

*Classic Atlanta*



The Medici

RETAIL & RESTAURANT SPACE AVAILABLE

WEST BUCKHEAD – ATLANTA





A transformational redevelopment bringing specialty retail and dining to Atlanta's best neighborhood.

**+23,000 SF OF RESTAURANT & RETAIL SPACE AVAILABLE**

**FLEXIBLE SPACES RANGING FROM 1,500 SF TO 10,000 SF**

**EASY REGIONAL ACCESS**

**PLENTIFUL PARKING**

THE MEDICI • CLASSIC ATLANTA





















MIDTOWN

DOWNTOWN

WEST MIDTOWN

**THE BORGHESE**  
54 LUXURY CONDOS

**THE FORUM**  
CLASS A OFFICE SPACE

**THE ROCCA**  
307 UNIT MULTIFAMILY

**BELL BUCKHEAD WEST**  
280 UNIT MULTIFAMILY

**THE RINALDI**  
CLASS A OFFICE SPACE

**THE PALISADES**  
CLASS "A" MEDICAL  
OFFICE BUILDING

**THE BLANK FAMILY  
FOUNDATION**

**CORSO ATLANTA**  
280 UNIT SENIOR LIVING

**NORTHWEST MEDICAL CENTER**  
CLASS "A" MEDICAL OFFICE BUILDING



HOWELL MILL RD

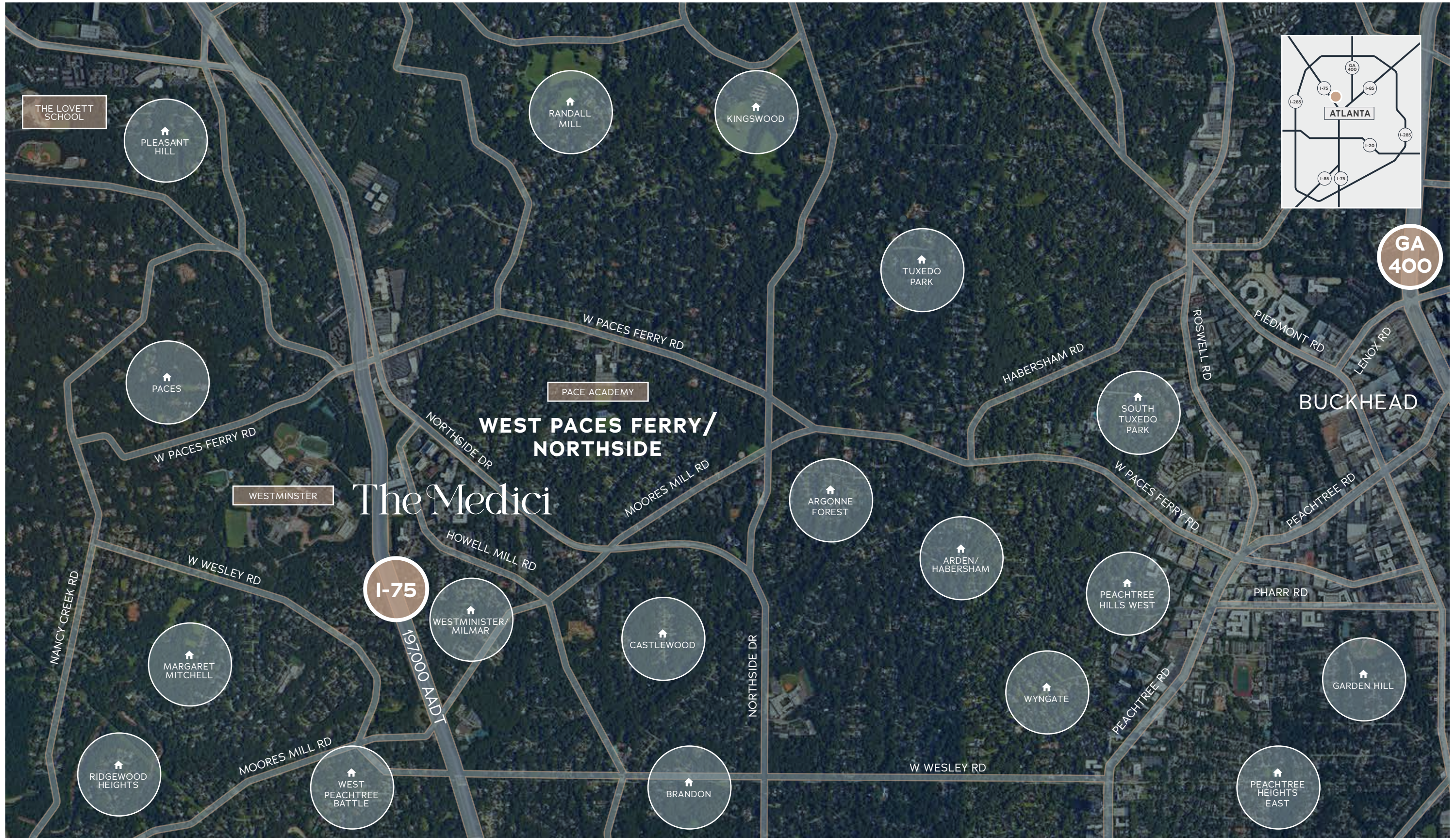
