

ATLANTA, GA

# Modera Reynoldstown

Restaurants | Retail



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OVERVIEW

# Modera Reynoldstown

Memorial Drive & Pearl Street  
Atlanta, GA

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18,000 SF  
RETAIL & RESTAURANT SPACE

Q4 2019  
DELIVERY

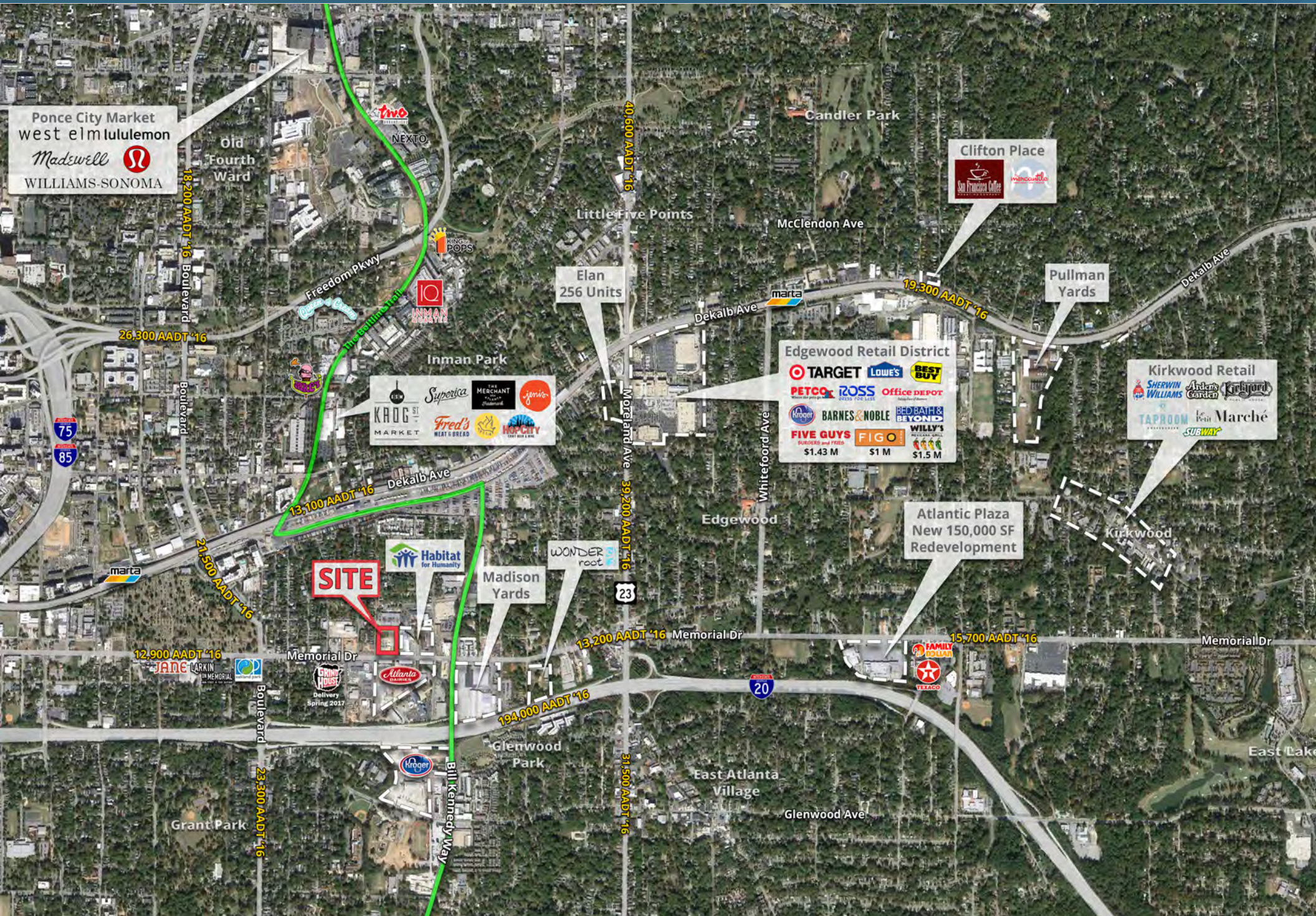


## PROJECT HIGHLIGHTS

# Modera Reynoldstown

- Located just off the future extension of the Beltline's Eastside Trail
- Surrounded by Atlanta's vibrant Eastside neighborhoods of Reynoldstown, Inman Park, Old Fourth Ward, Cabbagetown, Glenwood Park and Grant Park
- Currently 3,900 residential units under construction in the market creating more walkability
- Adjacent to Atlanta Dairies with a live music component and Madison Yards anchored by a grocer, theatre and gym
- Area restaurants include Home Grown, Little Tart/Octane, Six Feet Under, Ria's Bluebird, Augustine's, Gunshow, The Shed at Glenwood and Agave
- Coming soon to the market are Farm Burger, Taqueria del Sol, Grant Park Market, Ramen Station, Grindhouse Burgers, GoldenEagle and Muchacho.

