

THE LEONARD & THE GEORGE

275 & 301 MEMORIAL DRIVE | ATLANTA, GA

RETAIL SPACE > FOR LEASE



*A mixed-use, boutique
multifamily development*

- 210 apartment units in Grant Park on Memorial Drive, just 3 blocks from the MLK MARTA station.
- Less than a mile away from the heart of Downtown
- Retail tenants include: Farmburger, Your Pie, Blue Donkey Coffee and a local Dentist
- Down the street from many other neighborhood restaurants, such as Six Feet Under, Ria's Blue Bird Café, Tin Lizzy's, Octane, Daddy D'z, Republic Social House and Doc Chey's.

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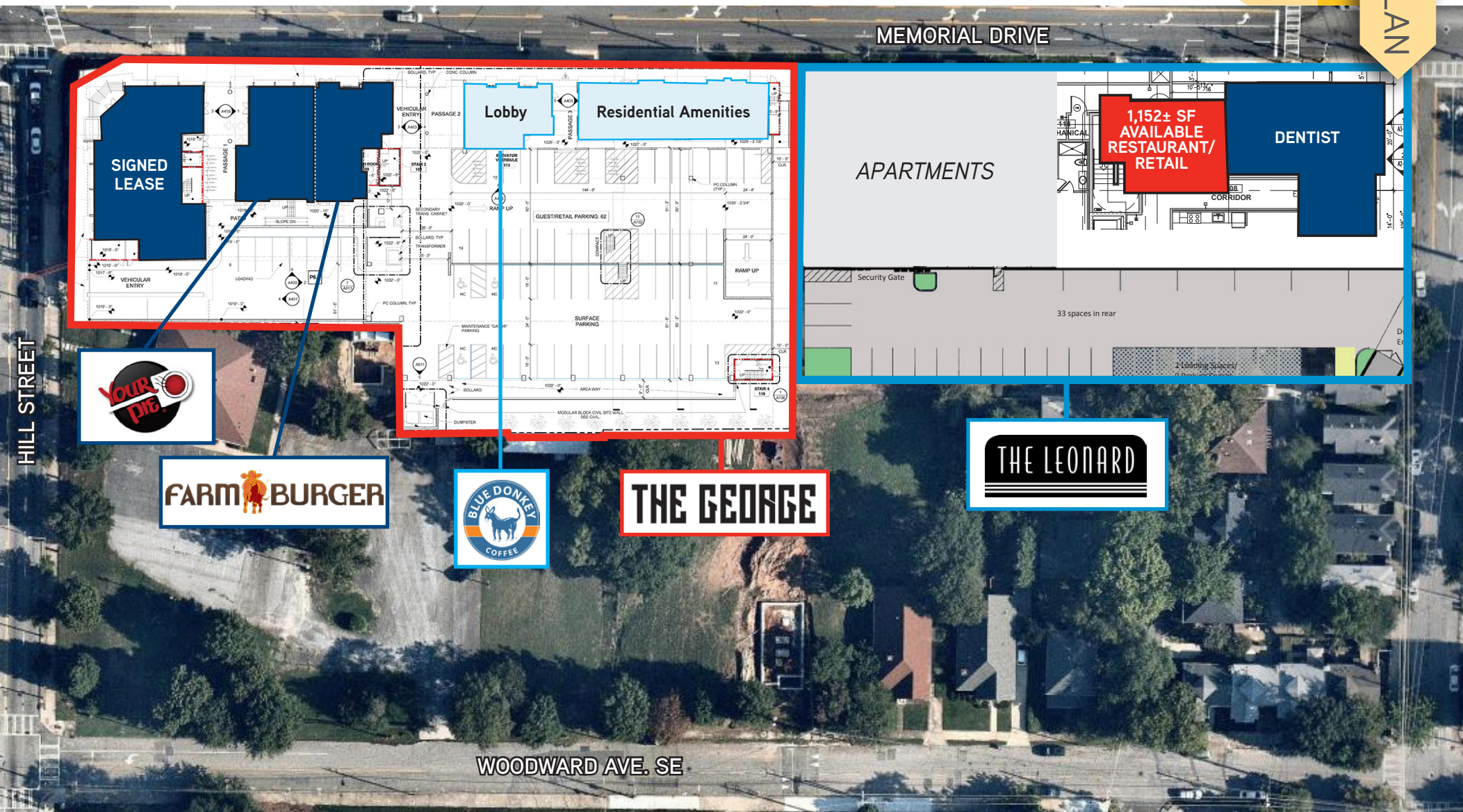
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SITE PLAN

