

PRIME LOCATION

3002 PEACHTREE and PHARR
HEART OF BUCKHEAD
1.2+/- ACRE DEVELOPMENT SITE
AVAILABLE FOR SALE

CONTACT

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PEACHTREE RD AND PHARR RD PROPERTY INFORMATION

A LANDMARK LOCATION LOCATED IN THE HEART OF THE BUCKHEAD VILLAGE

Peachtree and Pharr Rd

ACROSS THE STREET FROM BUCKHEAD ATLANTA PREMIERE SHOPPING AND DINING

LOCATION: SW corner Peachtree Rd and Pharr Rd heart of Atlanta's prestigious and historic Buckhead area

AREA

RESTAURANTS Chops Lobster Bar, Del Bar The Atlanta Fish Market, Capital Grille, Fellini's Pizza, 103 West, Fado, Shake Shack, Gypsy Kitchen, Le Bilboquet, Lugo cafe, Southern Gentlemen, Le Colonial, Del Bar, Nan Thai, Yeppa, Storico Fresco, Iberian Pig, Le Bon Nosh, Yebo Beach House, Umi Sushi, Atlanta Fish Market, La Grotta, Atlas, Pricci

AERIAL RETAIL: Barnes and Noble, Publix, North Face, Whole Foods, Buckhead Atlanta 600,00 sf Luxury Development including: Abbeyglass, B M Reid, B M Franklin and Co., Brochu Walker, Brown & Co. Jewelers, Buckhead Art & Co., Carousel Fine Art, COS, physique Paris, Don Purcell, Emilia George, Faced the facial studio, Ferguson bath, kitchen and lighting gallery, Francis Valentine, Great Many, Groomed Gentleman's Parlor, Hill House Home, Italina Luxury Interiors, Jenni Kayne, Jeremiah James, Le Labo Grasse-New York, Lucchese Boot Maker, Maeve, Me + EM, Muse Nail, Spanx, Patek Philippe, Rag and Bone, Rails, Roche Bobois, Rothy's, Savont Salon, Theory, Todd Patrick, Todd Snyder, Veronica Beard, Warby Parker, Vuroni

