

# MONARCH PLAZA

3414 PEACHTREE ROAD • ATLANTA, GEORGIA

## EXCLUSIVE LEASING PACKAGE

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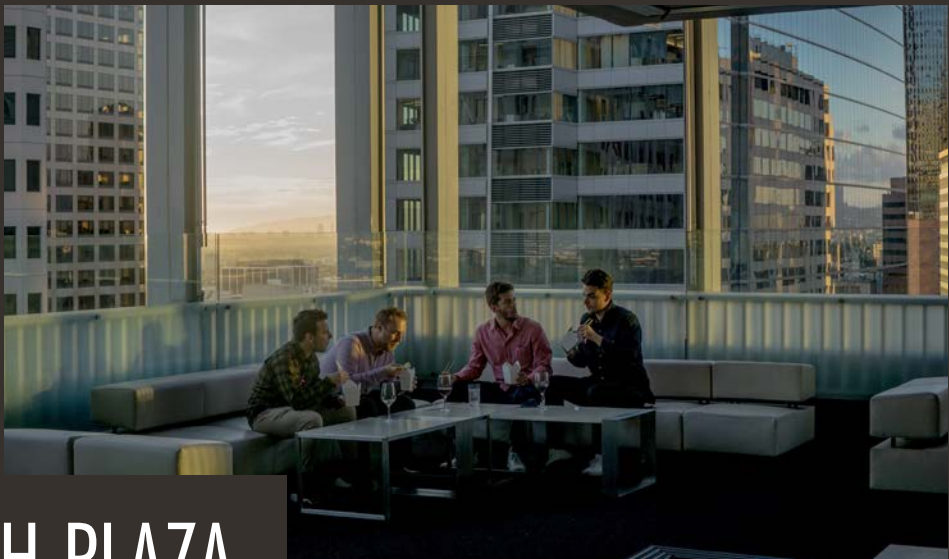
Located in the heart of Buckhead on Peachtree Road directly across from Lenox Mall, a 1,560,000 square foot iconic destination with over 22 million annual visitors, known for its luxury retail brands and upscale atmosphere. The site is easily accessible from GA 400 and I-85 with close proximity to two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

## PROPERTY SUMMARY





Monarch Plaza



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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

