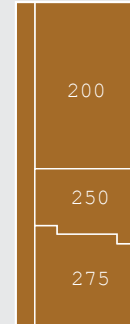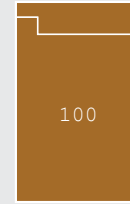
TENANT	SUITE	SF
Building 100 (842 Highlands Ave)		
Contour Pilates	3	1,200
Truva	4	3,494
Highland Yoga	5	2,118
Beya Salon Studios	200	4,024
Atlanta Midtown Gynecology	250	1,545
Atlanta Orthopedic Services	275	2,252
Benchmark Physical Therapy	100	1,209

TENANT	SUITE	SF
Building 200 (784-792 North Highland Ave)		
AVAILABLE	784	1,872
City Church Eastside	788	1,690
Splatter Studio	792	2,514

TENANT	SUITE	SF
Building 300 (776-778 North Highlands Ave)		
Peach Wax	776	1,472
AVAILABLE	778	2,423

TENANT	SUITE	SF
Building 400 (1052-1062 St. Charles Ave)		
Switchyards	1052	2,550
Freedom Barber	1054	648
The Dirty Tea	1056	1,944
Threadz Atlanta	1060	2,036
Sugarcoat Nail Bar	1062	1,879
TOTAL		**35,370**

WELCOME TO
VIRGINIA HIGHLANDS

SHELBI BODNER

SHELBI.BODNER@BRIDGER-PROPERTIES.COM

770.778.0197

LYNDSY YIM, CCIM

LYNDSY.YIM@BRIDGER-PROPERTIES.COM

205.482.1004

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PROPERTIES