AVAILABLE SPACE: 9,200 sf +/- available for short term lease— DIVISIBLE

3002 Peachtree— former \$3 café— 9200+/- sf

20 Pharr Rd.— 1815+/- sf— **LEASED**

30 Pharr Rd.—3220+/-sf— **LEASED**

50 Pharr Rd.— 800+/- sf— **LEASED**

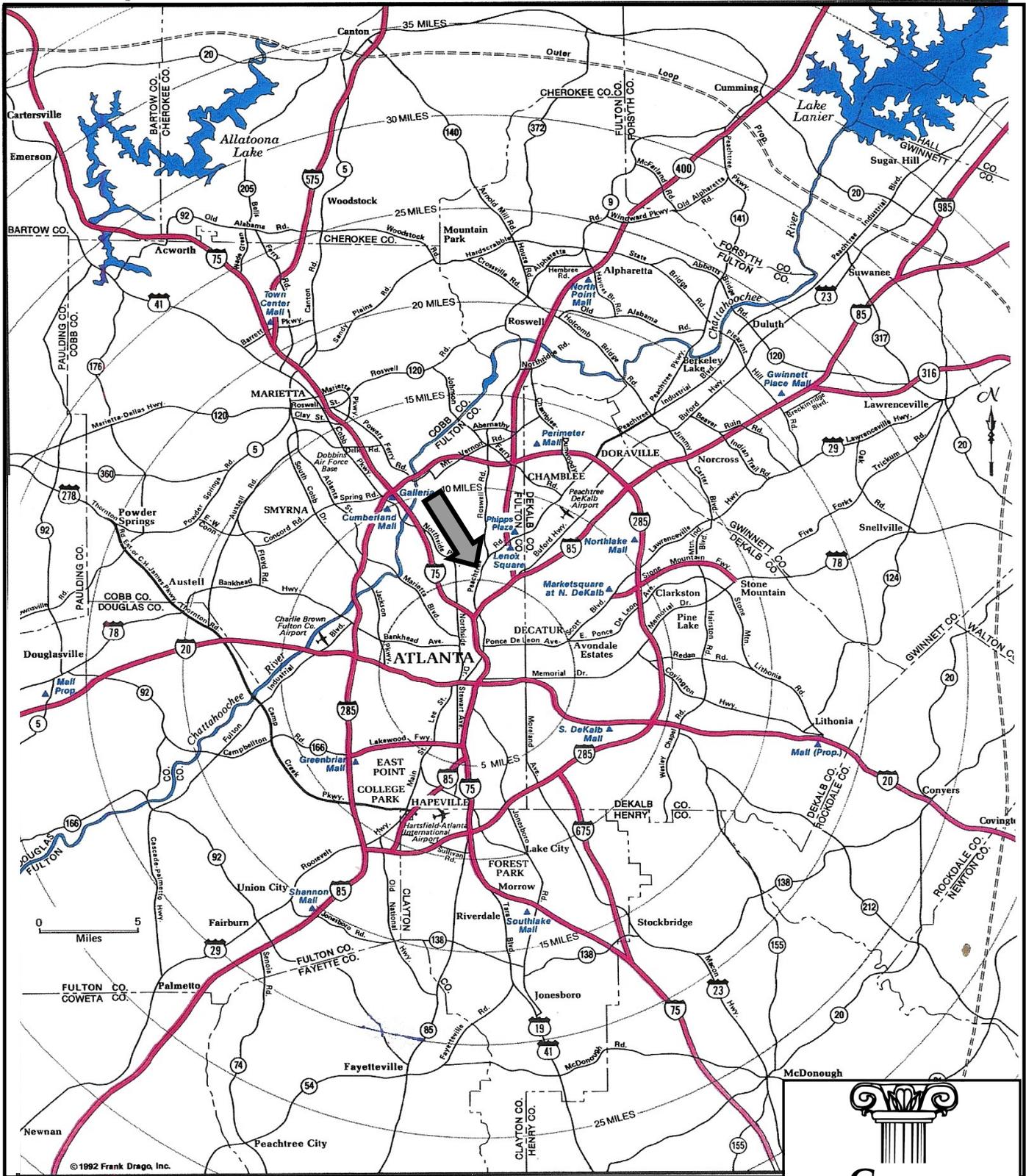
54 Pharr Rd.— 1600+/- sf— **LEASED**

ACCESS: Excellent visibility and frontage along Peachtree and Pharr road with a fully signalized intersection.

