

VIRGINIA HIGHLANDS

HIGHLY VISIBLE RETAIL OPPORTUNITIES

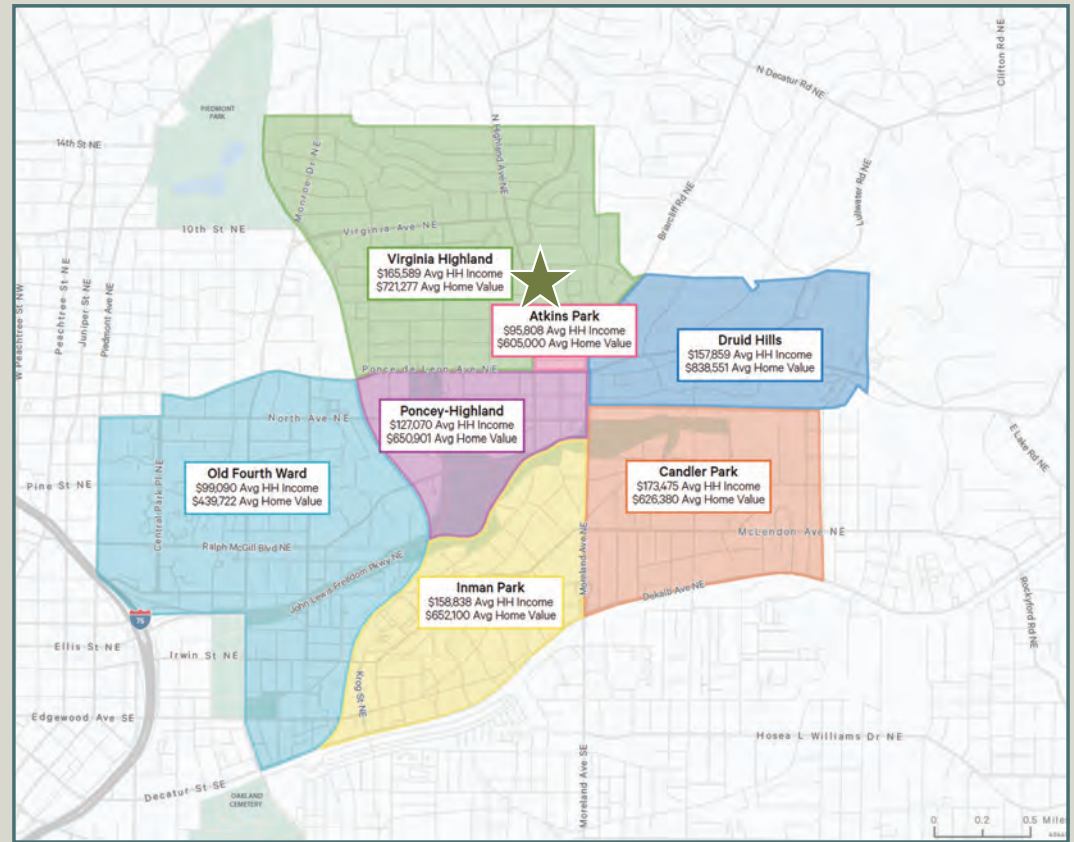
VIRGINIA-HIGHLANDS

affectionately known as "VaHi," is one of Atlanta's most beloved intown neighborhoods, celebrated for its close-knit community and unique mix of historic charm and modern retail offerings. The retail spaces are central to the neighborhood's identity, offering a curated mix of locally-owned boutiques, artisan shops, and established eateries. Virginia Highlands also offers true neighborhood walkability that is quite rare and difficult to find in the larger Atlanta market. This walkability fosters a unique connection between its loyal residents and businesses and gives the neighborhood that small town feel tucked away in the bustling city.



