

LEASING INFO:

LAURA KING

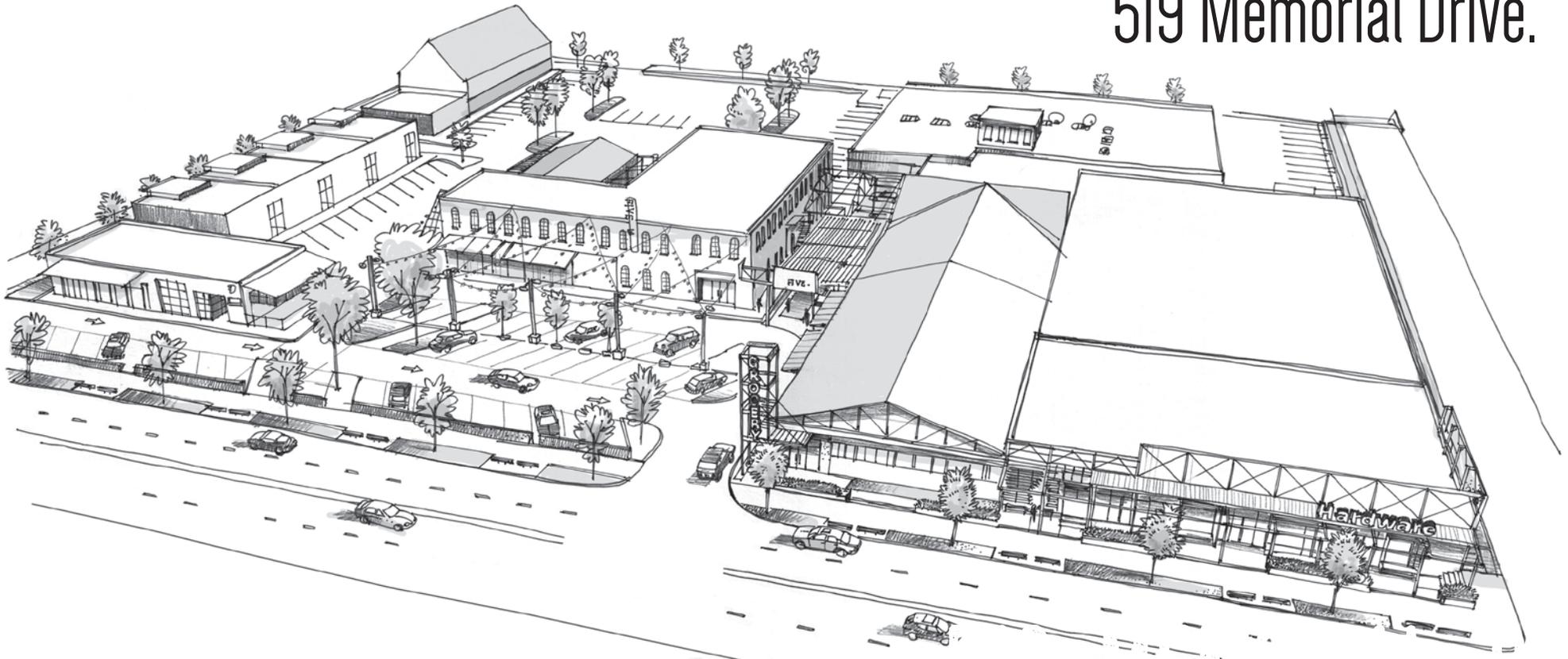
LKING@PACESPROPERTIES.COM

404-537-2766

LARKIN ON MEMORIAL

MAIN STREET IN YOUR BACKYARD

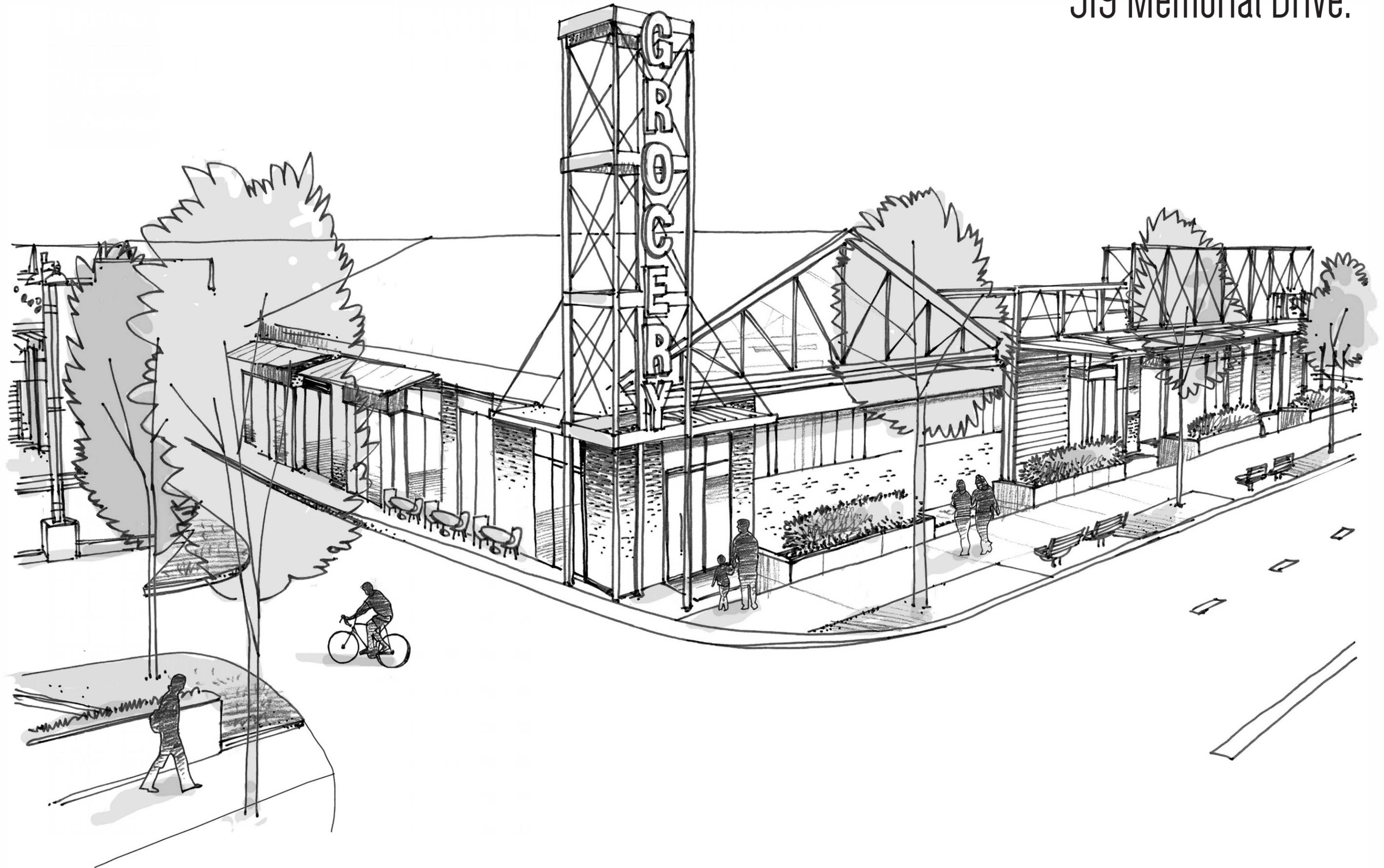
519 Memorial Drive.



LARKIN ON MEMORIAL is a 63,000 square foot mixed-use re-development brought to you by the developers of Krog Street Market. The goal of the center is to serve the day-to-day needs of our neighbors in the Grant Park, Ormwood Park, Cabbagetown, Reynoldstown, and East Atlanta neighborhoods. Combining the convenience of a practical shopping center with the warmth and hospitality of a familiar, family-friendly neighborhood establishment, Larkin is seeking tenants who will offer a range of essential, everyday services and provisions for households in these flourishing Eastside neighborhoods from dry-cleaning to daycare to quality groceries and dry goods.

