

# FOR LEASE · BELTLINE REDEVELOPMENT OPPORTUNITY

## Two Buildings · 4120 Sq Ft Total

709 Memorial Drive, Atlanta, GA 30316



Chastain St SE

Chester St

**.5 Acre Site**

McDonald St.

McDonald St.



**Memorial Dr.**



**1/3 Mile to Eastside Beltline**



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**HABIF**  
PROPERTIES



**Available Site**

**Atlanta Dairies Mixed Use**

**Eastside Beltline**

**Fuqua's Madison Yards**



**Glenridge Connector**

**HABIF**  
PROPERTIES

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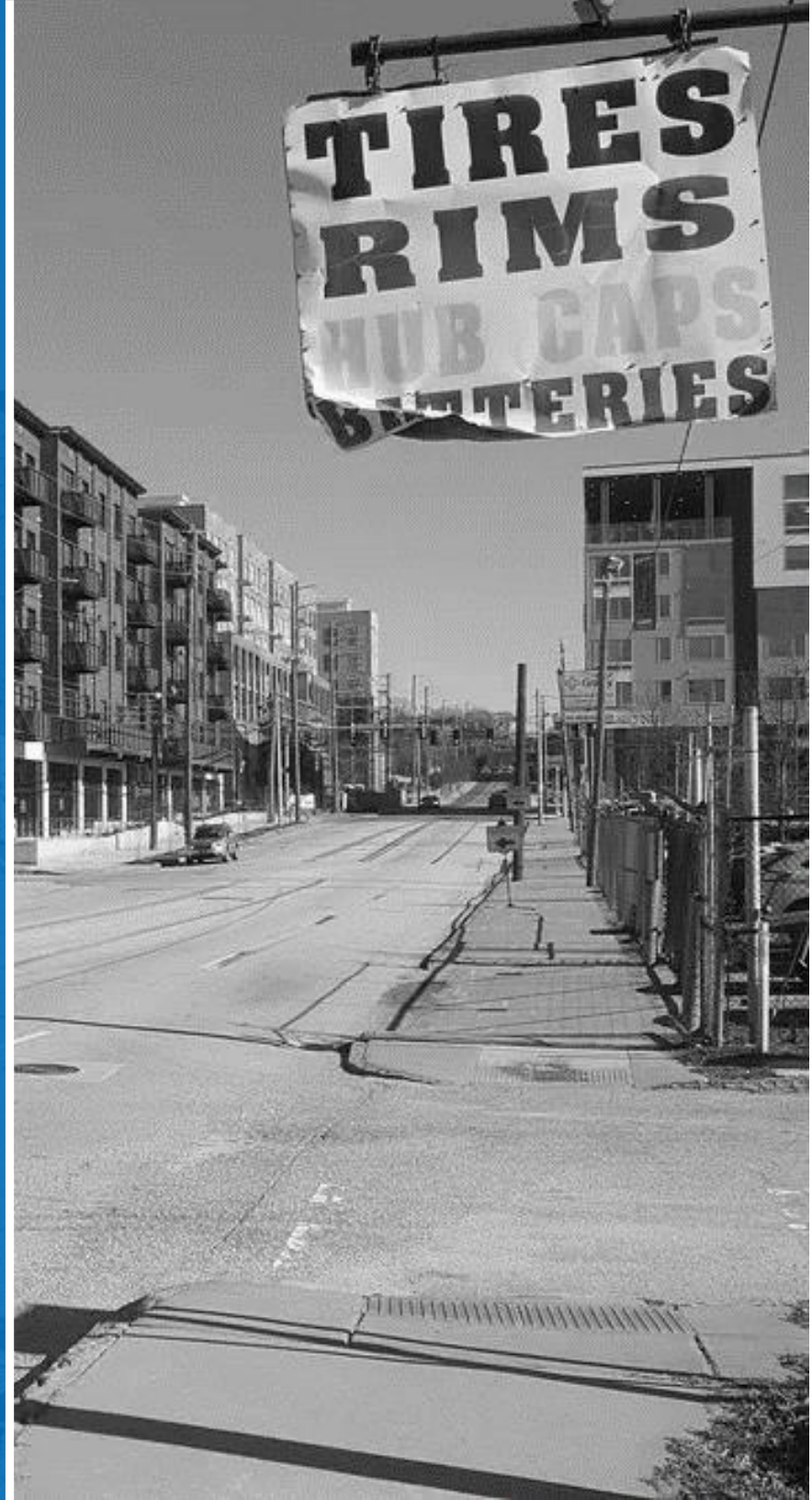


# PROPERTY SUMMARY

Exceptional opportunity at prime .5-acre corner lot located on one of the hottest retail corridors in Atlanta.