TRAFFIC

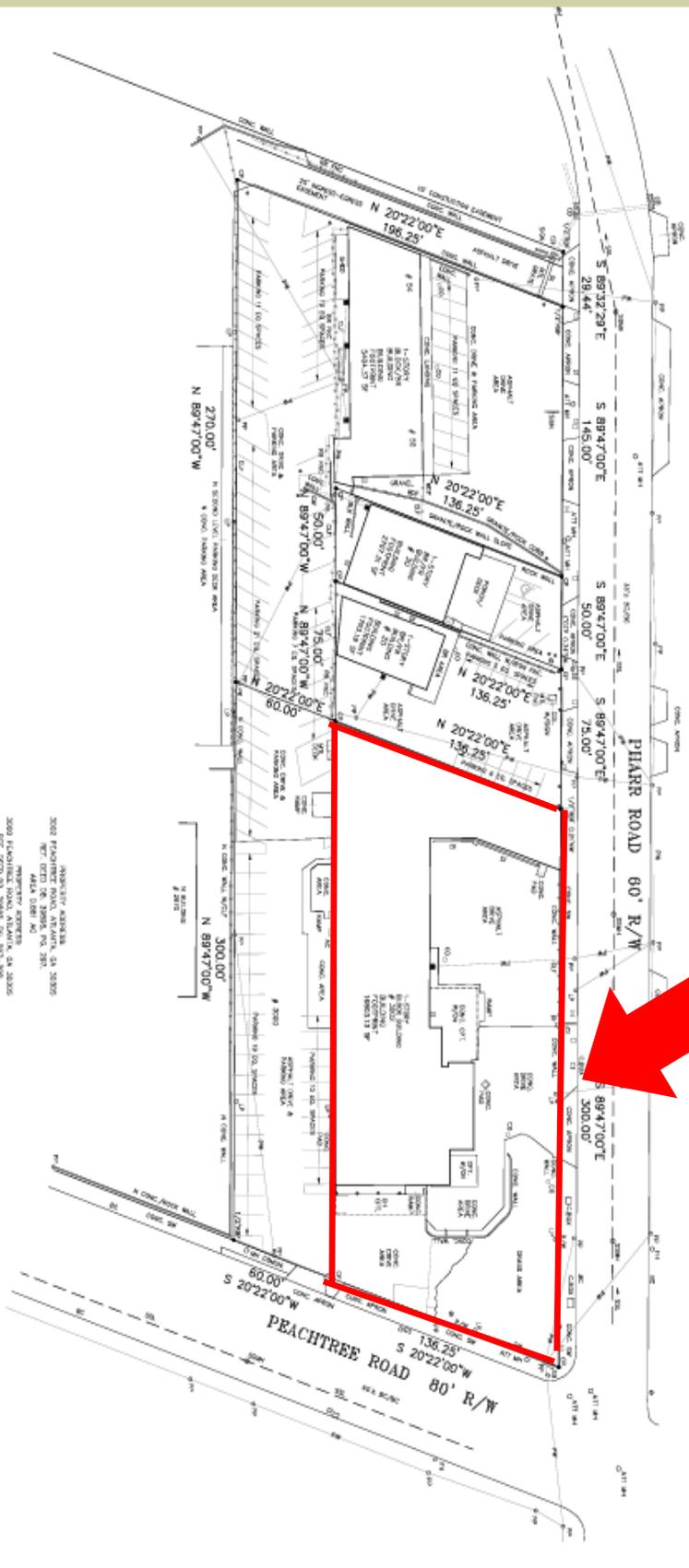
COUNTS: **19,850 VPD on Peachtree North of Pharr**
33,330 VPD on Peachtree South of Pharr

METROPOLITAN ATLANTA



© 1992 Frank Drago, Inc.





PROPERTY ADDRESS
 3002 PHARR ROAD, ATLANTA, GA 30305
 REF: DEED 20, 2008L, PG. 287
 AREA 0.081 AC

PROPERTY ADDRESS
 3000 SCHOONOVER DRIVE, ATLANTA, GA 30305
 REF: DEED 20, 2008L, PG. 287-288
 AREA 0.288 AC

PROPERTY ADDRESS
 30 PHARR ROAD, ATLANTA, GA 30305
 REF: DEED 20, 2008L, PG. 287
 AREA 0.196 AC

PROPERTY ADDRESS
 30-34 PHARR ROAD, ATLANTA, GA 30305
 REF: DEED 20, 2008L, PG. 287
 AREA 0.288 AC

TOTAL AREA 2.010 AC

PLAT PREPARED FOR:

LOT	3002, LLC
OWNER	
DATE OF THIS SURVEY	
DATE OF THIS DEED	
DATE OF THIS DEED	
DATE OF THIS DEED	

PREPARED BY: SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

SURVEY NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE SURVEYING BOARD OF GEORGIA.

2. THE SURVEY WAS MADE BY MEANS OF A TOTAL STATION AND A GPS RECEIVER.

3. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE PLAT.

4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE SURVEYING BOARD OF GEORGIA.

