

# OAKLAND OVERLOOK RESTAURANT

*415 Memorial Drive SE, Atlanta, GA 30312*



# The Restaurant

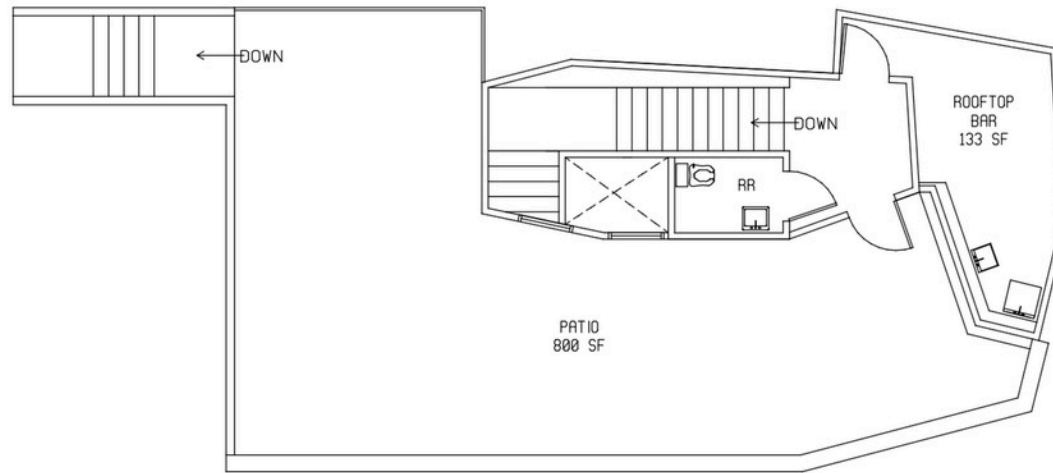


- **AVAILABLE - 4,042 SF 2nd gen. restaurant with 933 SF rooftop patio and 3,629 SF basement with walk-in refrigeration for lease.**
  - Oakland Overlook is located in the Grant Park neighborhood on Memorial Drive (11,300 VPD) at the lighted intersection at Cherokee Avenue.
  - The property is across from the landmark Oakland Cemetery and is within walking distance of the Atlanta Beltline's Southeast Trail.
  - Located in a highly walkable neighborhood with a population of 196,730 and an average household income of \$133,917 within 3 miles.
  - Only one mile from Grady Memorial Hospital (989 beds, 6,200 employees) and the Georgia State University downtown campus (35,000 students) and three miles from Georgia Tech (53,067 students).

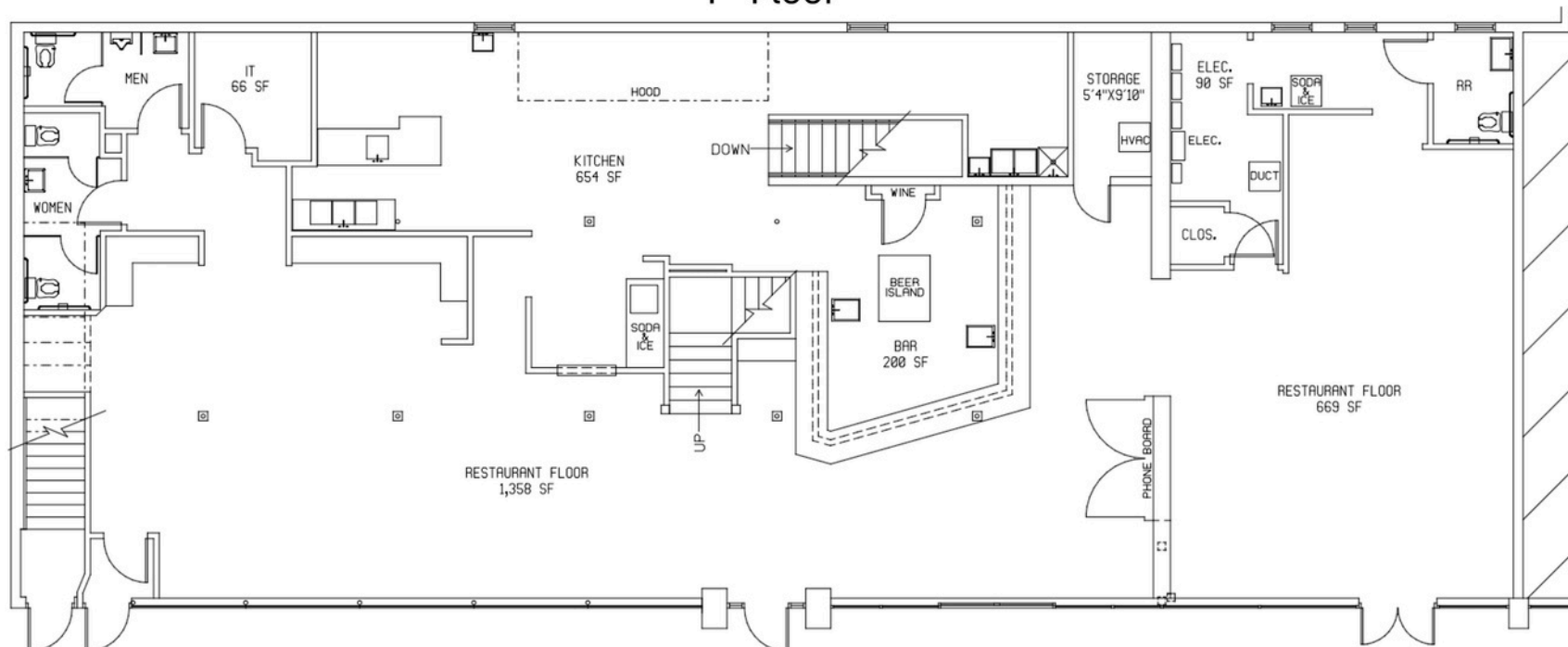
*Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however, we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.*