Adjacent to Grindhouse Burgers, the property offers two existing buildings for redevelopment. The larger 2810 sf building has a strong industrial feel with high ceilings and three oversized garage doors. There is ample onsite parking. Buildings will be provided in grey box condition with new roofs, new HVAC, new electrical, and new parking lot paving as needed. Buildings have unfinished floors, walls and exposed ceilings. The property is ideal for a bar or restaurant concept.

Memorial Drive continues to explode with new retail and residential activity of more than \$1.5 billion dollars in development along the corridor. One block from new Atlanta Dairies Mixed Use Development featuring chef driven restaurants and new apartments. A short walk (1/3 mile) to the Eastside Beltline Trail. Nearby Madison Yards' tenants will include Publix, AMC, Marlow's Tavern, Orangetheory, Taqueria Tsunami and Truist Bank.





# PROPERTY DETAILS

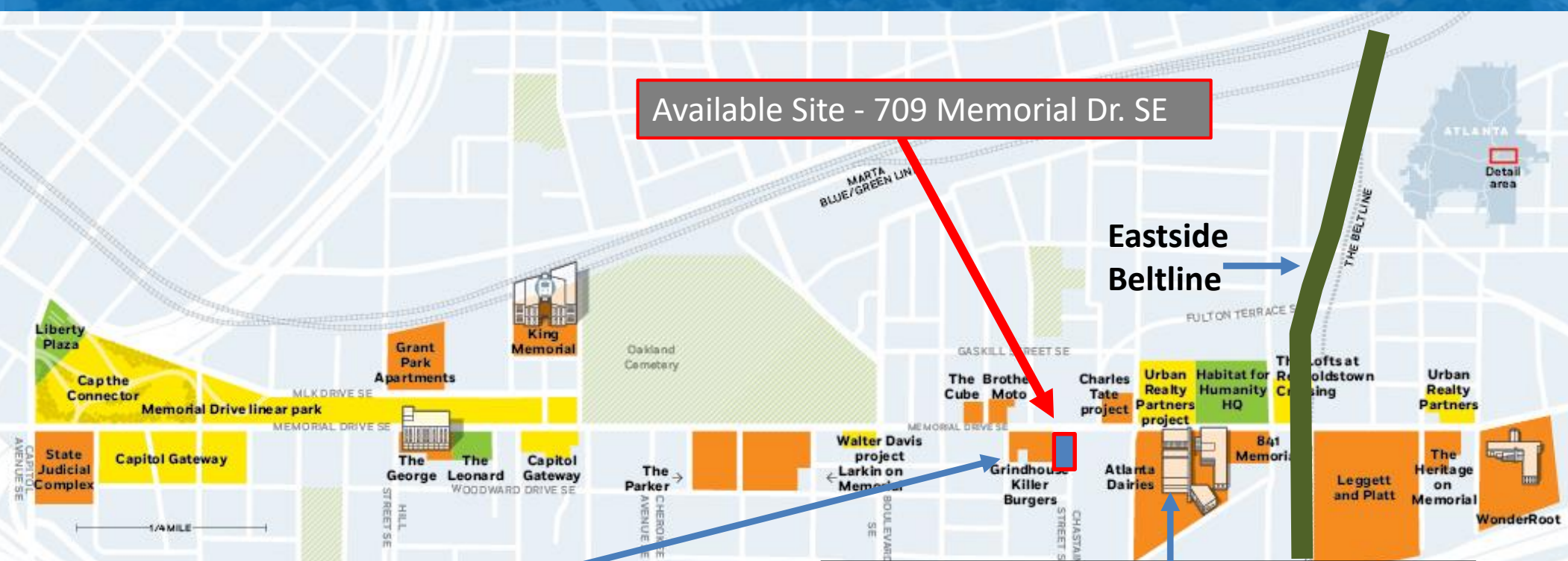
<b>TWO BUILDINGS</b>	3 bay building offers 2810 sf
	2 Bay building offers 1210 sf
<b>LEASE RATE</b>	\$40 Sq Ft NNN
<b>BUILDING TYPE</b>	Retail / Service / Office
<b>ACREAGE</b>	.505 Acre
<b>FRONTAGE</b>	122 ft on Memorial Dr, 186 ft on Chastain St.
<b>TRAFFIC COUNT</b>	12,000 Average Daily Count
<b>YEAR BUILT</b>	1949
<b>CONSTRUCTION TYPE</b>	Larger building - concrete block construction Small garage - wood frame
<b>PARKING SPACE</b>	25 plus
<b>ZONING</b>	SPI-22-SA4
<b>PARCEL ID</b>	14 002 1000 20079



