

## 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.



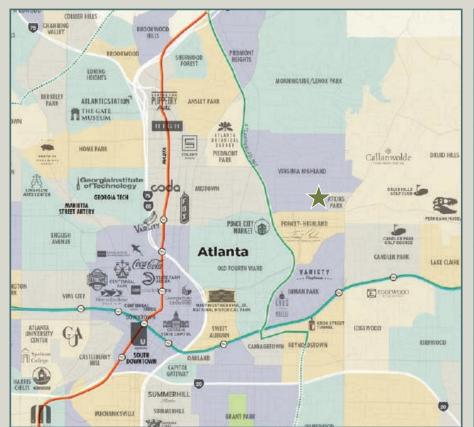


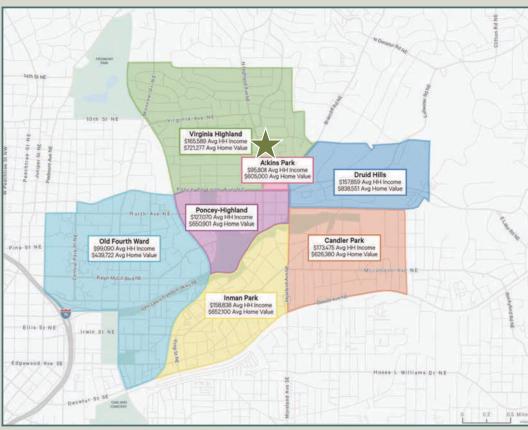






- HIGHLY VISIBLE storefront opportunities
  - NEIGHBORHOOD CENTRIC retail
- Located on HIGHLY TRAFFICKED CORRIDOR of North Highland Avenue
  - Convenient CONNECTIVITY to eastside neighborhoods
    - DENSE and AFFLUENT residential area



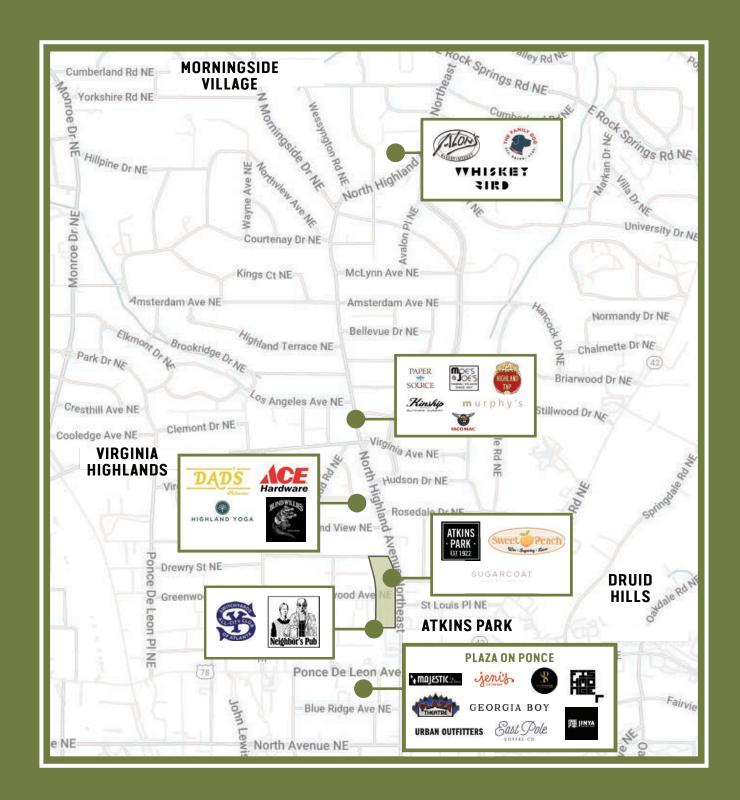


-2023 Population: 3 miles: 190,544

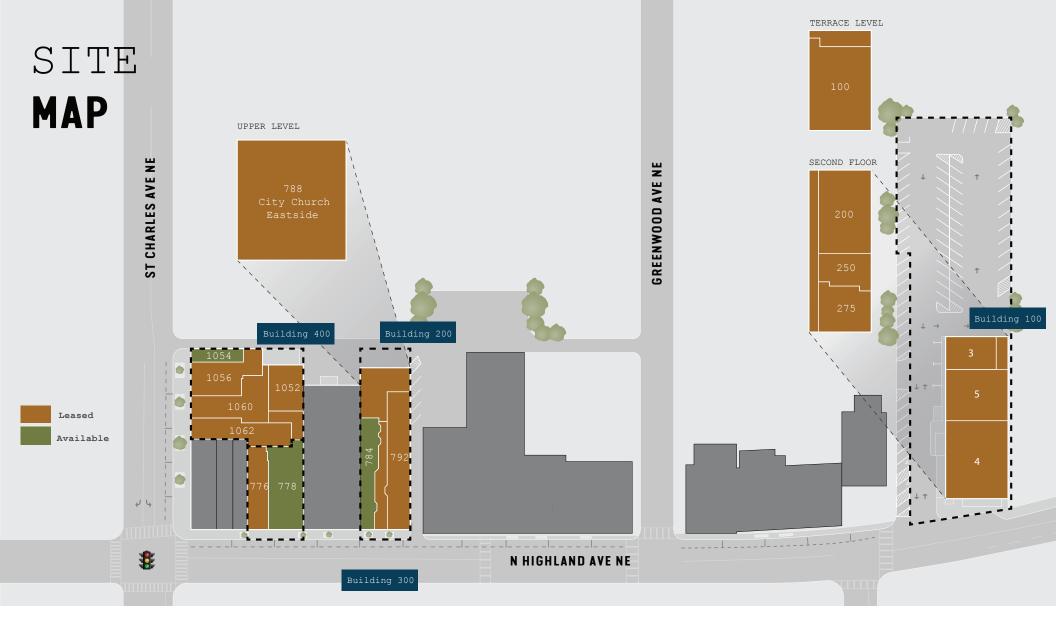
-2023 Household Income: 3 miles: \$170,553

-2023 Average Home Value: 3 miles: \$721,277

## AREA MAP







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		
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	
AVAILABLE	1054	648	
The Dirty Tea	1056	1,944	
Threadz Atlanta	1060	2,036	
Sugarcoat Nail Bar	1062	1,879	
TOTAL		35,370	







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