

MONARCH PLAZA

3414 PEACHTREE ROAD • ATLANTA, GEORGIA

EXCLUSIVE LEASING PACKAGE

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THE
SHOPPING
CENTER
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Located in the heart of Buckhead on Peachtree Road directly across from Lenox Mall, a 1,560,000 square foot iconic destination with over 22 million annual visitors, known for its luxury retail brands and upscale atmosphere. The site is easily accessible from GA 400 and I-85 with close proximity to two nearby Marta transit stations. Valet parking and easy drop off/pick options are also available for guests.

PROPERTY SUMMARY





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ATLANTA, GEORGIA



We welcome interest from high end multi-location restaurant operators searching for a site within a booming affluent uptown commercial and residential district. Buckhead is anchored by an urban core of hotels, high rise office buildings, residential condominiums, entertainment, and retail all within a major commercial and financial district.



OUR VISION. YOUR FUTURE.



MONARCH PLAZA

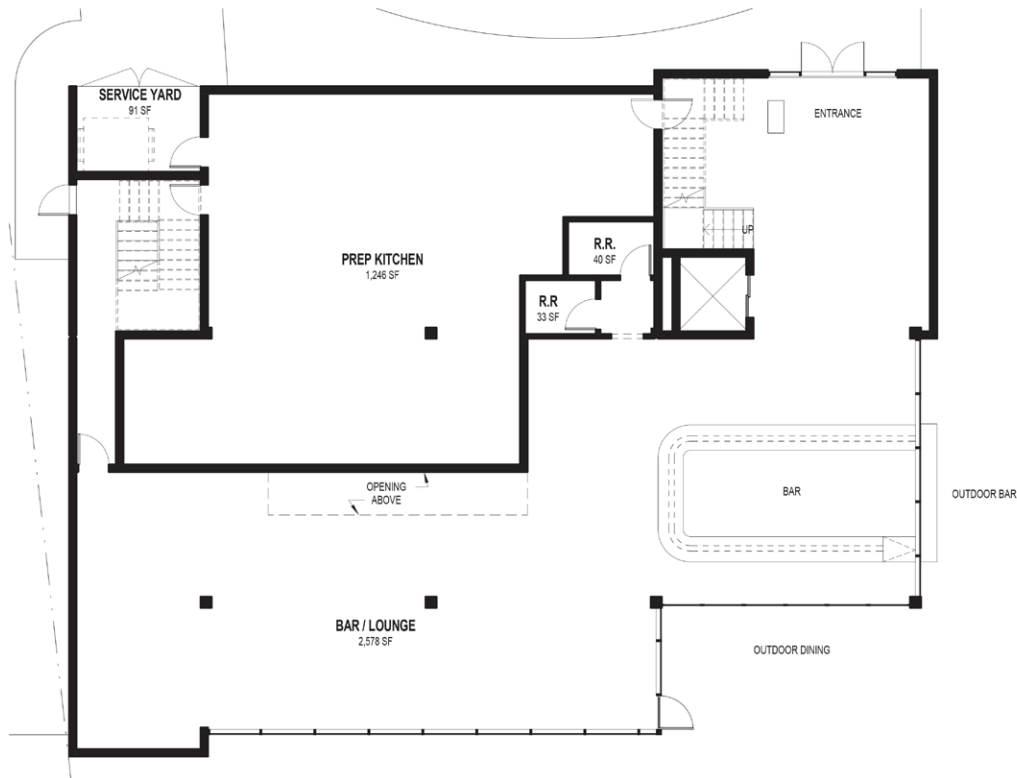


PROPERTY HIGHLIGHTS

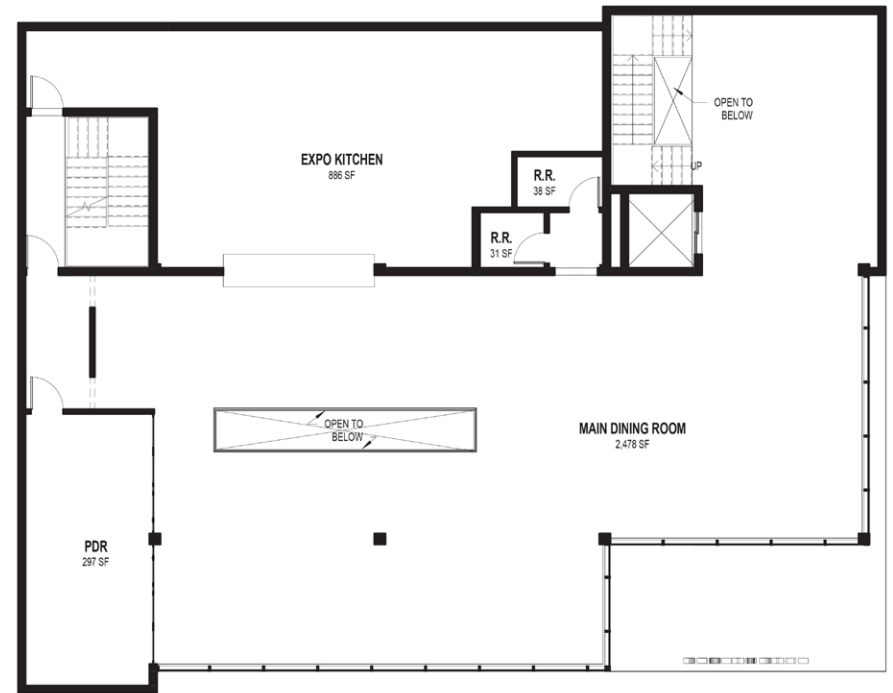
- Pad site fronting Peachtree Road directly across from Lenox Square located in the heart of Buckhead, Atlanta's premier dining/shopping district
- The pad site can accommodate a restaurant with up to 9,000 SF, a roof top deck, and expansive patio area
- Easy walking distance to Lenox Square and Phipps Plaza boasting over 2.3m SF of high-end retail grossing over \$1 billion in annual revenues
- Over 11,000 multifamily units within close proximity
- Over 5,300 hotel rooms and over 21 million square feet of office space with minimal vacancy
- 1 mile Average HH Incomes exceed \$138,000 with over 18,000 residents and 61,000 employees
- Abundant parking and valet service is available

FUN FACT: The stretch of Peachtree Road fronting the site is the start line of the world's largest 10k run, the Peachtree Road Race, that welcomes over 60,000 participants and 150,000 observers every July 4th.

PROPOSED FLOOR PLAN - L1



PROPOSED FLOOR PLAN - L2





BUCKHEAD

Over 50,000 cars per day pass this site on Peachtree Road, a trademark street running through Buckhead with connectivity south to Midtown/Downtown and connectivity north to Brookhaven, Chamblee and Doraville.

DEMOS	1 Mile	3 Miles	5 Miles
2017 Population	18,359	131,154	302,324
2017 Total Households	10,734	63,271	143,085
2017 Average Household Income	\$138,764	\$120,206	\$120,552
2017 Total Businesses	3,218	8,929	20,308
2017 Total Employees	61,260	121,070	308,777



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