**This west wall sign and billboard can be included with the property**



# RETAIL CORRIDOR OVERVIEW



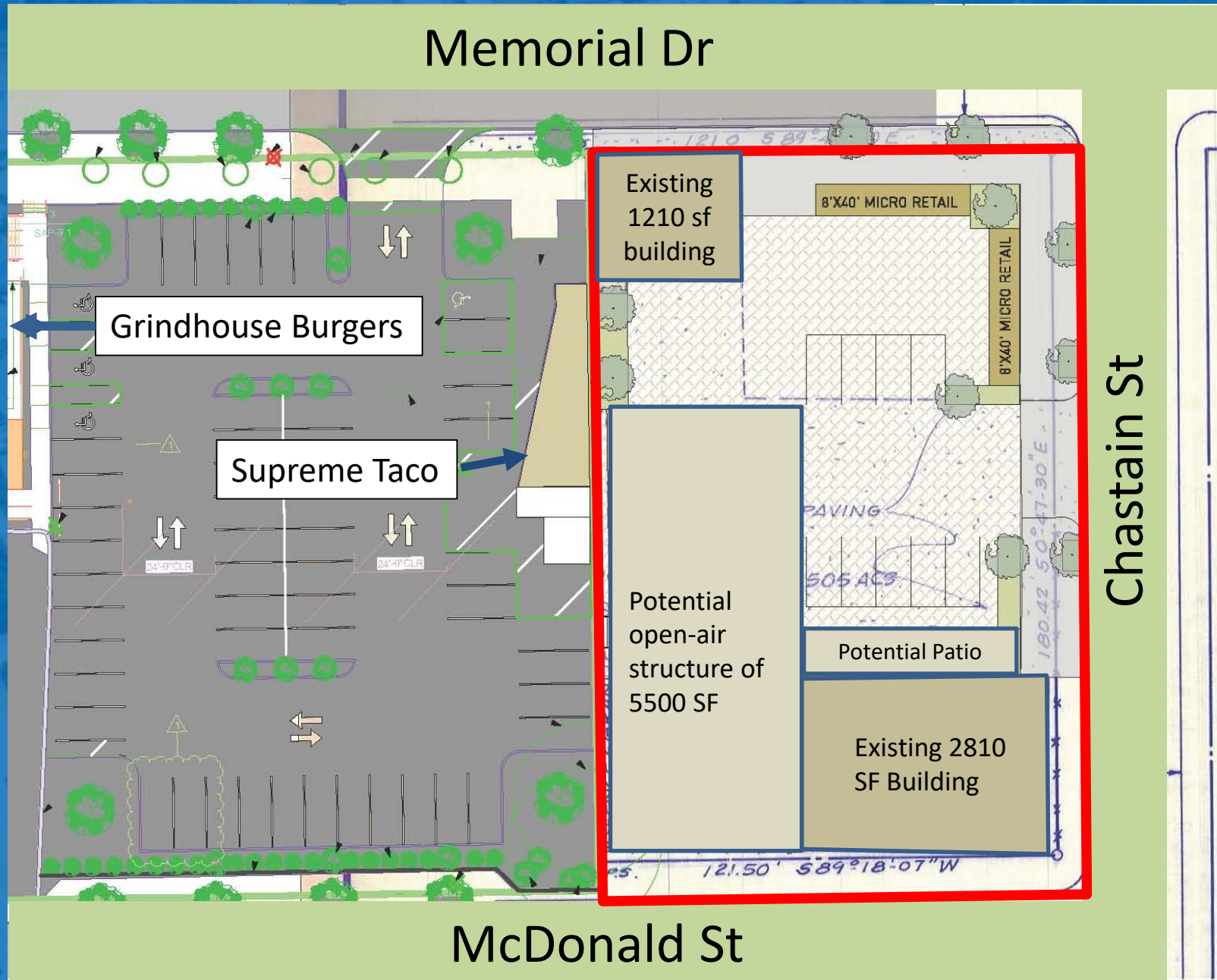


# CONCEPTUAL PHOTOS FOR THE PROPERTY





# SITE PLAN SHOWING POTENTIAL ADDITIONAL STRUCTURES





# PHOTOS OF EXISTING SITE BEFORE RENOVATIONS





## Sec. 16-18V.001. - Scope of provisions.

The intent of the council in establishing SPI-22 as a zoning district is as follows:

1. Implement provisions of the Comprehensive Development Plan incorporating certain recommendations contained in studies of this area, including the comprehensive study known as the Memorial Drive/MLK Jr. Drive Area Revitalization Study as adopted by the City of Atlanta;
2. Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;
3. Encourage the development of mixed-use pedestrian-oriented building forms and uses within the area;
4. Promote the revitalization of pedestrian-oriented shopping and entertainment streets through sidewalk-level oriented buildings and uses;
5. Encourage the development of medium and high intensity housing that provides a range of housing opportunities for citizens within the district;
6. Create a diversified 24-hour urban environment where people can live, work, shop, meet and play;
7. Preserve existing historic single-family neighborhoods from uses and building forms which are incompatible with their scale, character and needs by providing a location for needed neighborhood commercial and retail uses;
8. Preserve historic buildings and sites within the district by facilitating adaptive re-use and rehabilitation;
9. Enhance and protect Oakland Cemetery as a historic and cultural resource;
10. Encourage infill development within traditional commercial areas that include proportionately significant residential uses;
11. Promote public safety through the provision of pedestrian-oriented street-level uses, sufficient sidewalk widths, adequate visibility and primary pedestrian access from buildings to sidewalks to create a sense of activity and liveliness along their façades;
12. Facilitate safe, pleasant, and convenient sidewalk level pedestrian circulation and bike usage that minimizes conflict with vehicles;
