

FOR LEASE · BELTLINE RETAIL OPPORTUNITY

Two Buildings · 4,020 SQFT Total

709 Memorial Drive, Atlanta, GA 30316



← 1/3 Mile to BeltLine

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HABIF
PROPERTIES

Available Site



Atlanta Dairies

Madison Yards

Memorial Dr

Eastside Beltline



Glenridge Connector



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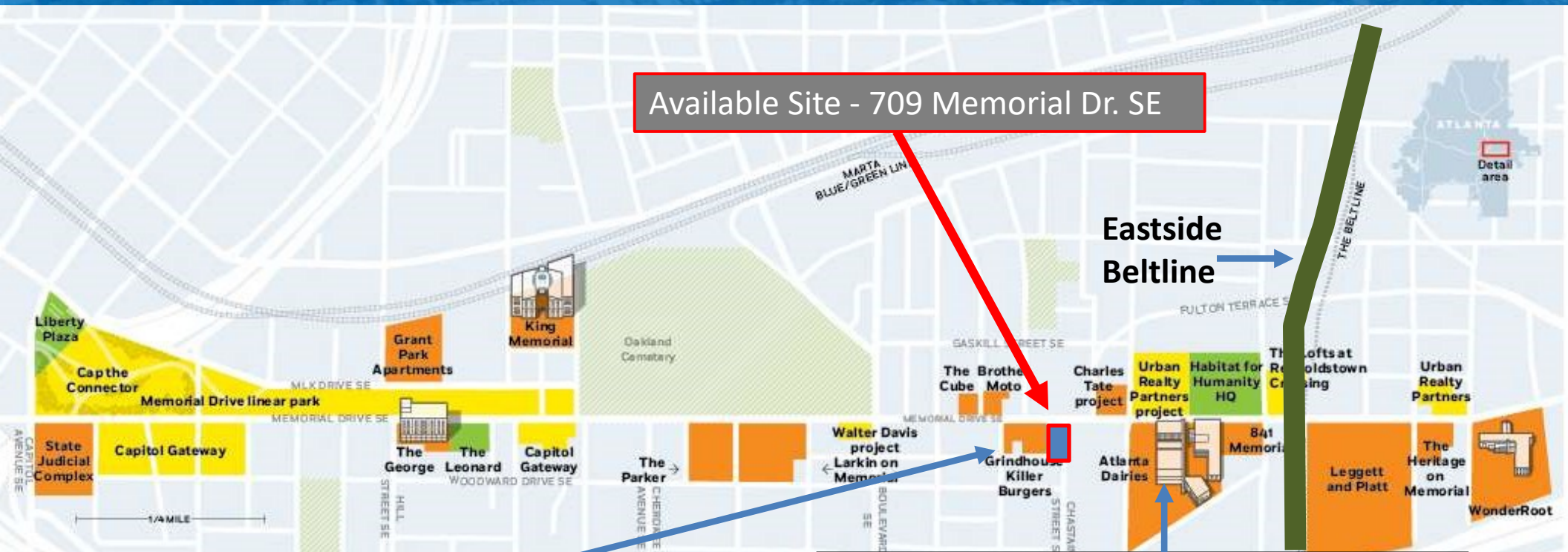
PROPERTY DETAILS

TWO BUILDINGS	Building A - 3 bay building - 2,810 SQFT Building B - 2 Bay building - 1,210 SQFT
LEASE RATE	\$45 SQFT - NNN
BUILDING TYPE	Retail / Restaurant / Office
ACREAGE	.525 Acre
FRONTAGE	122 ft on Memorial Dr, 186 ft on Chastain St.
TRAFFIC COUNT	13,000 Average Daily Count
YEAR RENNOVATED	2022
CONSTRUCTION TYPE	Building A - concrete block construction Building B - concrete block and wood frame
PARKING SPACE	25 plus
ZONING	SPI-22-SA4
PARCEL ID	14 002 1000 20079