RETAIL SPACES AVAILABLE



THE LEONARD & THE GEORGE

AERIAL



MEMORIAL DRIVE The Hottest Corridor in Atlanta

UNDERWAY **RECENTLY COMPLETED** **LONG-TERM PROJECTS**

1. **LIBERTY PLAZA:** Parking deck converted into a green space.
2. **"CAPPING" THE CONNECTOR:** Urban planners looking to pour a concrete slab over the interstate and top it with grass.
3. **STATE JUDICIAL COMPLEX:** The former Georgia Archives building will be replaced with a new home for the state Supreme Court and Appeals Court.
4. **MEMORIAL DRIVE LINEAR PARK:** Urban planners want to create a linear park stretching from the Connector to Oakland Cemetery.
5. **CAPITOL GATEWAY A:** Phase II of Capital Gateway, which now includes more than 400 mixed-income rental units.
6. **GRANT PARK APARTMENTS:** Fairfield Residential to build 324 units in a former art studio.
7. **THE GEORGE:** The former Azar liquor store will be replaced by a 130-unit apartment building with restaurants and retail.
8. **THE LEONARD:** An 85-unit apartment building with street level retail.
9. **MARTA'S KING MEMORIAL DEVELOPMENT:** A parking lot to be made into a mixed-use development with nearly 400 apartments and retail shops next to the station.

10. **CAPITOL GATEWAY B:** The site could potentially be developed as another expansion of the Capitol Gateway project.
11. **THE PARKER:** An auto parts warehouse will be replaced by a 238-unit luxury apartment building.
12. **LARKIN ON MEMORIAL:** Habitat for Humanity's former Atlanta HQ will be retrofitted with loft offices, restaurants, and a neighborhood grocery.
13. **WALTER DAVIS PROJECT:** Proposed one or two-story project with retail, potentially a bank or a pharmacy.
14. **THE CUBE:** An art-friendly cafe with bocce ball and board games. Food, and eventually, beer and wine will be served.
15. **BROTHER MOTO:** The motorcycle co-op plans to open a DIY repair shop & espresso bar.
16. **GRINDHOUSE KILLER BURGERS:** The chain's 7th location is taking over the former Bar One space.
17. **CHARLES TATE PROJECT:** Small mixed-use project to include 22 condos, five town homes, and some retail.

18. **ATLANTA DAIRIES:** The defunct Parmalat factory is slated to be repurposed into a millennial-minded development with a live music venue, 24-hour diner, and office space.
19. **NEXTRAN TRUCKING FIRM PROJECT:** An adaptive reuse of the company's headquarters, potentially into 300 residential units and offices.
20. **HABITAT FOR HUMANITY HQ:** Relocation of the company's headquarters ½ mile from its original site. This new space features a Family Support Center and ReStore.
21. **841 MEMORIAL:** Currently building 80 loft-style apartments.
22. **THE LOFTS AT REYNOLDSTOWN CROSSING:** Phase II of the Atlanta BeltLine's condo project.
23. **LEGGETT AND PLATT:** A prospective development featuring 600 units of housing, tech offices, restaurants, a grocery store, and a movie theater.
24. **THE HERITAGE ON MEMORIAL:** 20 single-family luxury townhomes planned.
25. **CURRENT WONDERROOT SITE:** Potential residential redevelopment site.
26. **FUTURE WONDERROOT:** A vacant Atlanta high school building will be repurposed to house 45 artist studios, a performance space, recording studio, and a restaurant.
27. **GLENWOOD PLACE:** Mixed-used retail development featuring an 118,000 SF Kroger plus shop space, over 200 upscale apartment units and eventually senior living.