

**CONFIDENTIAL**

# BUCKHEAD RESTAURANT

*2285 Peachtree Road NW, Atlanta, GA 30309*

**DART**

RETAIL ADVISORS



# The Restaurant



- **AVAILABLE FOR SUBLEASE - 4,136 SF endcap turnkey restaurant space with dedicated front patio.**
  - Kitchen and bar equipment are available for purchase; furniture and decor are not included and will be removed.
- Located in a service-oriented shopping center with ground-floor retail and medical tenancy on the second floor.
- Free and abundant above-ground and garage parking on site.
- Nearby retailers include Houston's, Benihana, The Fresh Market, Apt 4B, and OrangeTheory Fitness.
- There is a population of 166,300 with an average household income of \$165,233 within 3 miles of the affluent Buckhead property.
- Located less than 1 mile from Piedmont Atlanta Hospital and Medical Center.
- Close to the I-75/I-85 exchange, with 37,600 VPD on Peachtree Road.

*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.*

# The Site Plan



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# The Location

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	16,614	169,300	382,313
Households	9,056	93,183	188,558
Average HH Income	\$201,021	\$165,223	\$158,738
Daytime Population	13,748	197,087	600,545
	5 Min	10 Min	15 Min
Drivetime Population	26,209	106,960	280,708



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