

MODERABUCKHEAD

CBRE









“40%  
of Buckhead  
shoppers come  
from more than  
100 miles away.”

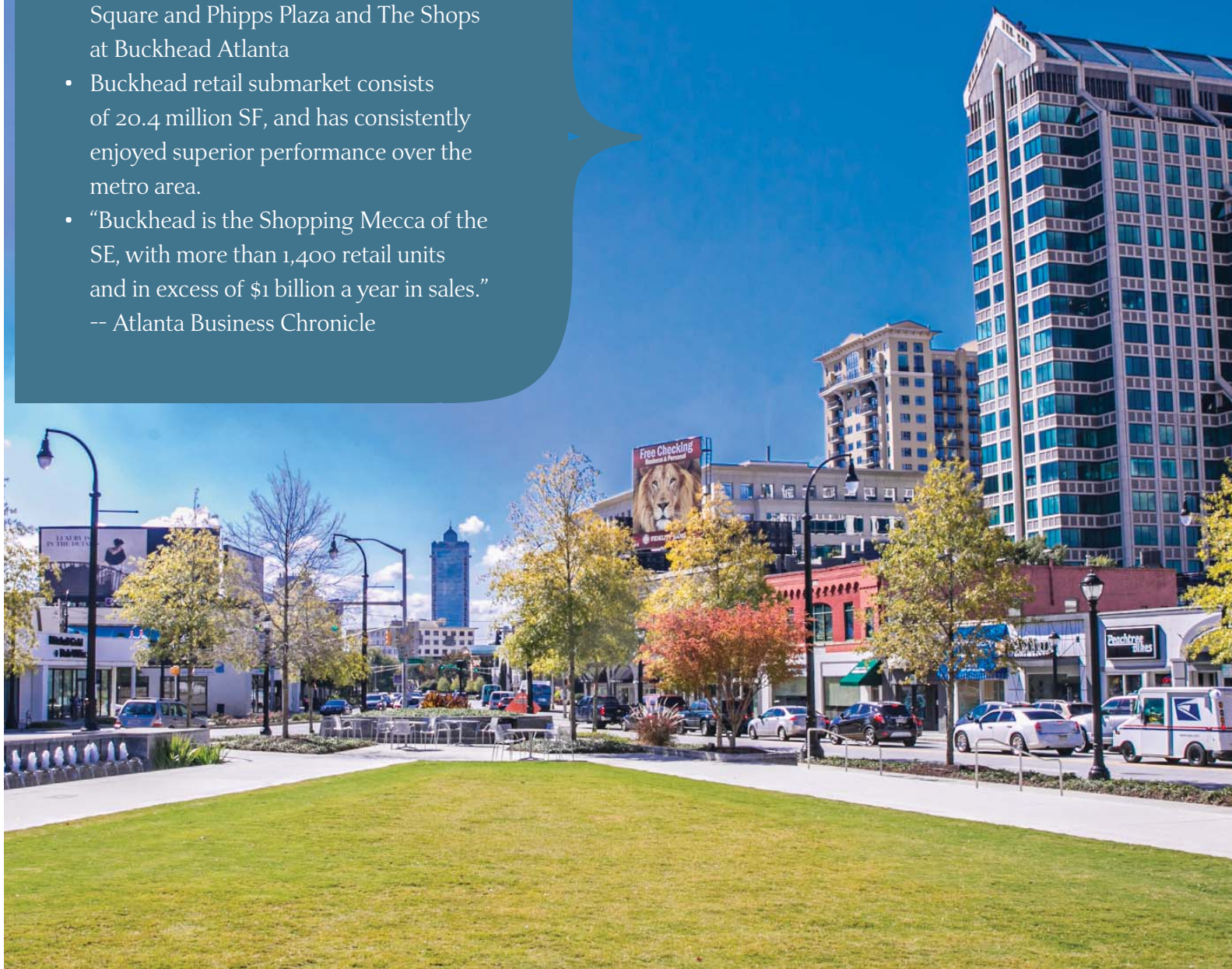
-- Atlanta Business Chronicle

## HIGHLIGHTS

- Premier Class A Mixed-Use development in the heart of Buckhead at the corner of Peachtree Road and Pharr Road
- 22 story, 425 Unit luxury residential tower
- 25,000 SF of restaurant and retail space available
- Unique, modern design
- Ample garage parking
- Retail/Restaurant Delivery 1st Quarter of 2018
- Apartment opening June 2018