This west wall sign and billboard can be included with the property

RETAIL CORRIDOR OVERVIEW



Available Site - 709 Memorial Dr. SE

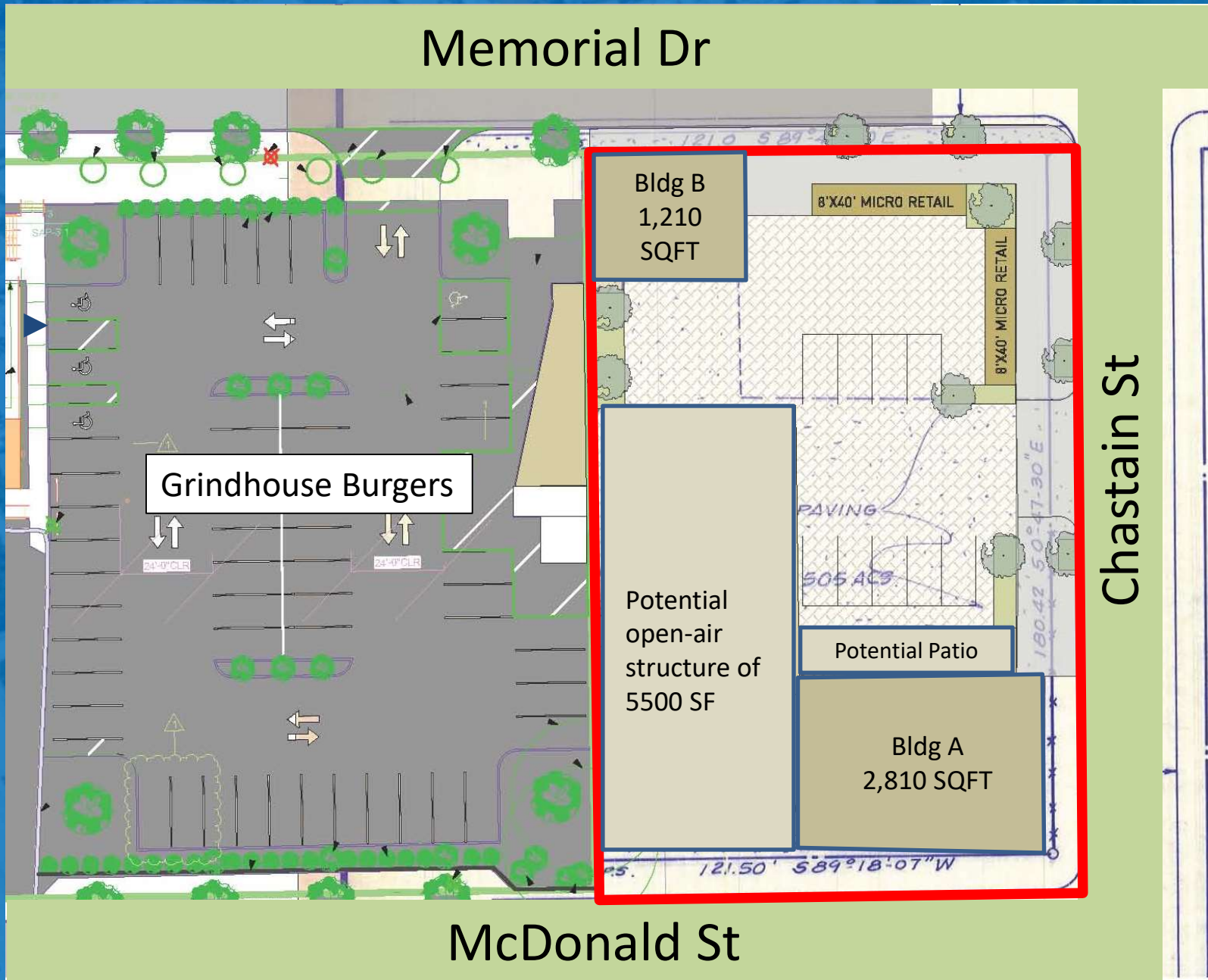
Eastside Beltline



CONCEPTUAL IDEAS FOR THE PROPERTY



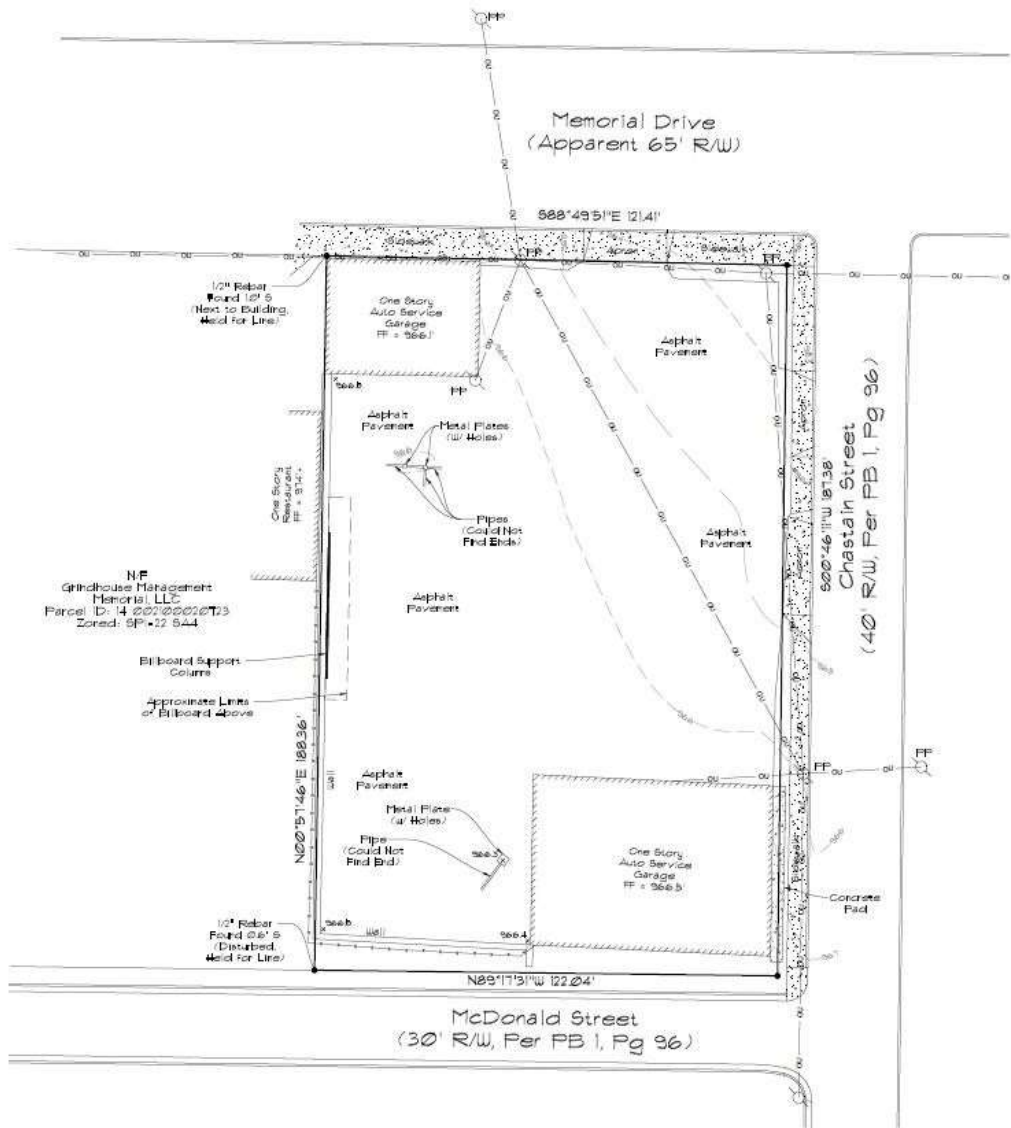
SITE PLAN SHOWING POTENTIAL ADDITIONAL STRUCTURES



PHOTOS OF EXISTING PROPERTY



PROPERTY SURVEY



VICINITY MAP
Not to Scale

GENERAL NOTES

Equipment Used:
Angular & Linear: Topcon GTS-225

The field date upon which this survey is based was collected from multiple control points and was not adjusted.

This survey has been calculated for closure and is found to be accurate to within one foot in 200,100 feet.

No portion of the this property is located in a special flood area as per F.I.R.M. Community Panel No. 1312123760 dated 08/06/2013 (Zone X)

The utilities shown hereon are based upon an above-ground field survey. The actual utility locations should be field verified before any construction begins.

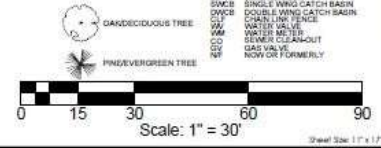
This survey was prepared without benefit of a title report which may reveal additional conveyances, assessments, or rights-of-way not shown hereon.

