

Shops at Pharr

ADDRESS

322 Pharr Rd, Atlanta, GA 3035

SUBMARKET / AREA

Garden Hills/Buckhead

STATUS / AVAILABILITY

Available

MAIN PROPERTY PHOTO



PROPERTY SUMMARY

Shops at Pharr benefits from strong vehicular traffic and connectivity within the Buckhead Village district, with direct access to Peachtree and Piedmont Road corridors, both of which serve as primary commuter routes with significant daily traffic volumes.

KEY HIGHLIGHTS

- +/-1783 SF
- Centrally located in the Buckhead district
- Strong co-tenancy
- Drive-up parking

FINANCIALS

Base Rent	\$ 52
OPEX	\$ 15
Parking Ratio	— / 1,000 SF
TI Allowance	\$ Negotiable
Notes	Available immediately

CONTACT

Abby King

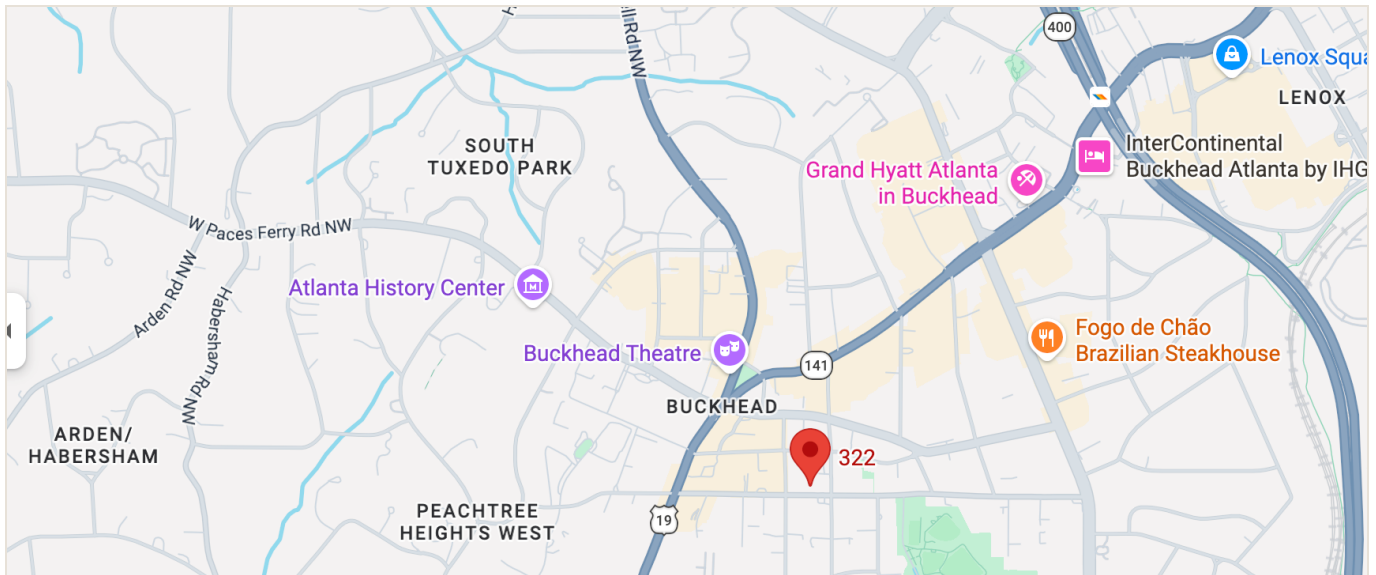
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ADDITIONAL PHOTOS



AREA MAP



NEARBY AMENITIES / LOCATION NOTES

- Shops of Buckhead
- Easy access to Piedmont and Peachtree Rds
- Dense, walkable customer base
- Full construction set available upon request

ADDITIONAL NOTES

Currently built-out as a sauna studio but there are no load bearing walls for an easy demo! Contiguous to #324 which is an additional +/-650 SF.