- More than three million square feet of retail within 2 miles including Lenox Square and Phipps Plaza and The Shops at Buckhead Atlanta
- Buckhead retail submarket consists of 20.4 million SF, and has consistently enjoyed superior performance over the metro area.
- “Buckhead is the Shopping Mecca of the SE, with more than 1,400 retail units and in excess of \$1 billion a year in sales.”  
-- Atlanta Business Chronicle



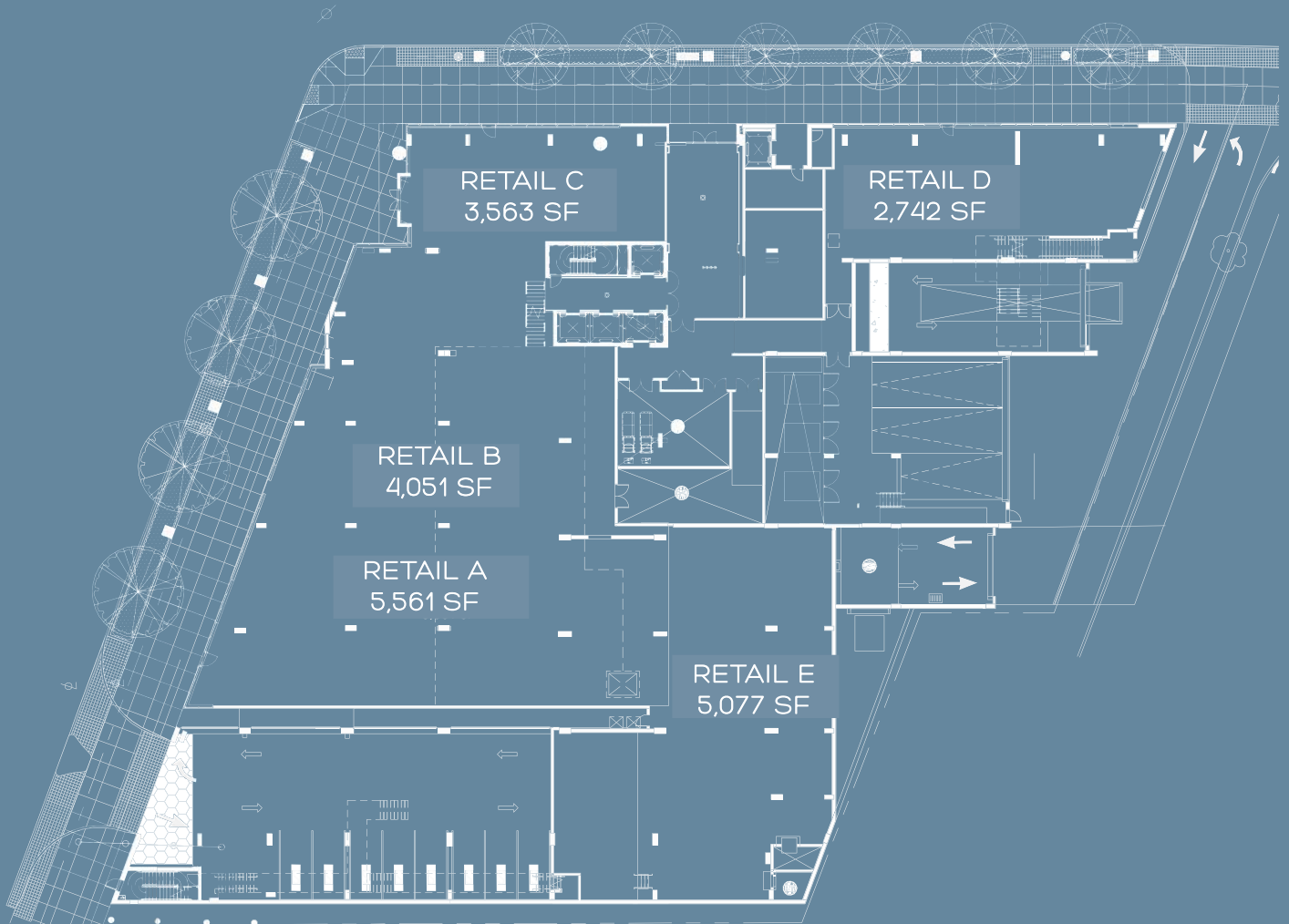
DEMOGRAPHIC OVERVIEW	1 MILE	3 MILES	5 MILES
2016 POPULATION	17,508	118,780	308,157
2021 PROJECTED GROWTH	7.7%	7.4%	6.6%
TOTAL BUSINESS	3,217	13,463	29,350
DAYTIME POPULATION	34,504	151,958	355,940
HOUSEHOLDS	10,533	62,438	149,473
PROJECTED HH GROWTH	9.3%	8.5%	8.3%
AVG. HOUSEHOLD INCOME	\$122,072	\$122,066	\$113,932