# The Floor Plan

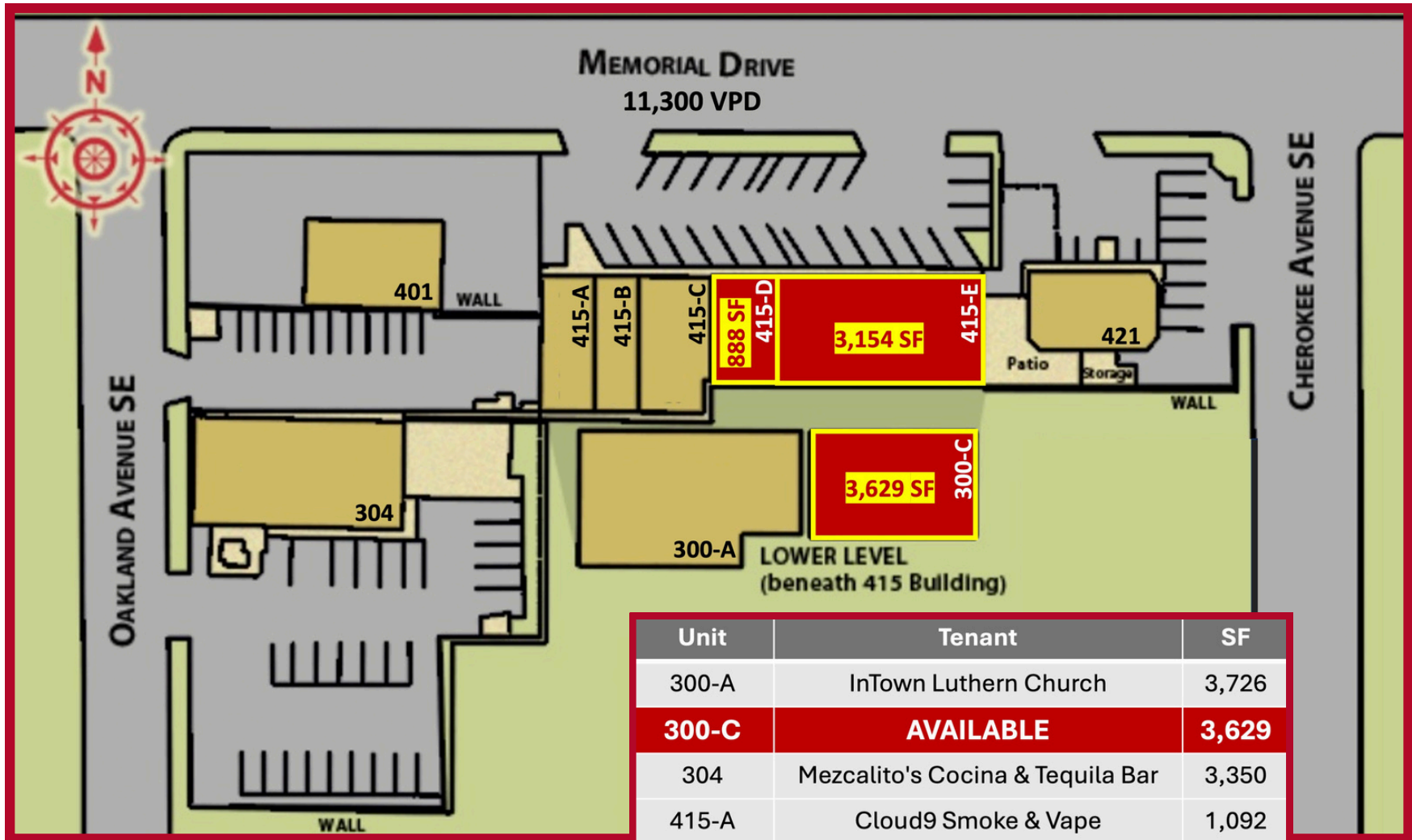
## 2<sup>nd</sup> Floor (Rooftop Patio)



## 1<sup>st</sup> Floor



# Oakland Overlook



\*\*Current restaurant layout is **7,671 SF** and combines 415-D&E with 300-C as an included basement space.

Unit	Tenant	SF
300-A	InTown Luthern Church	3,726
<b>300-C</b>	<b>AVAILABLE</b>	<b>3,629</b>
304	Mezcalito's Cocina & Tequila Bar	3,350
415-A	Cloud9 Smoke & Vape	1,092
415-B	Cereal & Cream	822
415-C	Leased	1,550
<b>415-D</b>	<b>AVAILABLE</b>	<b>3,154</b>
<b>415-E</b>	<b>AVAILABLE</b>	<b>888</b>
421	Ria's Bluebird	1,900

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# The Location



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	27,298	196,730	373,653
Households	12,891	93,762	173,282
Average HH Income	\$130,034	\$133,917	\$134,146
Daytime Population	29,051	309,394	526,916

	5 Min	10 Min	15 Min
Drivetime Population	34,781	198,731	507,864

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# The Brokers



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