- Spaces ranging from 1,245-16,000 SF
- 3 minute drive from downtown with easy access and parking
- **CURRENTLY SEEKING** : dry cleaner, nail salon, daycare, medical, hardware, various retailers and office users

519 Memorial Drive.



519 Memorial Drive.



HENRIAL DRIVE

LOOMIS AVE

PARK AVE

HOOVER AVE



THREE MILE RADIUS DEMOGRAPHIC SNAPSHOT

MAIN COORIDOR FOR
EAST ATLANTA
COMMUTERS
TO DOWNTOWN



TOTAL POPULATION: 157,338
POPULATION DENSITY (per sq. mile): **5,433**
AREA (LAND) 22.28

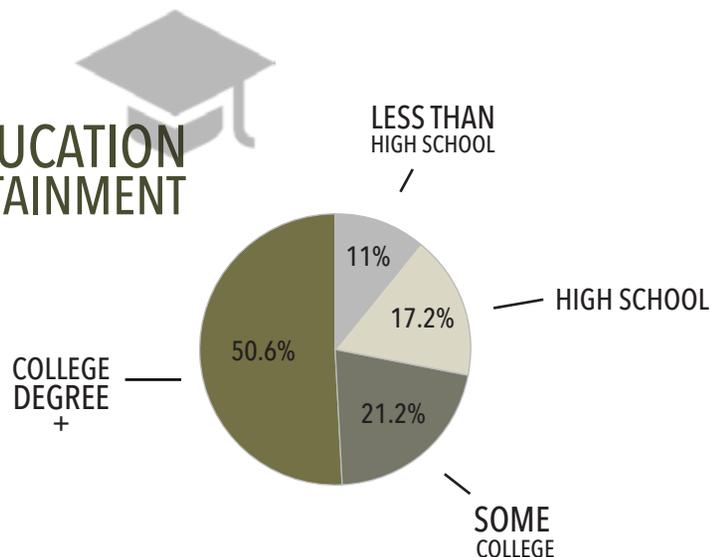


**ATLANTA
THE LARGEST
JOB CENTER
IN THE SOUTHEAST**
118,000
DOWNTOWN
EMPLOYEES



**DRIVE TIME FROM
DOWNTOWN
4 MIN.**

EDUCATION ATTAINMENT



LOCAL UNIVERSITIES

- GEORGIA STATE UNIVERSITY
- GEORGIA TECH
- EMORY UNIVERSITY
- CLARK UNIVERSITY

THREE MILE RADIUS DEMOGRAPHIC SNAPSHOT



\$45,383

MEDIAN HOUSEHOLD INCOME