13. Maximize opportunities for sufficient, safe and accessible pedestrian amenities including parks, plazas, greenways and public art for active and passive enjoyment;
14. Improve the aesthetics of street and built environments;
15. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation;
16. Provide accessible and sufficient parking in an unobtrusive manner;
17. Encourage the use of MARTA and other public transit facilities;
18. Encourage opportunities for economic development, both residential and commercial, where there is a planned relationship between the transportation system and development;
19. Provide connections between the Capitol Gateway, Grant Park, Cabbagetown and Reynoldstown communities and between those communities and adjacent areas including, Downtown and the State Capitol area, DeKalb Avenue, the Old 4th Ward neighborhood, and Zoo Atlanta areas.

## 4.Subarea 4—Grant Park North Residential Concurrency Requirement:

- a. *For new developments:* No certificate of occupancy shall be issued for any non-residential uses until such time as the certificate of occupancy has been issued for an equal or greater amount of residential use which shall be located directly above said non-residential uses within the same building.
- b. *Where additions to primary structures or the construction of new buildings exceed 2,000 square feet:* No certificate of occupancy shall be issued for any non-residential uses until such time as the certificate of occupancy has been issued for an equal or greater amount of residential use on the same site.
- c. *Where additions to primary structures or the construction of new buildings is to be 2,000 square feet or less:* The residential concurrency requirements above shall not apply.



# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	19,006	172,323	364,207
2024 Projected Population	20,263	184,692	388,792
Population Growth 2019-2024	6.61%	7.18%	6.75%
2019 Households	9,692	77,653	156,317
Household Growth 2019-2024	6.26%	7.35%	6.89%
Median Household Income	\$66,221	\$59,134	\$56,239