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OFFERING MEMORANDUM

FOR LEASE | 10,055 SF WAREHOUSE

± 20 ACRES

2810, 876, 871 Dr NW, Atlanta, GA 30318



ATLANTA LEASING
& INVESTMENT

PROPERTY OVERVIEW

Atlanta Leasing Investment is proud to present a leasing opportunity in the Center Hill neighborhood of Northwest Atlanta. This ±20 acre property includes a ±10,055 SF warehouse and offers a flexible range of commercial, light industrial, office, and mixed residential uses. Zoned MRC-2, the site allows for a wide array commercial development. Ownership is willing to pursue re-zoning and/or special use permit to facilitate industrial outdoor storage and other industrial uses.



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► 404.348.4448 ext #9

► AtlantaLeasing.com/2810ReginaDrNW



**ATLANTA LEASING
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PROPERTY INFORMATION

Lease rate:

Subject to offers

Submarket:

Chattahoochee

Vacancy:

6.2%

Building:

10,055 SF

Land:

20 ACRES

Zoning:

Current: MRC-2 / Future: Sup for IOS

Asset Class:

Warehouse / IOS

Special Use Permit (SUP) application in process to allow park-for-hire for the parking of (including temporary servicing of the same) commercial vehicles including, but not limited to, operable cars, trucks, trailers, cabs, vans, lifts, service vehicles, and/or temporary parking or placement of construction and project-related equipment and materials for rapid deployment, including temporary staging of all of the aforementioned items to facilitate dispatch and return.



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LEASE HIGHLIGHTS

- **Zoning:** Existing - MRC-2; Potential - Industrial / SUP.
- **Growth Corridor:** Located in a high-density urban corridor. Transportation access via rail, I-75/85 or I-285.
- **Demographic Expansion:** Projected population and housing growth of 5.2% – 5.7% over the next 5 years.
- **Possible Uses:** Outdoor Storage or Logistics, Automotive Storage Services, Distribution, and freight.



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EXTERIOR



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SITE PLAN



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**ATLANTA LEASING
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DEMOGRAPHIC OVERVIEW

| Radius | 2-Mile | 5-Mile | 10-Mile |
|----------------------------------------|----------|----------|-----------|
| 2020 Households | 12,321 | 91,440 | 404,466 |
| 2024 Households | 14,577 | 99,135 | 421,939 |
| 2029 Household Projection | 15,470 | 103,466 | 435,295 |
| Annual Growth 2020-2024 | 2.3% | 1.5% | 1.1% |
| Annual Growth 2024-2029 | 1.2% | 0.9% | 0.6% |
| Owner Occupied Households | 5,324 | 42,785 | 187,604 |
| Renter Occupied Households | 10,146 | 60,681 | 247,691 |
| Avg. Household Size | 2.4 | 2.1 | 2.1 |
| Avg. Household Vehicles | 1 | 1 | 1 |
| Total Specified Consumer Spending (\$) | \$290.4M | \$2.7B | \$12.8B |
| INCOME | | | |
| Avg Household Income | \$53,458 | \$93,947 | \$108,055 |
| Median Household Income | \$34,019 | \$64,510 | \$77,314 |
| < \$25,000 | 5,805 | 22,665 | 74,367 |
| \$25,000 - 50,000 | 3,681 | 17,903 | 68,022 |
| \$50,000 - 75,000 | 2,159 | 14,914 | 63,904 |
| \$75,000 - 100,000 | 1,124 | 11,412 | 50,524 |
| \$100,000 - 125,000 | 490 | 7,715 | 37,897 |
| \$125,000 - 150,000 | 339 | 5,636 | 29,174 |
| \$150,000 - 200,000 | 499 | 7,851 | 36,734 |
| \$200,000+ | 479 | 11,038 | 61,316 |

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ATLANTA LEASING
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ATLANTA URBAN REVITALIZATION PROJECTS

ATLANTA BELTLINE

A nationally recognized redevelopment effort, the Atlanta BeltLine transforms 22 miles of old rail lines into parks, trails, and transit routes connecting intown neighborhoods. Designed to boost mobility and economic inclusion, the project promotes sustainability and healthier urban living. Since 2005, the BeltLine Partnership has led the charge by expanding green spaces, engaging the community, and supporting affordable housing initiatives.



CENTENNIAL YARDS

Centennial Yards is a \$5 billion, 50-acre development reshaping downtown's historic Gulch into a vibrant mixed-use destination. The project includes residences, hotels, retail, and entertainment. Early milestones include the launch of The Lofts at Centennial Yards and a planned 5,300-seat Live Nation music venue set to open in 2027, further anchoring the district's cultural impact.

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**ATLANTA LEASING
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ATLANTA: BUSINESS & EDUCATION

A THRIVING BUSINESS ENVIRONMENT

Atlanta is one of the fastest-growing metro areas in the U.S., attracting over 5.9 million residents and thousands of new businesses. The city's low corporate tax rate, pro-business policies, and affordable operating costs have helped establish it as a major national hub for commerce and innovation.

EDUCATIONAL ECOSYSTEM

Atlanta's academic landscape includes a diverse mix of top-tier universities, HBCUs, and technical colleges. The metro area contributes over 130,000 jobs from its education sector and consistently ranks among the nation's leaders in research funding and graduate output. Notable institutions include Georgia Tech, Emory University, Georgia State University, Morehouse, Spelman, and Clark Atlanta University.

METRO HIGHLIGHTS



WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)



OVER \$270B IN METRO
ATLANTA GDP



TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT



TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS

ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)



MAJOR EMPLOYERS



QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS



#1 TOP TRENDING TRAVEL DESTINATION
(BOOKING.COM)

Atlanta has earned national recognition for its mix of affordability, entertainment, and opportunity.



#2 MOVING DESTINATION IN THE U.S.
(PENSKE)



#8 BEST CITY IN THE SOUTH
(SOUTHERN LIVING)

CULTURAL & SPORTS ATTRACTIONS

Atlanta is a vibrant destination with a thriving arts scene, renowned dining, and passionate sports fans.



ATLANTA BRAVES | TRUIST PARK



GEORGIA AQUARIUM,
THE KING CENTER, CNN STUDIO TOUR

TRANSPORTATION ACCESS

Hartsfield-Jackson remains one of the world's most connected and efficient airports, reinforcing Atlanta's position as a business and tourism gateway.



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA FALCONS & UNITED FC |
MERCEDES-BENZ STADIUM



ATLANTA LEASING
& INVESTMENT

ATLANTA, GA

Atlanta is primed for significant appreciation in the coming years, driven in part by its selection as a host city for the 2026 FIFA World Cup. This global event is expected to bring a surge in international attention, tourism, infrastructure investment, and long-term economic impact, further elevating property values and accelerating growth across the region.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It serves as the cultural and economic hub of the ninth-largest metropolitan area in the country. The city has a well-diversified economy with strong concentrations in logistics, media, information technology, entertainment, tourism, financial services, and education.

Recognized as a global city, Atlanta ranks 8th in the U.S. and 36th worldwide in gross domestic product, boasting a GDP of \$270 billion. The city hosts the headquarters of more than 30 Fortune 500 and Fortune 1000 companies and is home to over 30 colleges and universities, reinforcing its role as a hub for innovation, business, and higher education.



#1 BEST PLACES TO LIVE IN THE
U.S. (MONEY.COM 2022)



#4 OF THE SOUTH'S BEST CITIES
(SOUTHERN LIVING 2023)



#4 MOVING DESTINATION
IN THE NATION (2024)

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MEET THE TEAM



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AL&I Operations



BROOKE SEALS
Research and Communications



ATLANTA LEASING
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