

# FOR LEASE: MIXED USE DEVELOPMENT IN GRANT PARK



## LARKIN ON MEMORIAL

1,715 SF & 1,759 SF Available

519 Memorial Drive | Atlanta, Georgia 30312

FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM





# FOR LEASE

## Larkin on Memorial

519 Memorial Drive



# LARKIN

### PROPERTY OVERVIEW

Larkin on Memorial is a six (6) building, mixed-use Office / Retail / Restaurant Development consisting of 69,000± SF. Originally constructed in 1920 for the Larkin Refrigerator Coil Company, and later Habitat for Humanity's Atlanta headquarters, today the property is a vibrant, neighborhood-focused gathering spot.

Located along the Memorial Drive / Grant Park retail corridor, Larkin on Memorial sits at the center of over 3,000 new multi-story residential units and historic single-family residential neighborhoods. Larkin on Memorial provides residents and patrons with the warmth and hospitality of family-friendly boutiques, high-end restaurants and offices, as well as the convenience of a practical grocery-anchored shopping center.

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	31,110	193,784	371,693
Households	13,024	90,639	169,619
Avg Household Income	\$100,043	\$119,687	\$125,670

FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

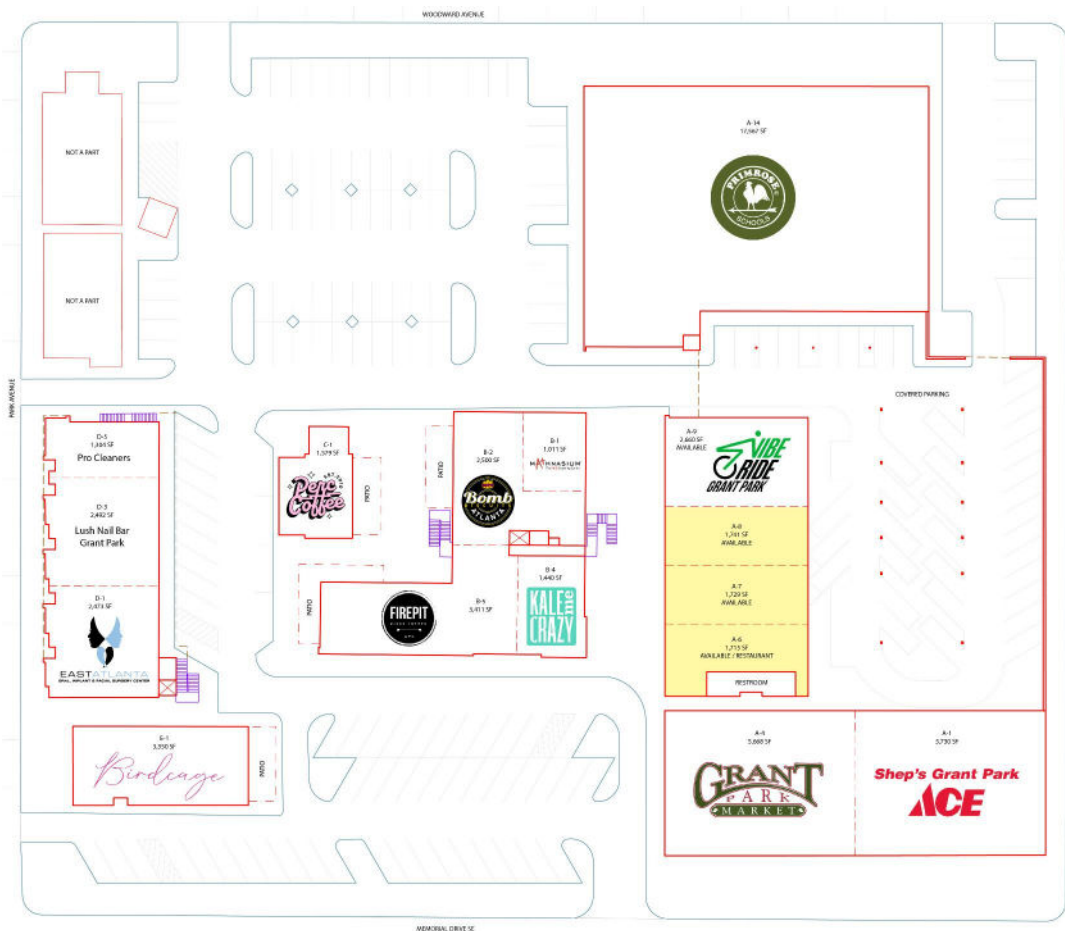
**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
a CONNOLLY property

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate  
OVER 50 YEARS  
EST. 1972

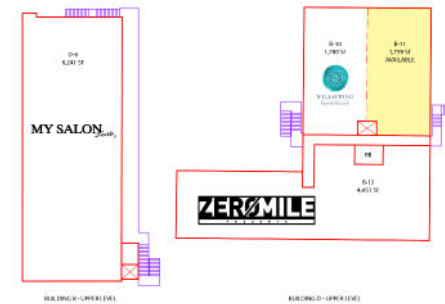
# FOR LEASE

**Larkin on Memorial**  
519 Memorial Drive

## AVAILABILITY



SUITE	TENANT	SF
A01-A03	Shep's Grant Park Ace Hardware	5,730
A04-A05	Grant Park Market	5,668
A06	AVAILABLE	1,715
A07-A08	The Veterinary Eye Team	3,470
A09	Vibe Ride	2,660
A14	Primrose Schools	16,917
B01	Mathnasium	1,011
B02-B03	Bomb Biscuit	2,663
B04	Kale Me Crazy	1,375
B05	Firepit Pizza Tavern	3,411
B10	Wellspring Integrative Psychiatry	1,780
B11	AVAILABLE	1,759
B12-B14	Zero Mile Holdco	4,339
C01	Perc Atlanta	1,481
D01-D02	East Atlanta Oral Surgery	2,473
D03-D04	Lush Nail Bar	2,492
D05	Pro Cleaners	1,304
D06-D09	My Salon Suites	6,221
E01	Birdcage	3,350



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

**LAVISTA**  
**ASSOCIATES, INC.**  
Commercial Real Estate

OVER  
50  
YEARS  
EST. 1973





**CONNOLLY**

INVESTMENT & DEVELOPMENT

a CONNOLLY property



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

DISCLOSURE AND DISCLAIMER: Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)