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OFFERING MEMORANDUM

FOR LEASE | 10,055 SF WAREHOUSE
± 3.22 - 7.57 ACRES

2810 Regina Dr NW, Atlanta, GA 30318



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

Atlanta Leasing Investment is proud to present 2810 Regina Dr, a leasing opportunity in the Center Hill neighborhood of Northwest Atlanta. This ± 7.57 acre property includes a $\pm 10,055$ 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.



2810 REGINA DR NW, ATLANTA, GA 30318

► 404.348.4448 ext #9

► AtlantaLeasing.com/2810ReginaDrNW



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Lease rate:**Subject to offers**

Submarket:

Chattahoochee

Vacancy:

6.2%

Pricing

\$5 - 10K / Acre / Month

Guidance:

Low: raw land

- ±3.25 acres
- not fenced, not paved
- no building
- \$5K / month

High:

- ±4.25 acres
- paved & fenced
- with building
- \$10K / month

Building:

10,055 SF

Land:

± 3.22 - 7.57 ACRES

Zoning:

Current: MRC-2 / Future: Sup for IOS

Asset Class:

Warehouse / IOS

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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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**ATLANTA LEASING
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EXTERIOR



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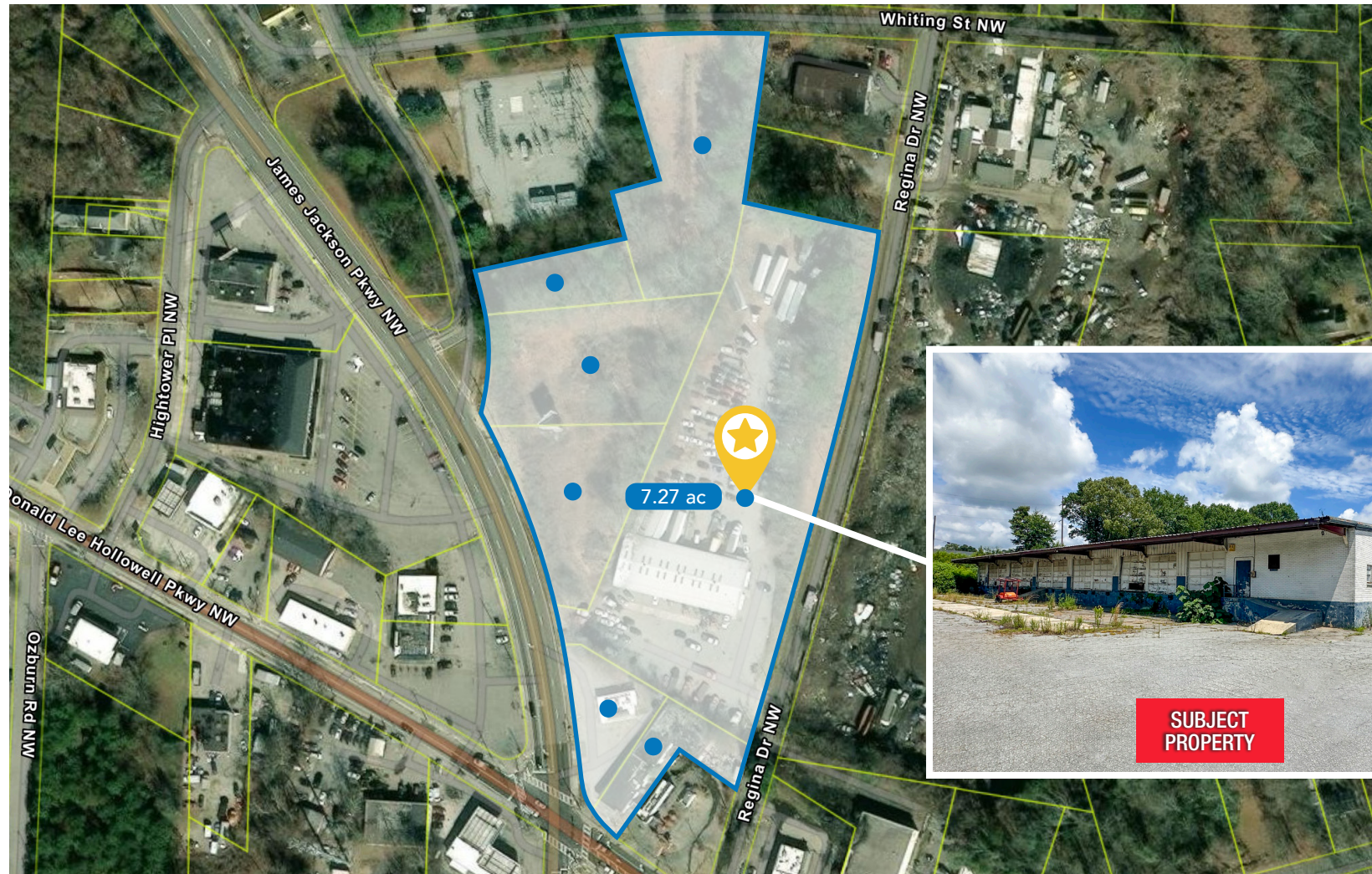
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**ATLANTA LEASING
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SITE PLAN



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**ATLANTA LEASING
& INVESTMENT**

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
& INVESTMENT**

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
& INVESTMENT**

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)**



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

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

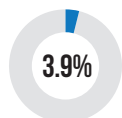


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

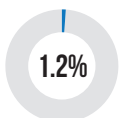
ECONOMIC GROWTH & WORKFORCE TRENDS

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.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

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

34% Millennial Population



46% Gen Z Population

within 1 mile of Downtown

MAJOR EMPLOYERS

Google

Coca-Cola



DELTA



NCR

Honeywell



Microsoft

QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS

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



**#1 TOP TRENDING TRAVEL
DESTINATION**
(BOOKING.COM)



**#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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