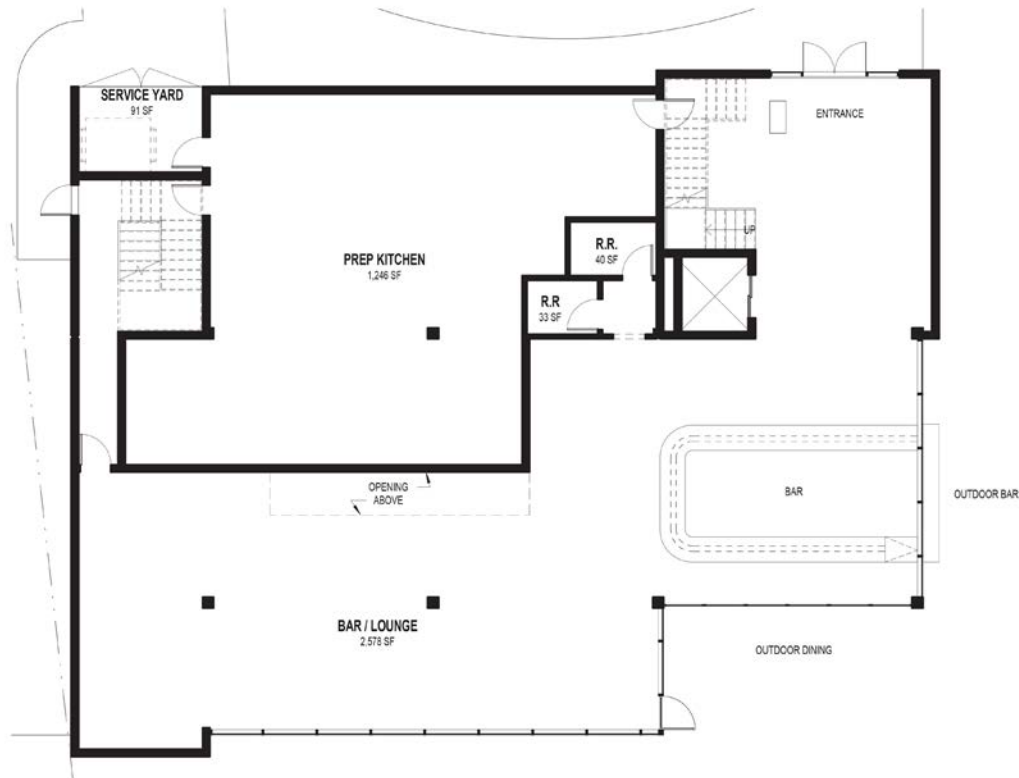


## PROPERTY HIGHLIGHTS

- 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 \$161,000 with over 21,000 residents and 54,000 employees
- Abundant parking and valet service is available
- 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.