5. THE SURVEY WAS MADE BY MEANS OF A TOTAL STATION AND A GPS RECEIVER.

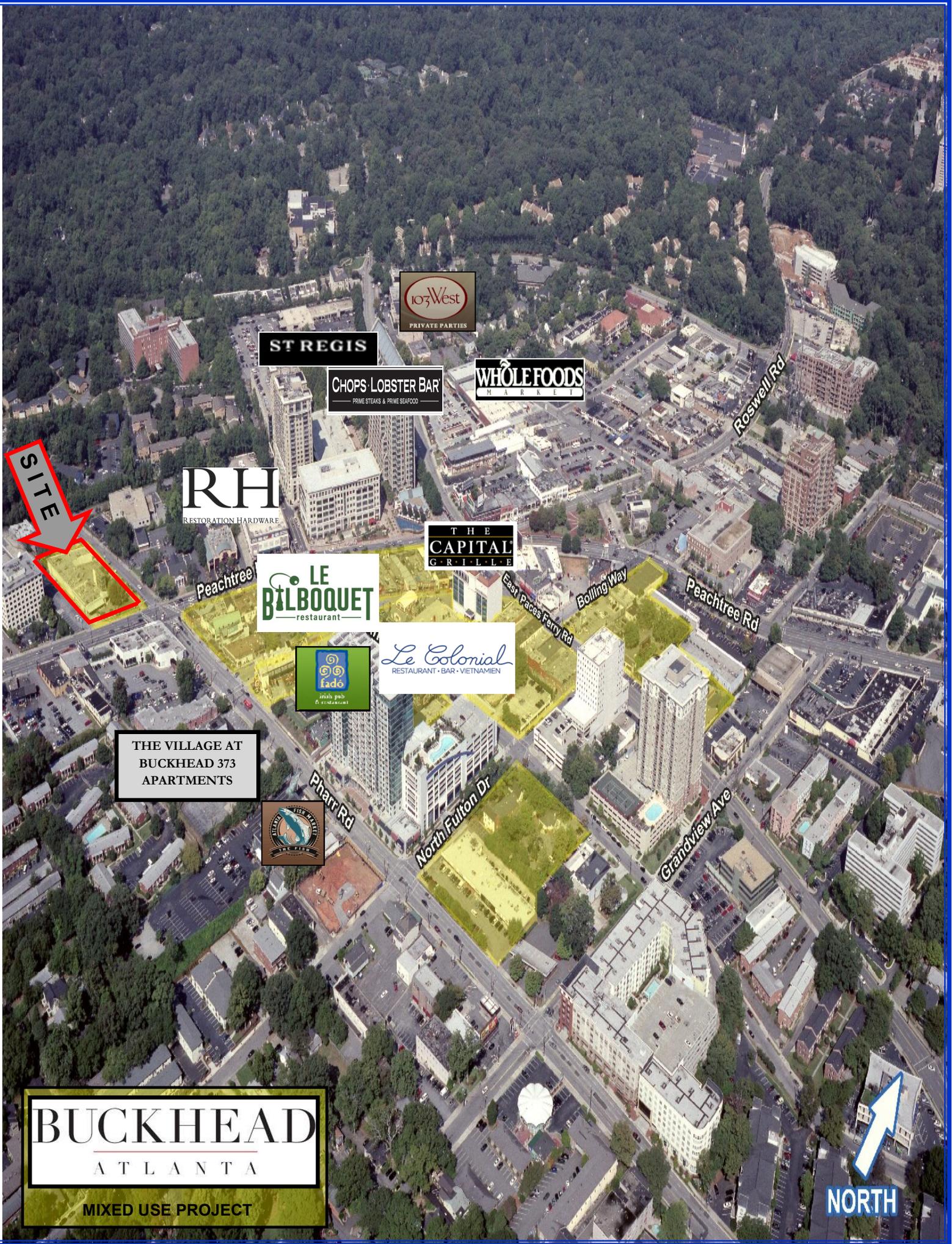
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103 West
PRIVATE PARTIES