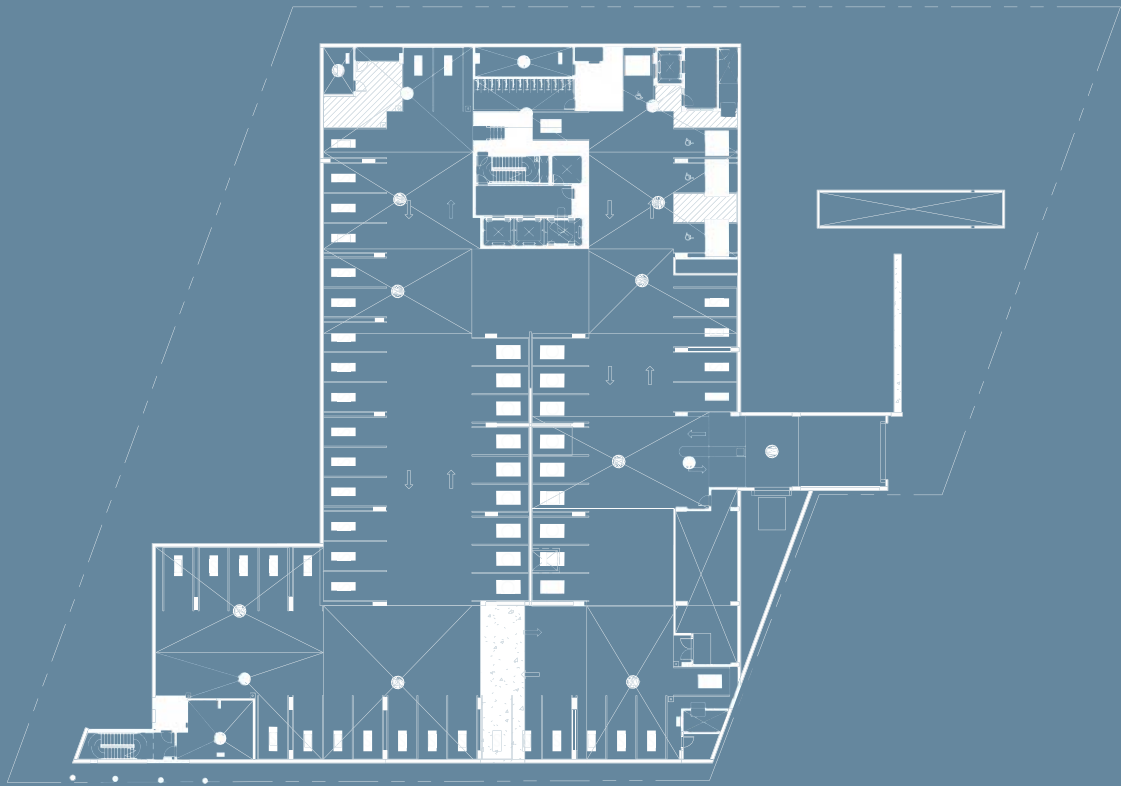




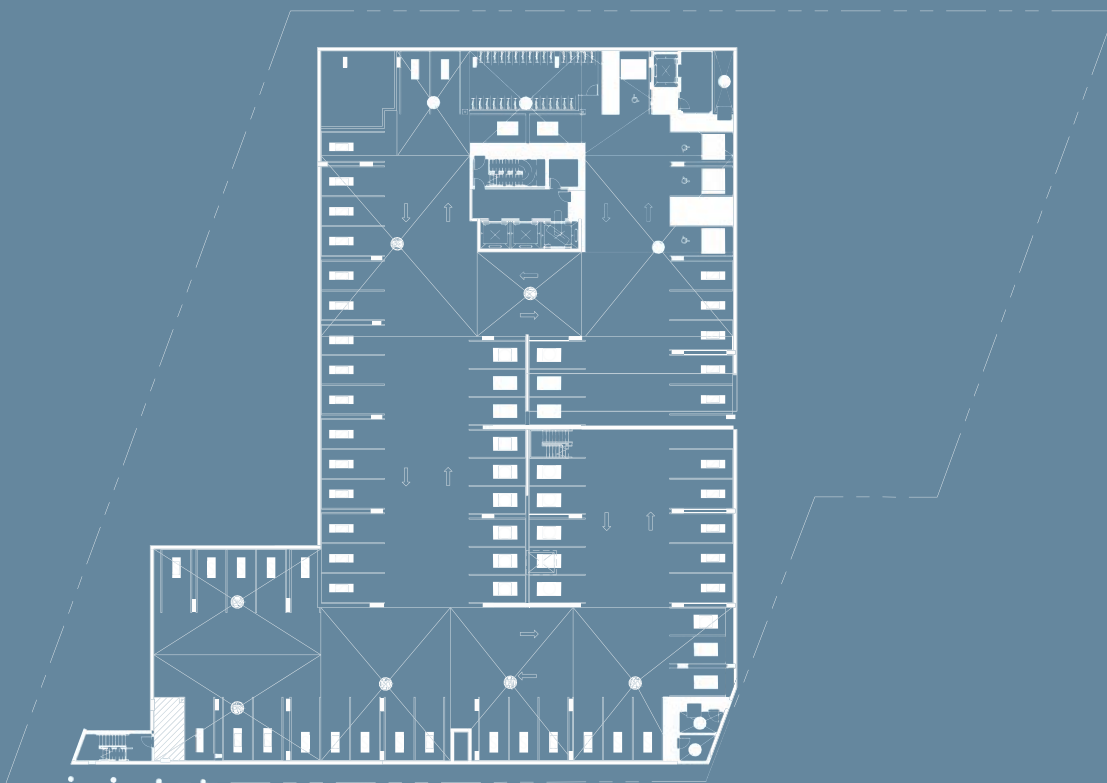
# GROUND FLOOR



## PARKING B1



## PARKING B2



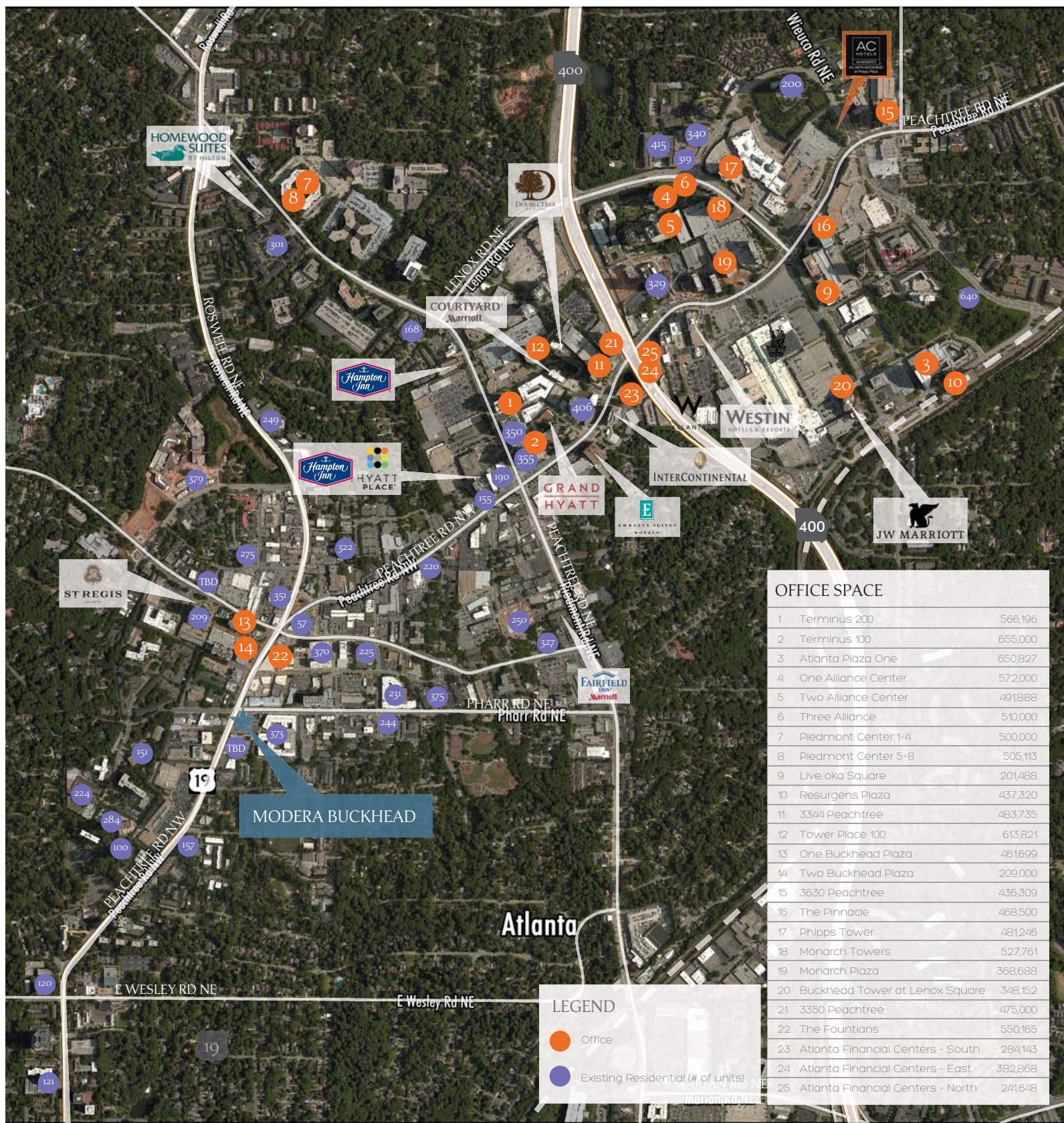




## RESIDENTIAL

- According to Forbes Magazine, Buckhead is home to one of the wealthiest zip codes in the nation (30327), with an average household income of approximately \$200,000 per year and is the location of the wealthiest of Atlanta's neighborhoods.
- The Robb Report magazine has consistently ranked Buckhead one of the nation's "10 Top Affluent Communities for some of the most beautiful mansions, best shopping, and finest restaurants in the Southeastern United States."