PROPERTY INFORMATION

Owner: Morris Hadd
Address: 709 Memorial Drive, Atlanta, GA 30312
Parcel ID: 14 002100020079
Zoned: SP-22 S44
Area: 0.5260 Acres ± (22,898 Sq. Ft.)
Flood Zone: Zone X
References: DB 13982, Pg 250



- LEGEND**
- BSB POINT OF BEGINNING
 - BRN PIN FOUND
 - CONC CONCRETE MONUMENT FOUND
 - LI UTILITY POLE
 - FLG FLAG POLE
 - SMH SAST ANY SEWER MANHOLE
 - SOMH STORM DRAIN MANHOLE
 - IN INVERT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TOC TOP OF WALL
 - BN BOTTOM OF WALL
 - UNDEG UNDERGROUND UTILITY
 - UNDEG UNDERGROUND UTILITY
 - CONC CONCRETE PIPE
 - PVC POLY VINYL CHLORIDE PIPE
 - WV WIRE ANCHOR
 - TR TRANSFORMER
 - IN INVERT
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - DLN DRAIN LINE FENCE
 - WM WATER METER
 - WV WATER VALVE
 - SC SEWER CLEAN-OUT
 - CO GAS VALVE
 - NSF NOW OR FORMERLY



RELEASE DESCRIPTION	
DATE	
 civil survey, inc. 116 Maddox Road Griffin, Georgia 30224 404.925.8774	Site Plan for Property Address: 709 Memorial Drive Atlanta, GA 30312
	Date: 28 February 2022 Land Lot: 21 Land District: 14th Land Section: N/A City: Atlanta County: Fulton State: Georgia csl Project Number: 2022-106
Existing Conditions	1

Sec. 16-18V.001. - Scope of provisions.

The intent of the council in establishing SPI-22 as a zoning district is as follows:

1. Implement provisions of the Comprehensive Development Plan incorporating certain recommendations contained in studies of this area, including the comprehensive study known as the Memorial Drive/MLK Jr. Drive Area Revitalization Study as adopted by the City of Atlanta;
2. Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;
3. Encourage the development of mixed-use pedestrian-oriented building forms and uses within the area;
4. Promote the revitalization of pedestrian-oriented shopping and entertainment streets through sidewalk-level oriented buildings and uses;
5. Encourage the development of medium and high intensity housing that provides a range of housing opportunities for citizens within the district;
6. Create a diversified 24-hour urban environment where people can live, work, shop, meet and play;
7. Preserve existing historic single-family neighborhoods from uses and building forms which are incompatible with their scale, character and needs by providing a location for needed neighborhood commercial and retail uses;
8. Preserve historic buildings and sites within the district by facilitating adaptive re-use and rehabilitation;
9. Enhance and protect Oakland Cemetery as a historic and cultural resource;
10. Encourage infill development within traditional commercial areas that include proportionately significant residential uses;
11. Promote public safety through the provision of pedestrian-oriented street-level uses, sufficient sidewalk widths, adequate visibility and primary pedestrian access from buildings to sidewalks to create a sense of activity and liveliness along their façades;
12. Facilitate safe, pleasant, and convenient sidewalk level pedestrian circulation and bike usage that minimizes conflict with vehicles;
13. Maximize opportunities for sufficient, safe and accessible pedestrian amenities including parks, plazas, greenways and public art for active and passive enjoyment;
14. Improve the aesthetics of street and built environments;
15. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation;
16. Provide accessible and sufficient parking in an unobtrusive manner;
17. Encourage the use of MARTA and other public transit facilities;
18. Encourage opportunities for economic development, both residential and commercial, where there is a planned relationship between the transportation system and development;
19. Provide connections between the Capitol Gateway, Grant Park, Cabbagetown and Reynoldstown communities and between those communities and adjacent areas including, Downtown and the State Capitol area, DeKalb Avenue, the Old 4th Ward neighborhood, and Zoo Atlanta areas.

4.Subarea 4—Grant Park North Residential Concurrency Requirement:

- a. *For new developments:* No certificate of occupancy shall be issued for any non-residential uses until such time as the certificate of occupancy has been issued for an equal or greater amount of residential use which shall be located directly above said non-residential uses within the same building.
- b. *Where additions to primary structures or the construction of new buildings exceed 2,000 square feet:* No certificate of occupancy shall be issued for any non-residential uses until such time as the certificate of occupancy has been issued for an equal or greater amount of residential use on the same site.
- c. *Where additions to primary structures or the construction of new buildings is to be 2,000 square feet or less:* The residential concurrency requirements above shall not apply.