

# 764 Memorial Drive

764 MEMORIAL DRIVE SE | ATLANTA, GA 30316

## 2,450 SF RETAIL/OFFICE/MEDICAL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- **2450 total SF**
- \$37/ft in Base Rent + \$6.50/ft in pass-throughs
- Medical/Office use preferred
- The property's location is adjacent to the Atlanta Beltline East side Trail.
- Surrounded by Atlanta's most in demand retail, entertainment, restaurants and beverages.



3-MILE  
POPULATION



3-MILE  
DAYTIME POPULATION



TRAFFIC COUNT



**Gene Rice**  
Gene@VantageAtl.com  
678.686.3101

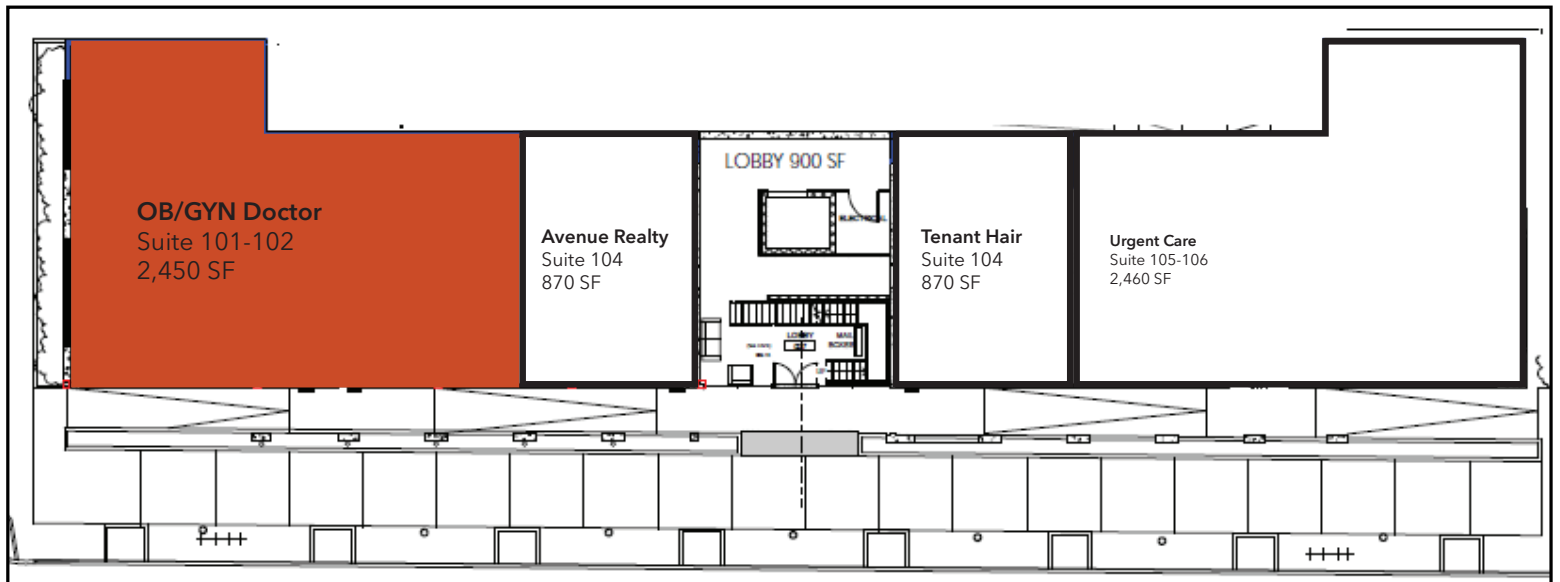
**Chris Carter**  
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Prospective buyers must verify the information and bear all risks for any inaccuracies. ALL PROPERTY VIEWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT VANTAGE REALTY PARTNERS,LLC FOR MORE INFORMATION



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## LOCATION

### ATLANTA BELTLINE

#### EAST SIDE TRAIL

The property's location is adjacent to the Atlanta Beltline East side Trail. Surrounded by Atlanta's most in demand retail, entertainment, restaurants and