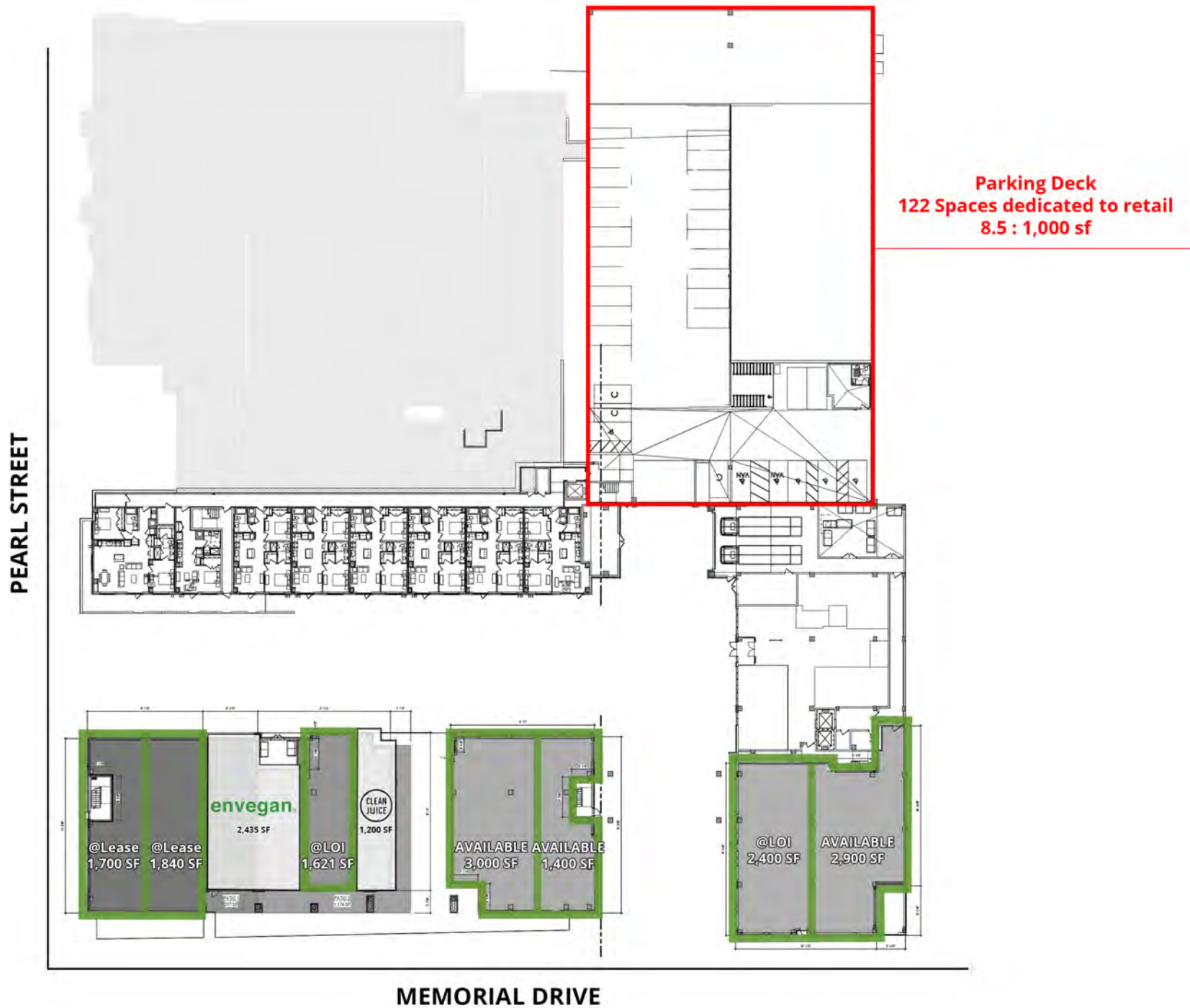
# Market Aerial



# Memorial Drive



# Site Plan



## 2017 DEMOGRAPHICS

Source: ESRI

### 1 Mile Radius

19,320  
POPULATION

15,358  
DAYTIME POPULATION

10,429  
TOTAL HOUSEHOLDS

\$87,743  
AVG HOUSEHOLD INCOME

### 3 Mile Radius

155,923  
POPULATION

305,241  
DAYTIME POPULATION

71,628  
TOTAL HOUSEHOLDS

\$83,966  
AVG HOUSEHOLD INCOME

### 5 Mile Radius

340,297  
POPULATION

552,082  
DAYTIME POPULATION

148,540  
TOTAL HOUSEHOLDS

\$81,735  
AVG HOUSEHOLD INCOME

# Construction Pictures



# Alley View Rendering



# Shared Urban Streets



# Dining Spaces with Patios





For leasing  
information, contact:

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