NORTHSIDE DR  
15,600 AADT

I-75

197,000 AADT

THE MEDICI · CLASSIC ATLANTA







# West Paces Ferry & Northside Merchants



LITTLE REY



LOCAL THREE



HOUSTON'S



THE DAILY



BABY BRAITHWAITE



OK CAFE



H. STOCKTON



LAKE



PALA BAKERY



BLUE RIDGE GRILL

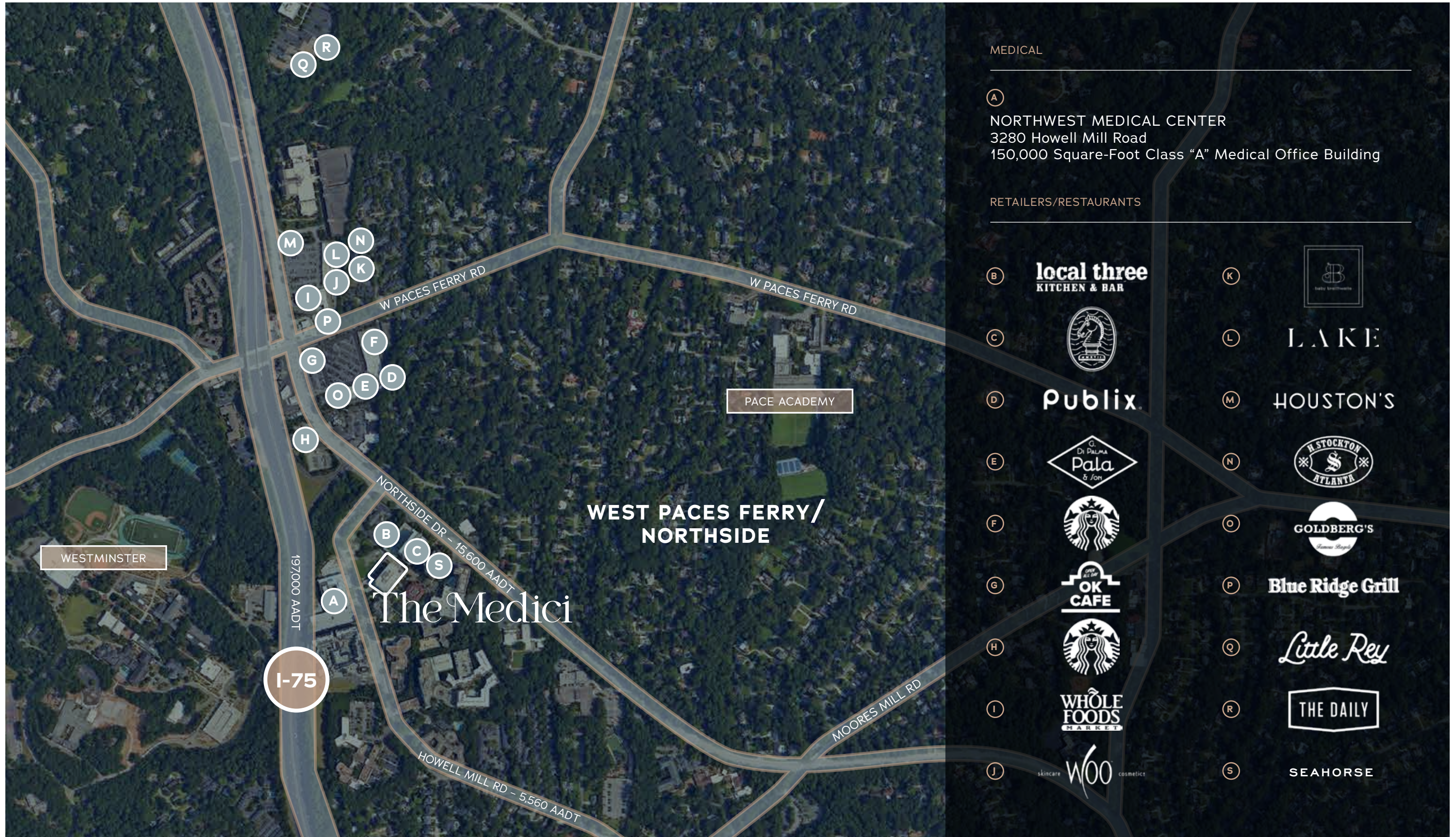


WARHORSE

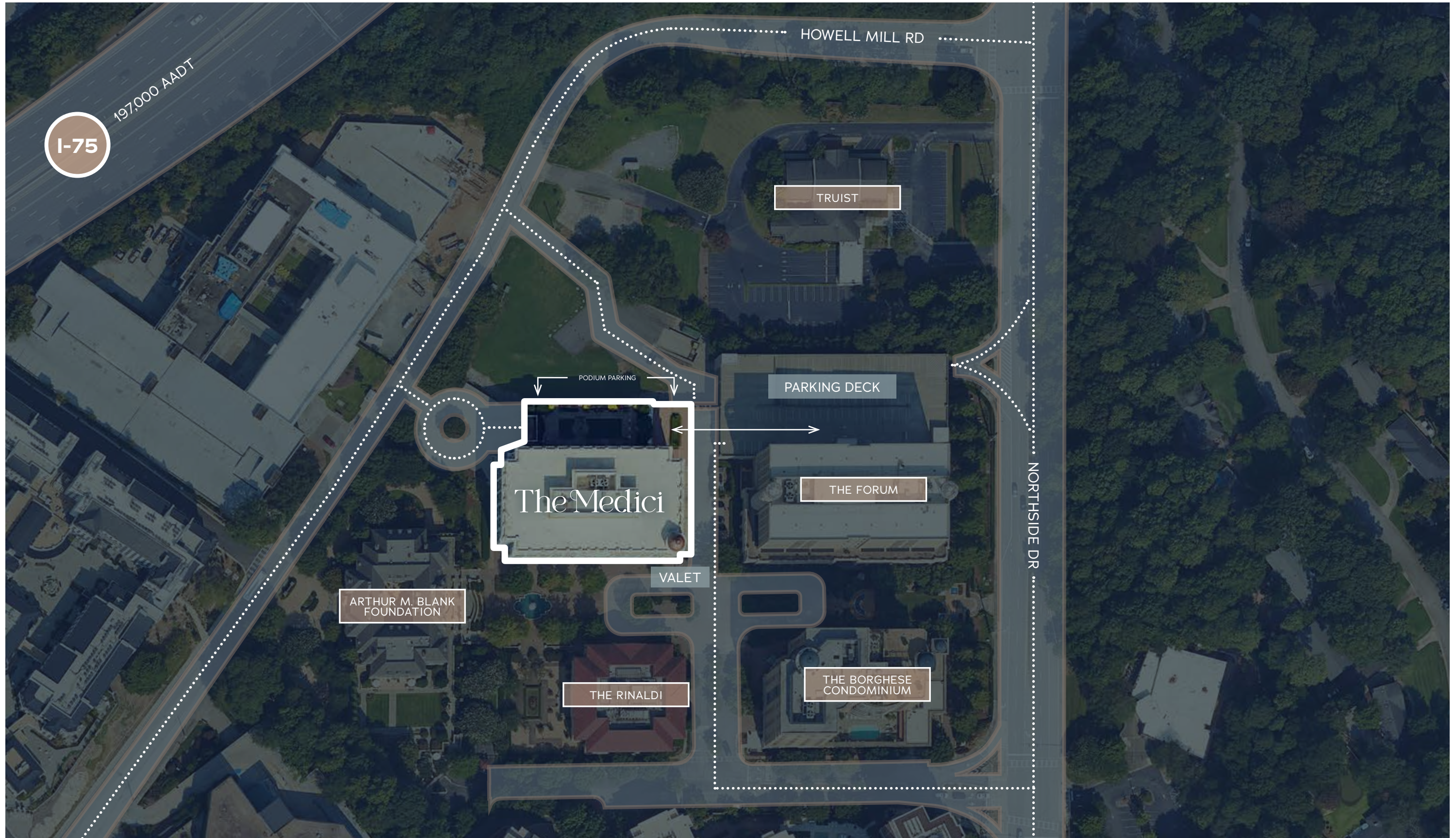


WOO SKINCARE & COSMETICS











# West Paces Ferry & Northside

## POPULATION

6,393  
