




Madison Yards Restaurant


935 Memorial Drive SE, Atlanta GA 30316




DEMOGRAPHICS

1 MILE


 2,275
Estimated population


 8,562
Estimated daytime population


 \$155,324
Average household income

 12,449
Households

3 MILE


 176,836
Estimated population


 208,311
Estimated daytime population


 \$133,597
Average household income

 84,214
Households

5 MILE

 380,445
Estimated population

 567,543
Estimated daytime population

 \$128,821
Average household income

 173,239
Households

DRIVE TIME POPULATION

5
Min  35,512

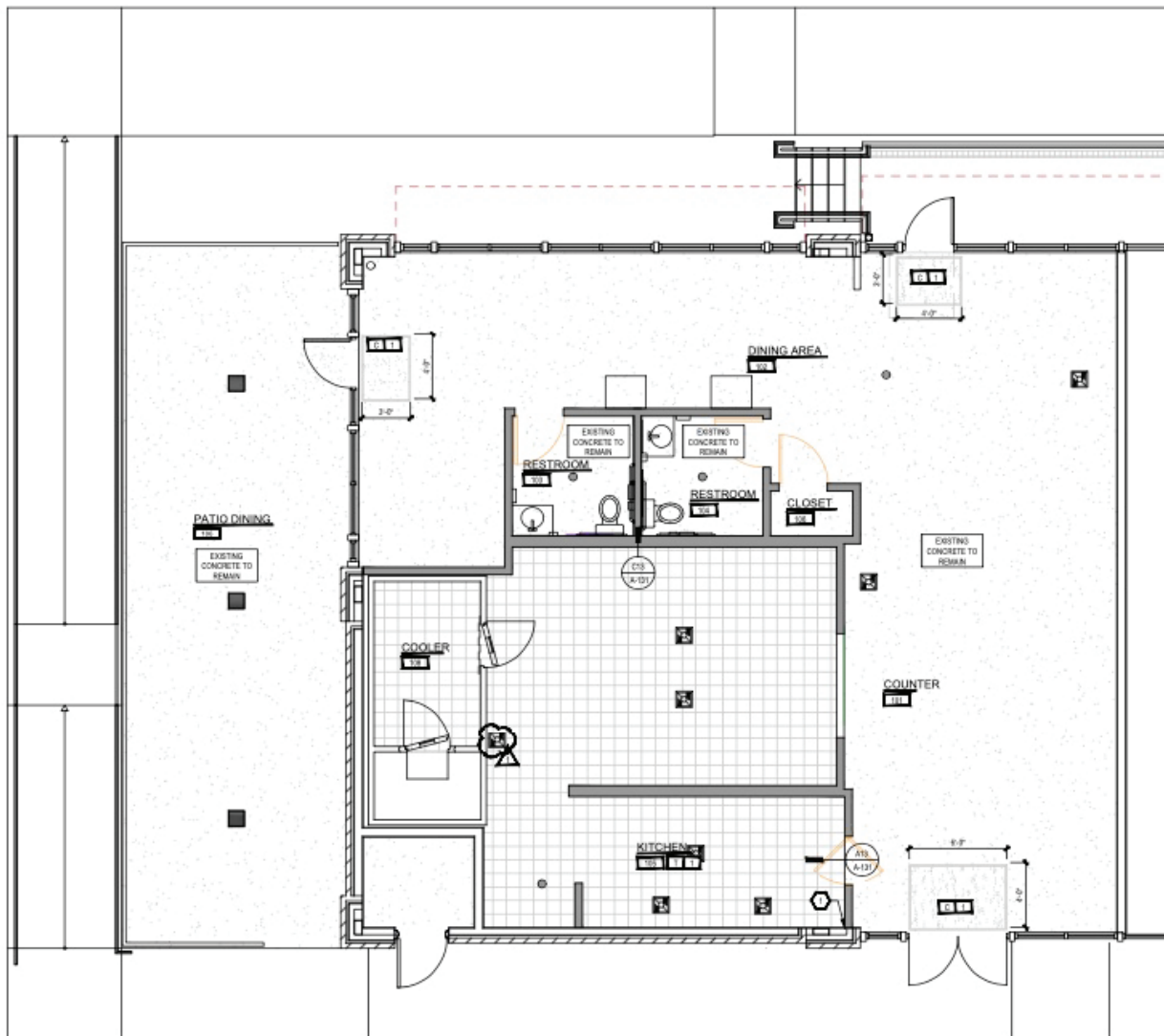
10
Min  195,932

15
Min  503,476

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE
310	Available	2,000 SF



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HIGHLIGHTS

- 2nd generation restaurant space with a patio available for sublease.
- The site is located on Memorial Drive (17,500 VPD), with direct access to the Beltline.
- Located in Madison Yards is a 162,521-square-foot grocery-anchored property located in the Inman Park/ Reynoldstown submarket along the Memorial Drive corridor of Atlanta, Georgia.
- Constructed in 2019 and sitting on more than 10 acres right off Atlanta's Beltline Eastside Trail, the property is conveniently located just two miles from Downtown Atlanta.
- The broader market corridor has seen more than 2,000 multi-family units delivered in the last five years and benefits from excellent demographics.
- The property is anchored by Publix and AMC Theatres and includes a well-crafted mix of retailers and restaurants, including AT&T, First Watch, and Orangetheory Fitness.



12,800 on Memorial Dr SE
8,080 on Bill Kennedy Way SE



Full access from Memorial Drive SE
Full access from Woodward Ave SE
Full access from Holtzclaw St SE
Steps away from Atlanta Beltline at Madison Yards



Facade signage available.