**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.

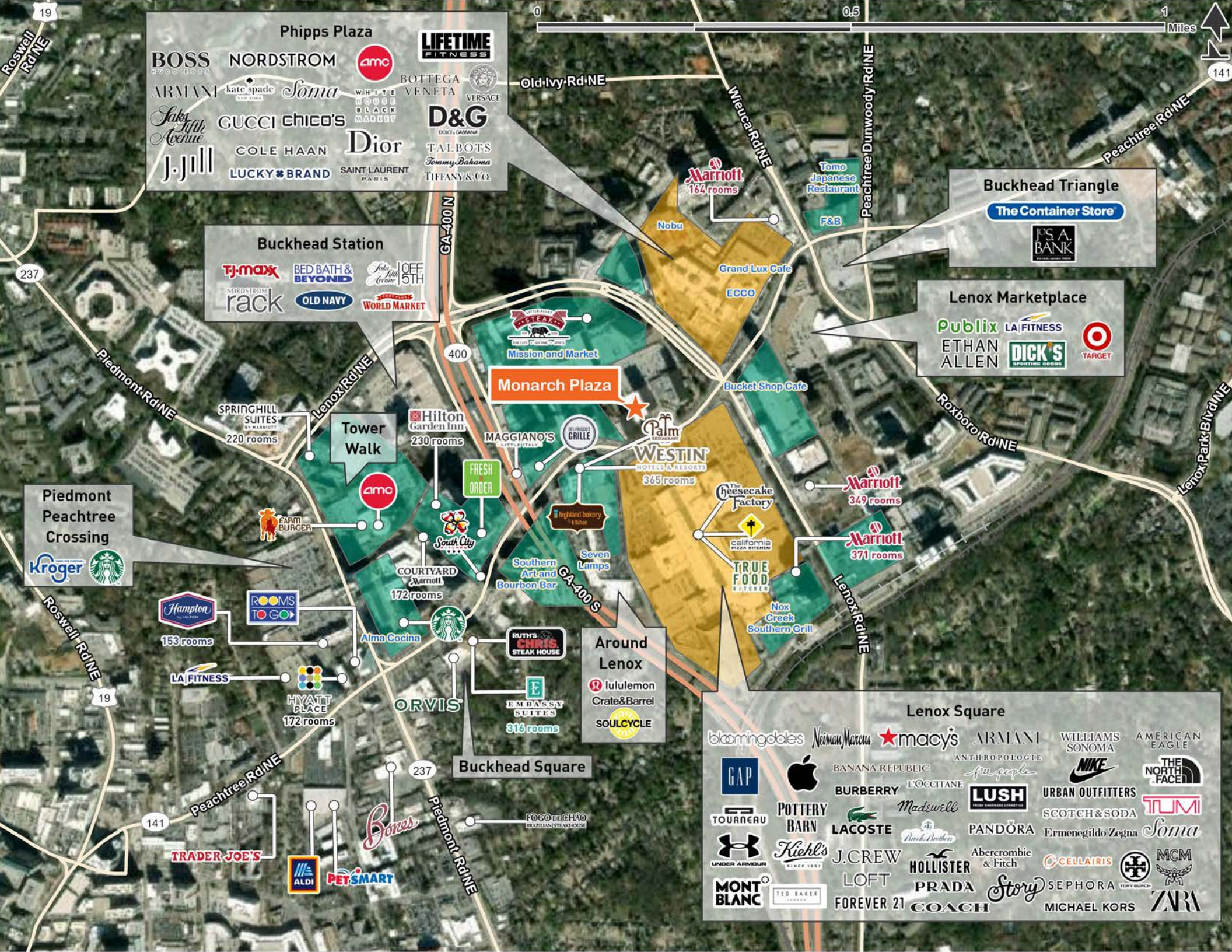
## PROPOSED FLOOR PLAN - L1



## PROPOSED FLOOR PLAN - L2







**Phipps Plaza**

BOSS, NORDSTROM, AMC, LIFETIME FITNESS, BOTTEGA VENETA, VERSACE, Soma, kate spade, WHITE HOUSE BLACK MARKET, GUCCI, chico's, Dior, COLE HAAN, TALBOTS, Tommy Bahama, J.Jill, LUCKY BRAND, SAINT LAURENT PARIS, TIFANY & CO.

**Buckhead Station**

TJ MAXX, BED BATH & BEYOND, J. JILL, OFF 5TH, NORDSTROM RACK, OLD NAVY, WORLD MARKET

**Buckhead Triangle**

The Container Store, P.S. A. BANK

**Lenox Marketplace**

PUBLIX, LA FITNESS, ETHAN ALLEN, DICK'S SPORTING GOODS, TARGET

**Piedmont Peachtree Crossing**

Kroger, Starbucks

**Tower Walk**

SPRINGHILL SUITES BY MARRIOTT (220 rooms), HAMPTON BY HILTON (153 rooms), ROOMS TO GO, LA FITNESS, HYATT PLACE (172 rooms)

**Monarch Plaza**

MISSION AND MARKET, MAGGIANO'S LITTLE ITALY, FRESH ORDER, HILTON GARDEN INN (230 rooms), PALM WESTIN HOTELS & RESORTS (365 rooms), BUCKET SHOP CAFE, ECCO, GRAND LUX CAFE, NOBU, MARRIOTT (164 rooms), TOMO JAPANESE RESTAURANT, F&B

**Around Lenox**

lululemon, Crate&Barrel, SOULCYCLE

**Buckhead Square**

FOGO DE CHÃO BRAZILIAN STEAKHOUSE

**Lenox Square**

bloomingdale's, Neiman Marcus, MACY'S, ARMANI, WILLIAMS SONOMA, AMERICAN EAGLE, THE NORTH FACE, GAP, BANANA REPUBLIC, L'Occitane, ANTHROPOLOGIE, free people, NIKE, URBAN OUTFITTERS, TUMI, BURBERRY, POTTERY BARN, LACOSTE, J.CREW, HOLLISTER, PRADA, COACH, FOREVER 21, LOFT, MONT BLANC, TED BAKER, JORDAN, MCM, ZARA, MICHAEL KORS, SEPHORA, STORY, CELLAIRIS, ERMENEGILDO ZEGNA, SCOTCH & SODA, PANDORA, ABERCROMBIE & FITCH, LUSH, MADSWELL, DICK'S SPORTING GOODS, KIEHL'S, UNDER ARMOUR, TOURNEAU, PANDORA, JORDAN, MCM, ZARA, MICHAEL KORS, SEPHORA, STORY, CELLAIRIS, ERMENEGILDO ZEGNA, SCOTCH & SODA, PANDORA, ABERCROMBIE & FITCH, LUSH, MADSWELL, DICK'S SPORTING GOODS, KIEHL'S, UNDER ARMOUR, TOURNEAU





## CONTACTS

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