AVERAGE HOUSEHOLD INCOME

\$66,173



\$55,992



MEDIAN FAMILY INCOME

AVERAGE FAMILY INCOME



\$83,330



**HOUSEHOLDS BY
HOUSEHOLD TYPE**

▶ 51,271

FAMILY HOUSEHOLDS ————— **17,088**

NON-FAMILY HOUSEHOLDS ——— **34,183**

MEDIAN AGE: 30.6

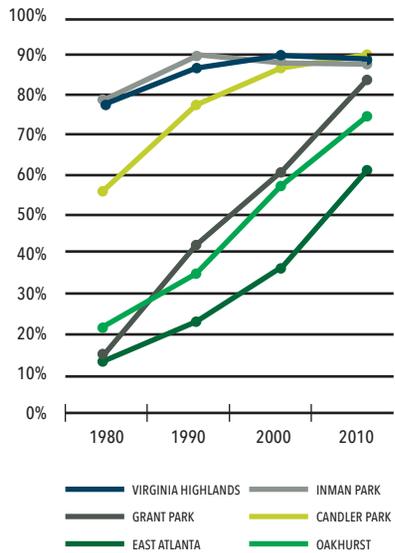
30.2



29.9

DEMOGRAPHIC DATA

COLLEGE GRADUATES Adults with 1+ years of college education



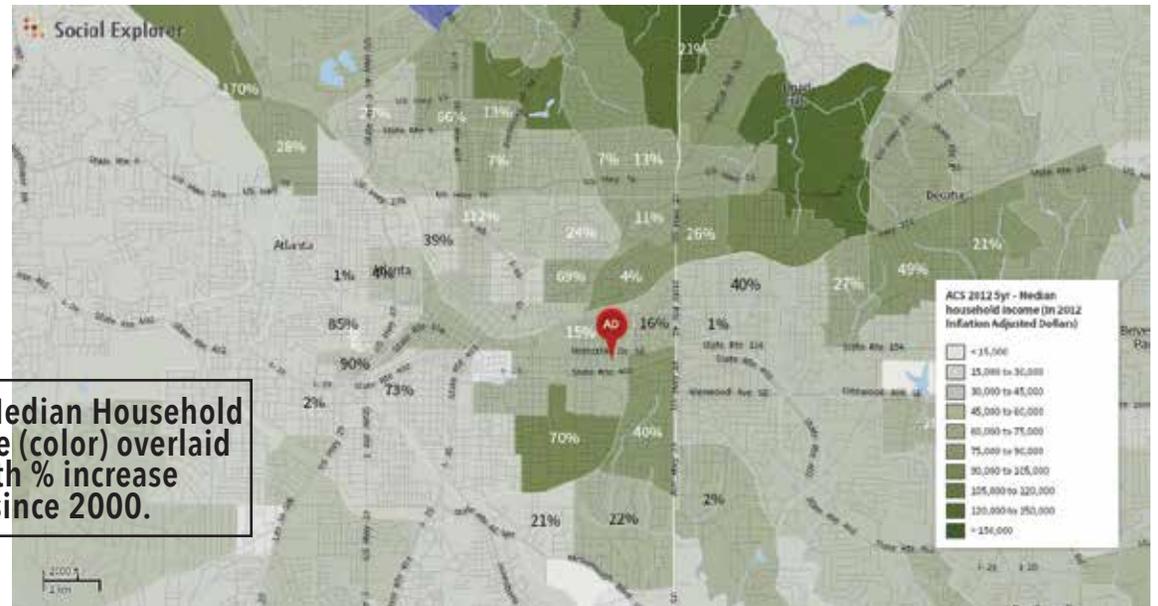
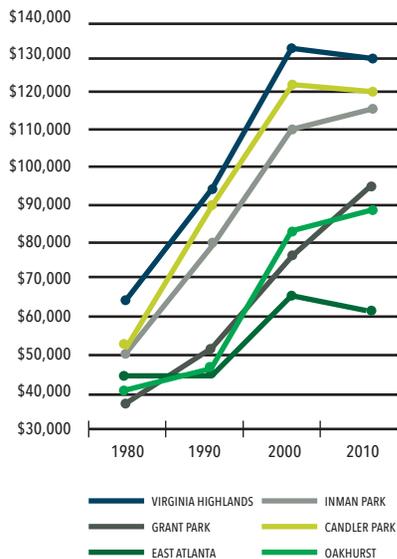
AGE

UNDER 5 YEARS	6,109	5.1%
5-9 YEARS	4,012	3.3%
10-14 YEARS	2,993	2.5%
15-17 YEARS	1,905	1.6%
18-24 YEARS	29,775	24.6%
25-34 YEARS	28,189	23.3%
35-55 YEARS	45,838	25.8%
65 + YEARS	7,321	6.1%

... IN A GROWING SEA OF PROSPERITY

EASTERN INTOWN NEIGHBORHOOD

ON A RISING TIDE Average HH income (2013 dollars)



2012 Median Household Income (color) overlaid with % increase since 2000.