ST REGIS

CHOPS LOBSTER BAR
PRIME STEAKS & PRIME SEAFOOD

WHOLE FOODS
MARKET

Roswell Rd

RH
RESTORATION HARDWARE

THE
CAPITAL
GRILLE

LE
BILBOQUET
restaurant

East Paces Ferry Rd

Bolling Way

Peachtree Rd

l'ado
italian pub & restaurant

Le Colonial
RESTAURANT • BAR • VIETNAMESE

THE VILLAGE AT
BUCKHEAD 373
APARTMENTS

THE FISH MARKET
FINE FISH

Pharr Rd

North Fulton Dr

Grandview Ave

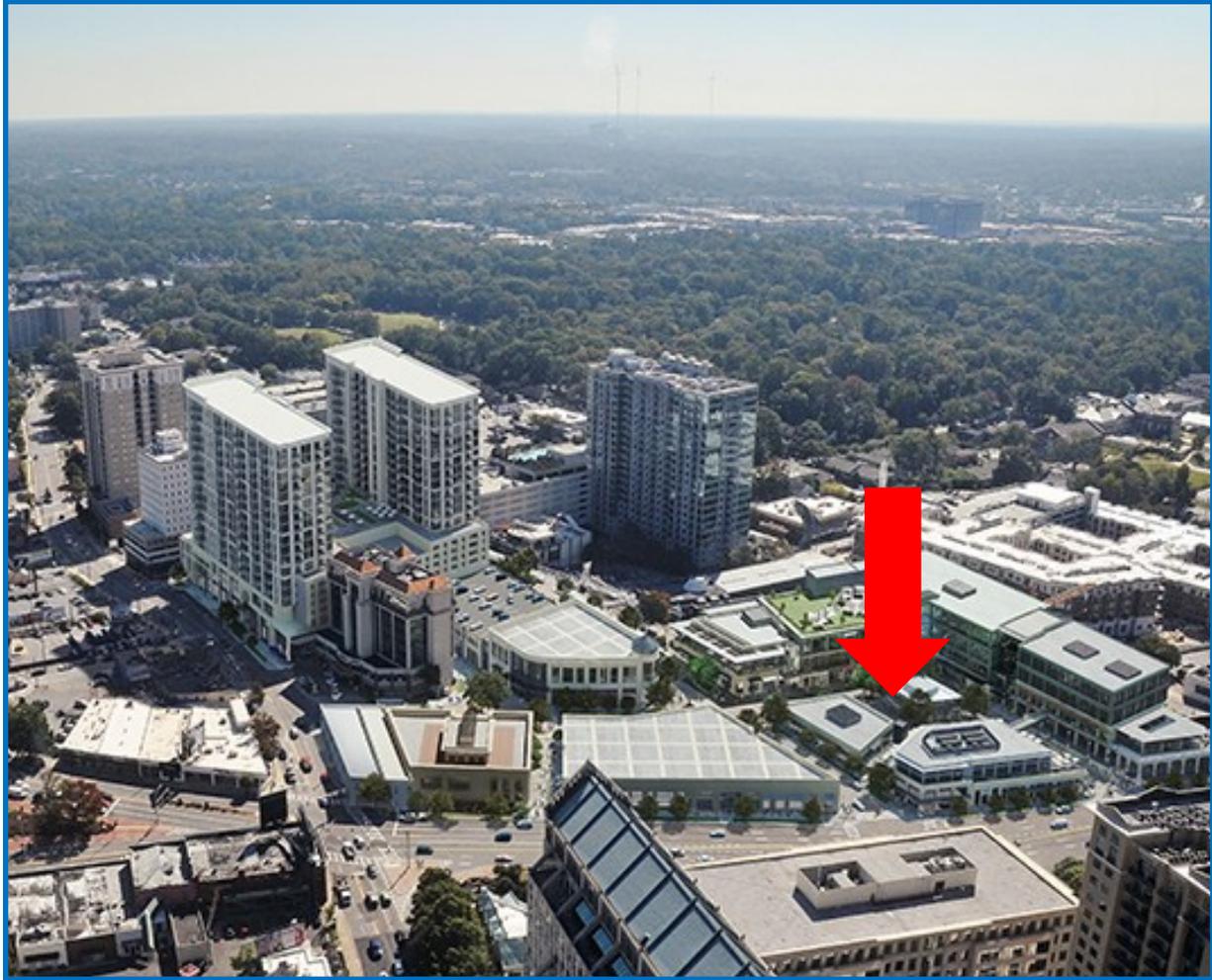
BUCKHEAD
ATLANTA
MIXED USE PROJECT



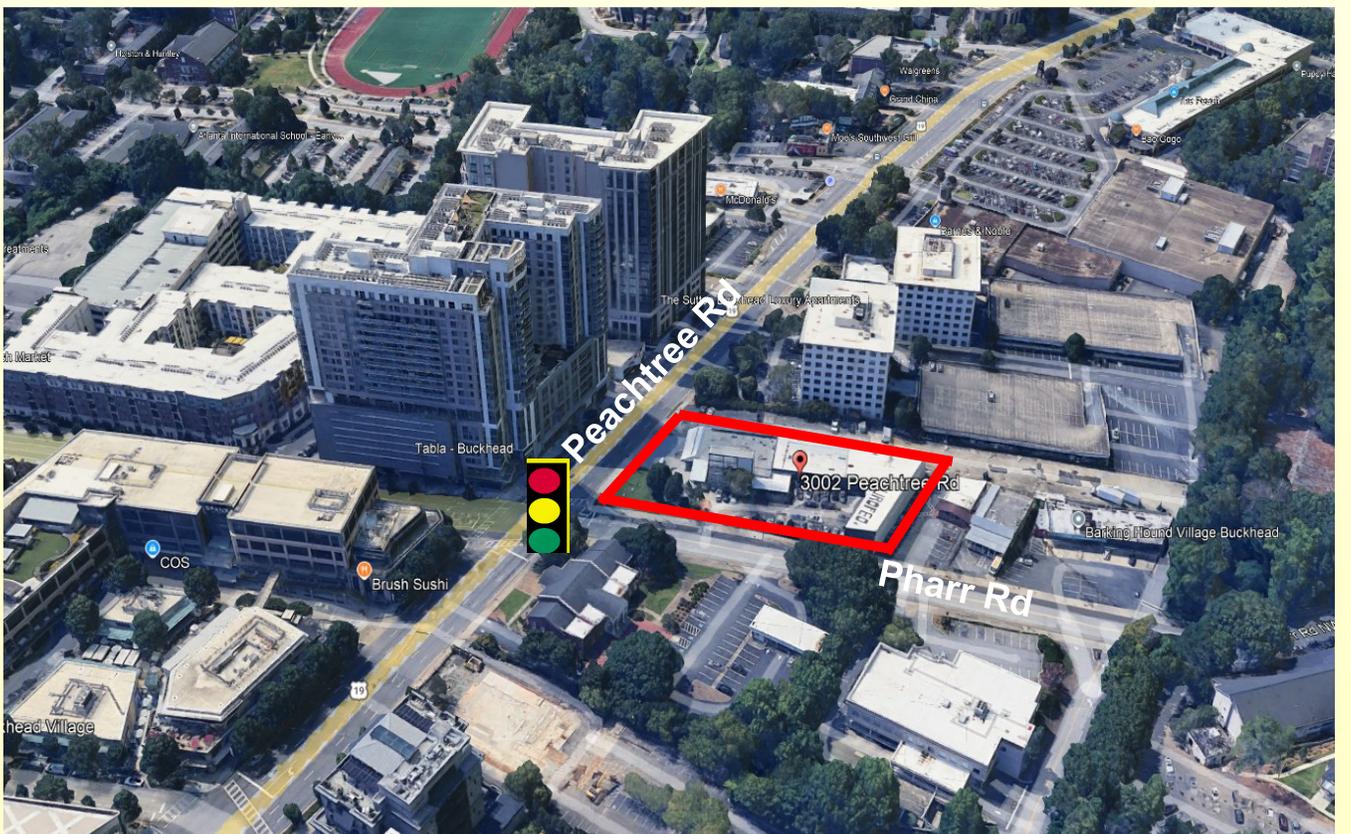
BUCKHEAD ATLANTA IMAGES



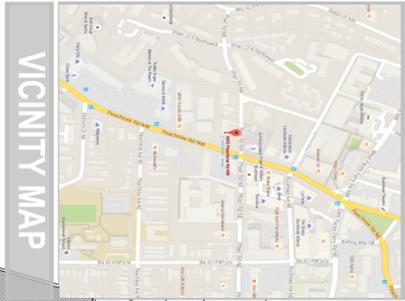
**THE SHOPS at BUCKHEAD
ATLANTA**



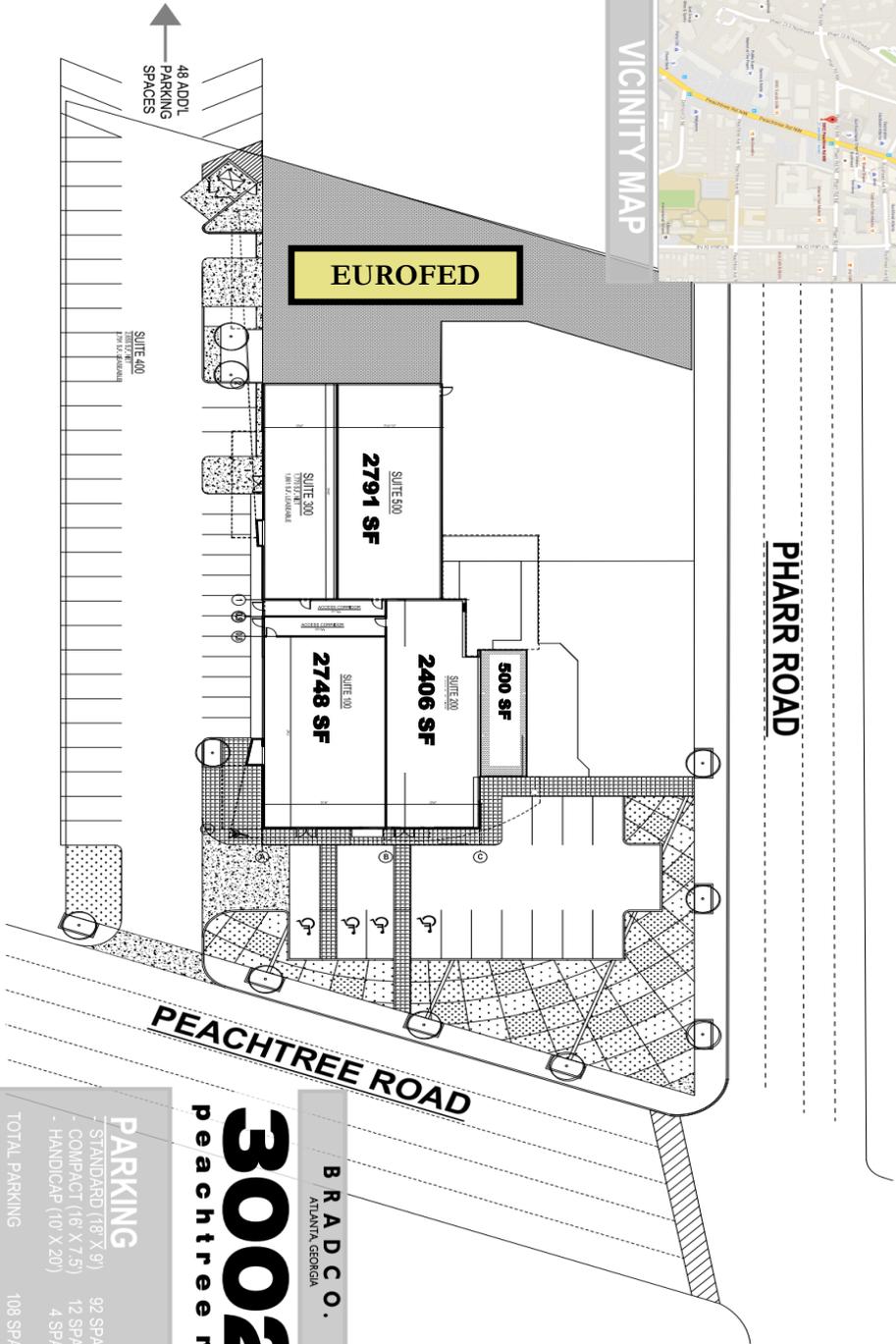
3002 PEACHTREE AND PHARR RD PROPERTY AERIAL



3002 OVERALL FLOOR PLAN



VICINITY MAP



SITE PLAN
SCALE: 1/16" = 1'-0"

BRADCO.
ATLANTA, GEORGIA

3002
peachtree rd.

PARKING	
STANDARD (18' X 9')	92 SPACES
COMPACT (16' X 7.5')	12 SPACES
HANDICAP (10' X 20')	4 SPACES
TOTAL PARKING	108 SPACES

DATE: 11-29-2016 (UPDATED)
i*development
 design - brand - intelligence

EXISTING CONDITIONS