- "Despite the highest real estate costs in metro Atlanta, businesses are so bewitched by Buckhead that the vacancy rates are the lowest in the region." -- Atlanta Business Chronicle
- 40% of the homes in Atlanta valued in excess of \$500,000 are in Buckhead.





OFFICE SPACE		
1	Terminus 200	566,196
2	Terminus 100	655,000
3	Atlanta Plaza One	650,827
4	One Alliance Center	572,000
5	Two Alliance Center	491,888
6	Three Alliance	510,000
7	Piedmont Center 1-4	500,000
8	Piedmont Center 5-8	505,113
9	Live oka Square	201,488
10	Resurgens Plaza	437,320
11	3344 Peachtree	483,735
12	Tower Place 100	613,821
13	One Buckhead Plaza	461,699
14	Two Buckhead Plaza	209,000
15	3630 Peachtree	436,309
16	The Pinnacle	468,500
17	Phipps Tower	481,246
18	Monarch Towers	527,761
19	Monarch Plaza	368,688
20	Buckhead Tower at Lenox Square	348,152
21	3350 Peachtree	475,000
22	The Fountains	550,165
23	Atlanta Financial Centers - South	284,143
24	Atlanta Financial Centers - East	382,868
25	Atlanta Financial Centers - North	241,648

**LEGEND**

- Office
- Existing Residential (# of units)





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for more information

Amy Fingerhut  
Vice President  
+1 404 812 5156  
amy.fingerhut@cbre.com

Sara Pepper  
Sales Assistant  
+1 404 923 1217  
sara.pepper@cbre.com

CBRE, Inc.  
+1 404 504 7900  
cbre.com/atlanta

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