

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.

Colliers
INTERNATIONAL

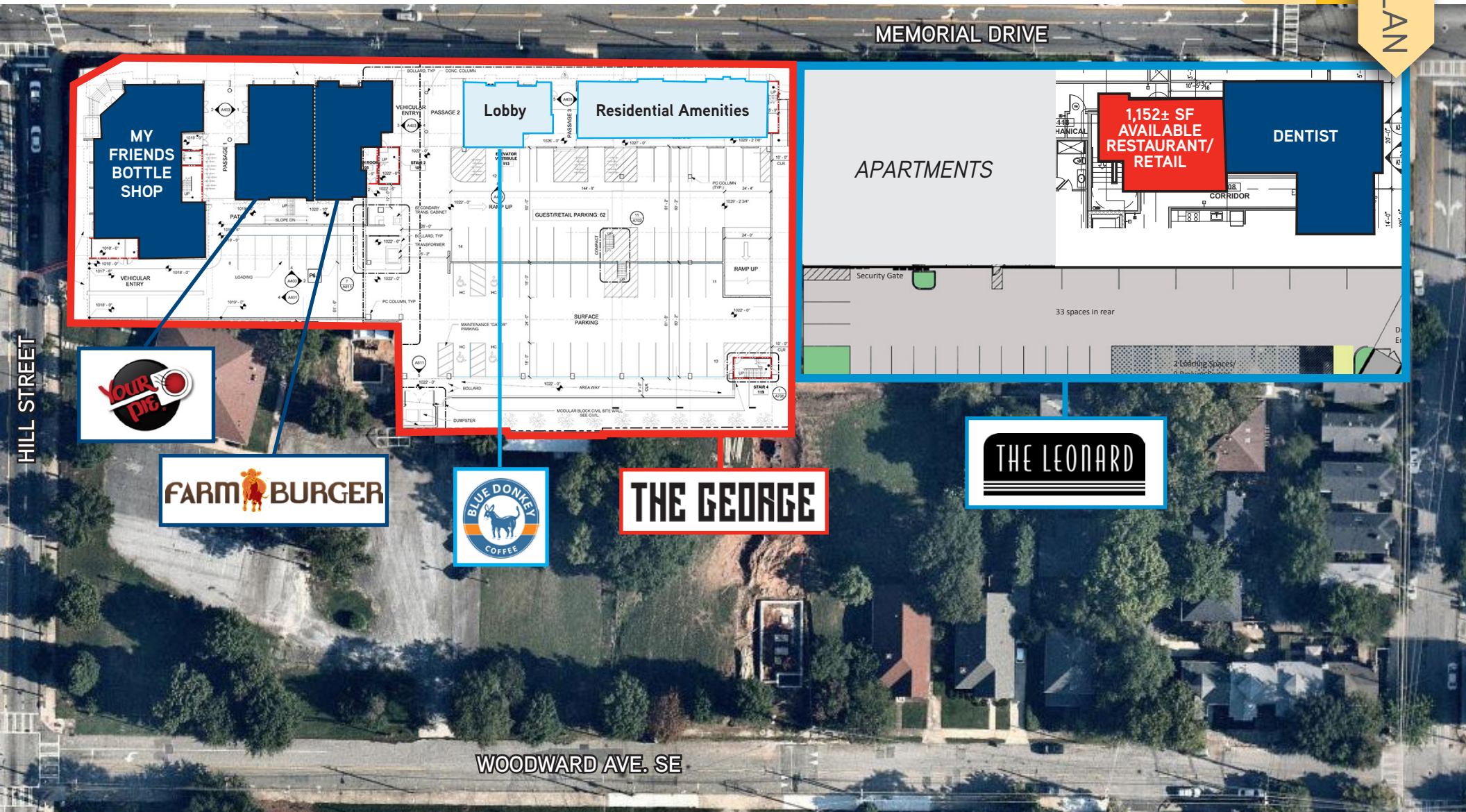
WHITNEY SPANGLER
+1 404 574 1046
whitney.spangler@colliers.com

THE LEONARD & THE GEORGE

275 & 301 MEMORIAL DRIVE | ATLANTA, GA

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 1/2 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. **LEGETT 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.