

# PRIME S. BUCKHEAD 2nd GENERATION RESTAURANT & RETAIL SPACE FOR LEASE

## Excellent Frontage off Peachtree Road in Buckhead



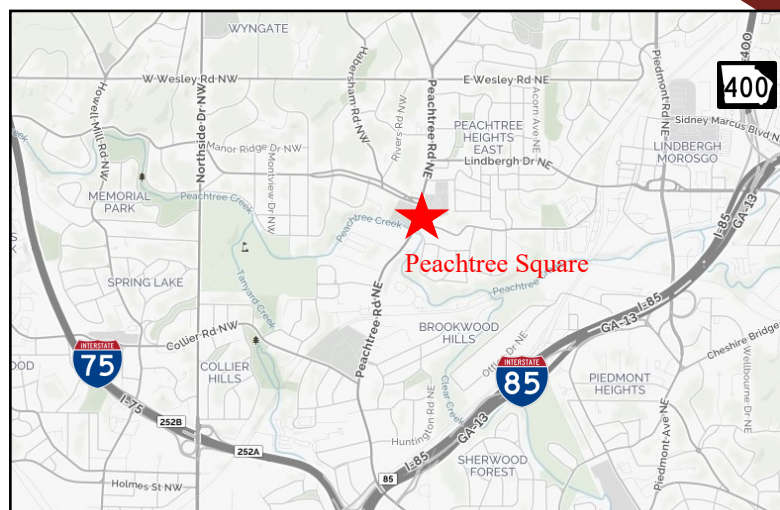
### Peachtree Square Shopping Center

2274 Peachtree Road, Atlanta, GA 30309

**SIZE:** 1,600 SF & 4,400 SF SECOND GENERATION RESTAURANT SPACES  
1,600 SF RETAIL

**RATE:** \$36.00/SF NNN  
OPEX: \$7.25/SF

- Restaurant Space: Available December 2019  
Retail Space: Vacant
- 2nd generation restaurant with 800 SF patio near Peachtree Battle Publix and Piedmont Hospital
- Great Buckhead location with many amenities in walking distance



Demographics		
1 Mile	3 Mile	5 Miles
<b>2018 Total Population</b>		
17,098	152,569	356,535
<b>2018 Median Income</b>		
\$140,780	\$123,216	\$114,624

Tom Thompson

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For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)

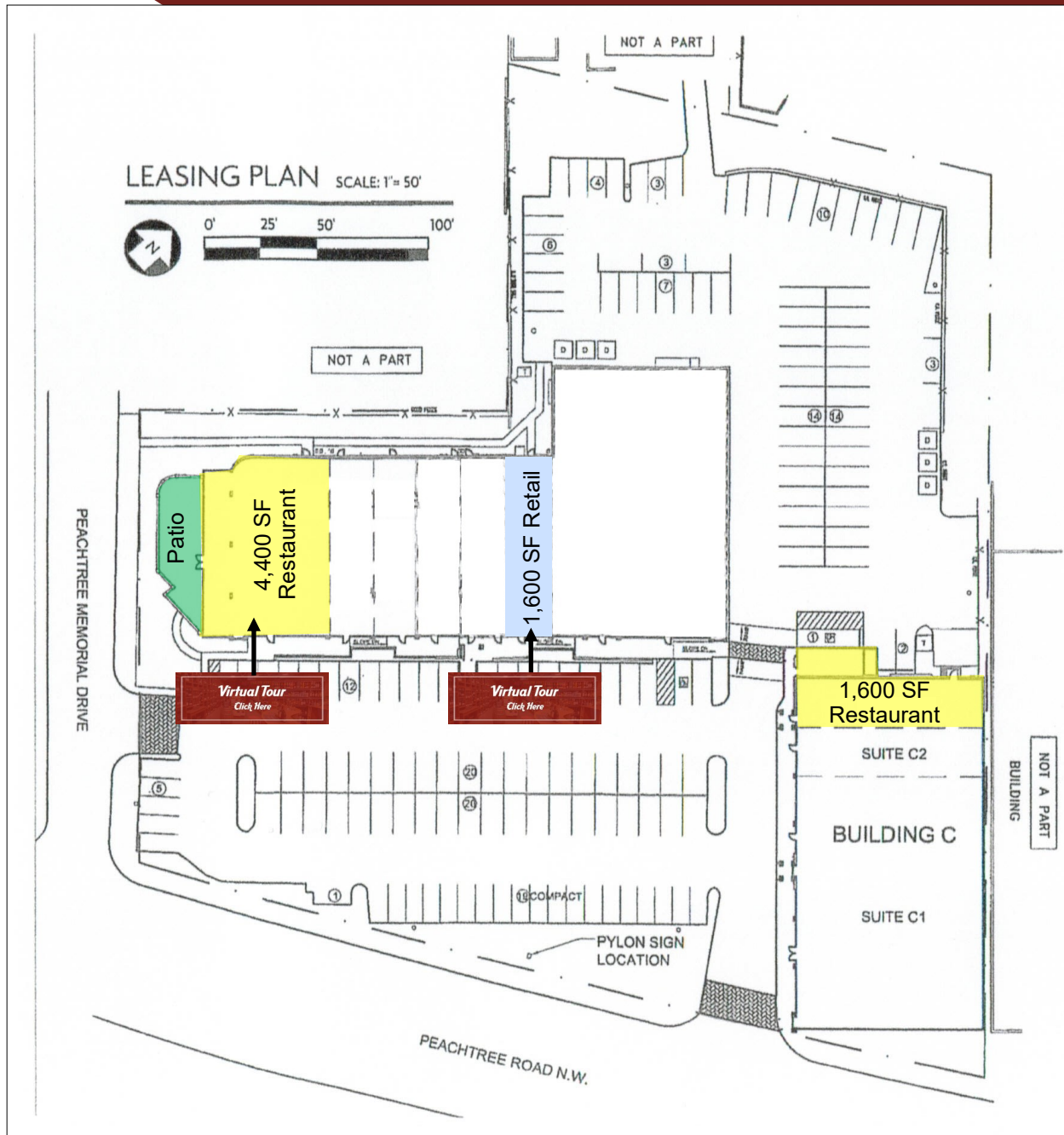
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**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

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**Peachtree Square**  
**2277 Peachtree Road, Atlanta, GA 30305**  
**SIZE: 4,400 RSF**



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