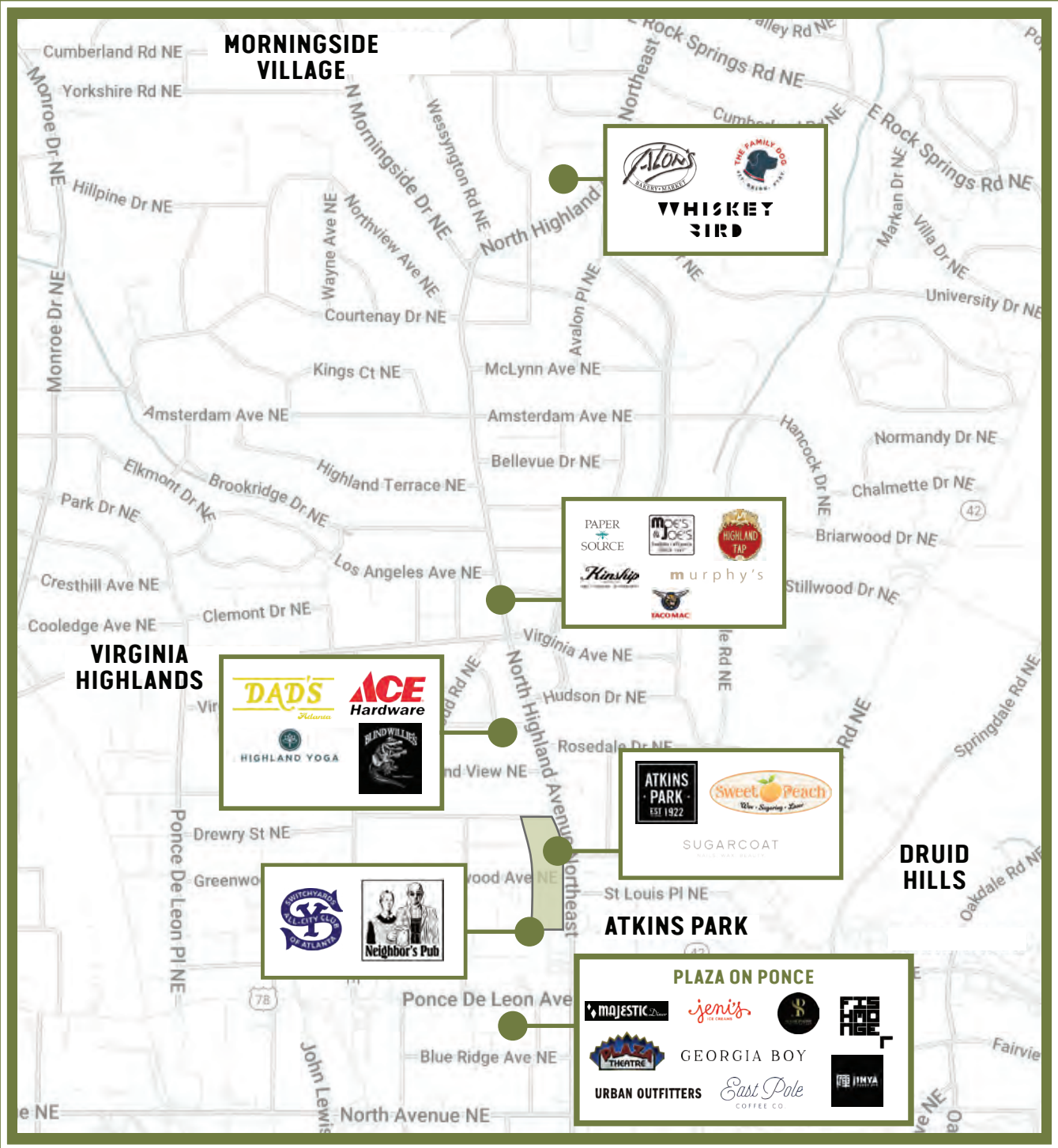


- **HIGHLY VISIBLE** storefront opportunities
- **NEIGHBORHOOD CENTRIC** retail
- Located on **HIGHLY TRAFFICKED CORRIDOR** of North Highland Avenue
- Convenient **CONNECTIVITY** to eastside neighborhoods
- **DENSE** and **AFFLUENT** residential area



- 2023 Population: 3 miles: 190,544
- 2023 Household Income: 3 miles: \$170,553
- 2023 Average Home Value: 3 miles: \$721,277

AREA
MAP



SITE MAP

ST CHARLES AVE NE

GREENWOOD AVE NE

N HIGHLAND AVE NE

UPPER LEVEL

TERRACE LEVEL

SECOND FLOOR

Leased
Available

Building 1

Building 2

Building 3

Building 1

TENANT	SUITE	SF
Building 1 (842 Highlands Ave)		
Contour Pilates	3	1,200
Truva	4	3,494
Highland Yoga	5	2,118
Beya Salon Studios	200	4,024
Atlanta Midtown Gynecology	250	1,545
Atlanta Orthopedic Services	275	2,252
Benchmark Physical Therapy	100	1,209

TENANT	SUITE	SF
Building 2 (784-792 North Highland Ave)		
AVAILABLE	784	1,872
City Church Eastside	788	1,690
Splatter Studio	792	2,514
Atkins Park Bar & Grill	Alley	375
Building 3 (776-778 North Highlands Ave)		
Peach Wax	776	1,472
AVAILABLE	778	2,423

TENANT	SUITE	SF
Building 4 (1052-1062 St. Charles Ave)		
Knock Music Group Inc.	1052	2,550
AVAILABLE	1054	648
The Dirty Tea	1056	1,944
Threadz Atlanta	1060	2,036
Sugarcoat Nail Bar	1062	1,879
TOTAL		35,370



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