1-mile radius

75,194  
3-mile radius

## AVERAGE FAMILY INCOME

\$510,311  
1-mile radius

\$418,410  
3-mile radius



## MEDIAN HOME VALUE

\$1.16 M  
1-mile radius

\$836,729  
3-mile radius

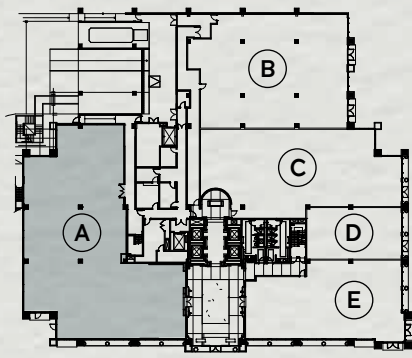
## HOUSEHOLDS

2,956  
1-mile radius

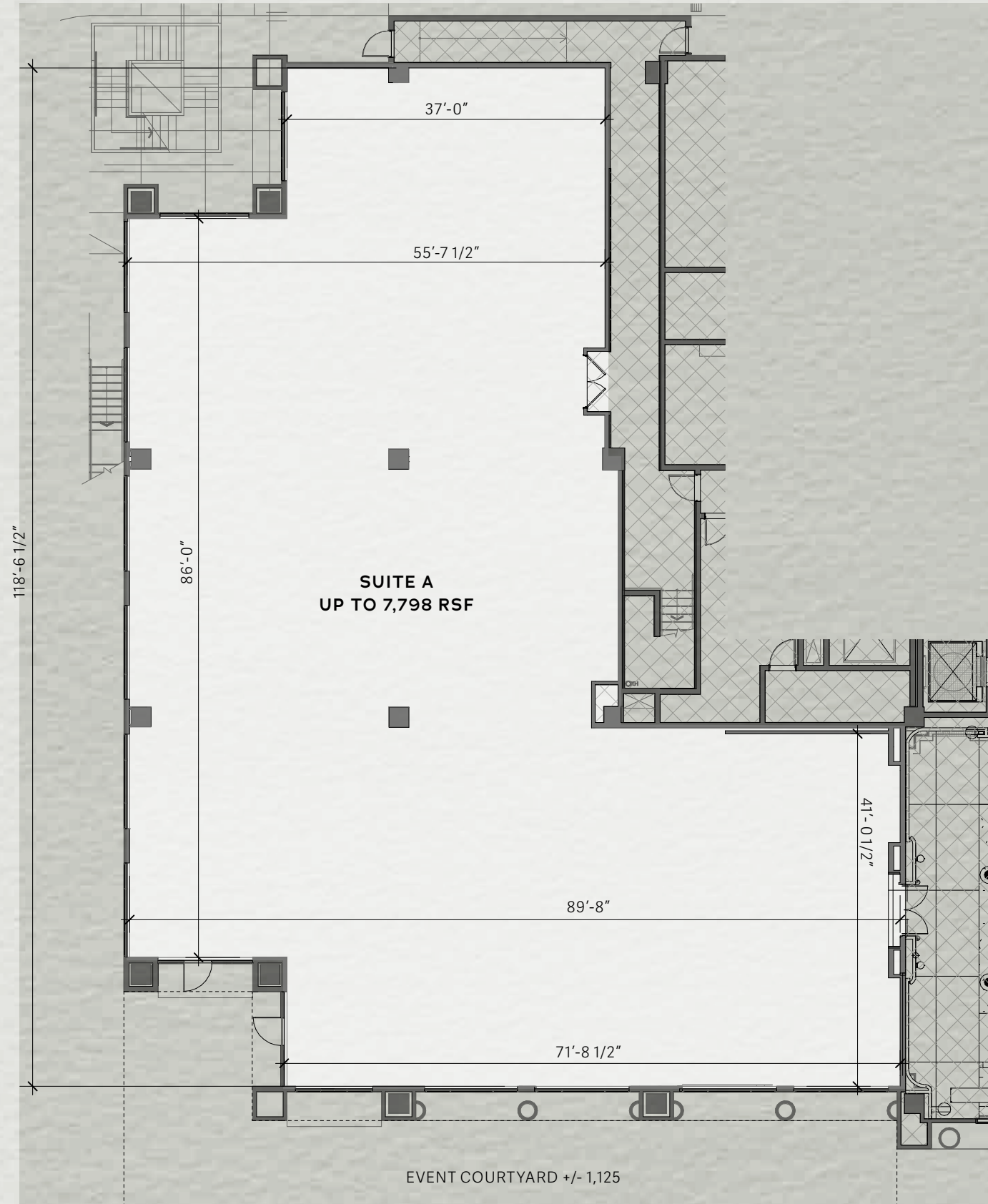
38,135  
3-mile radius

2010-2020 Census, 2024 Estimates with 2029 Projections

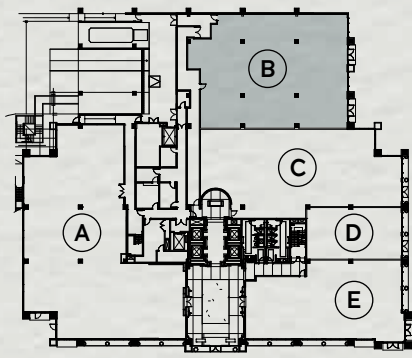




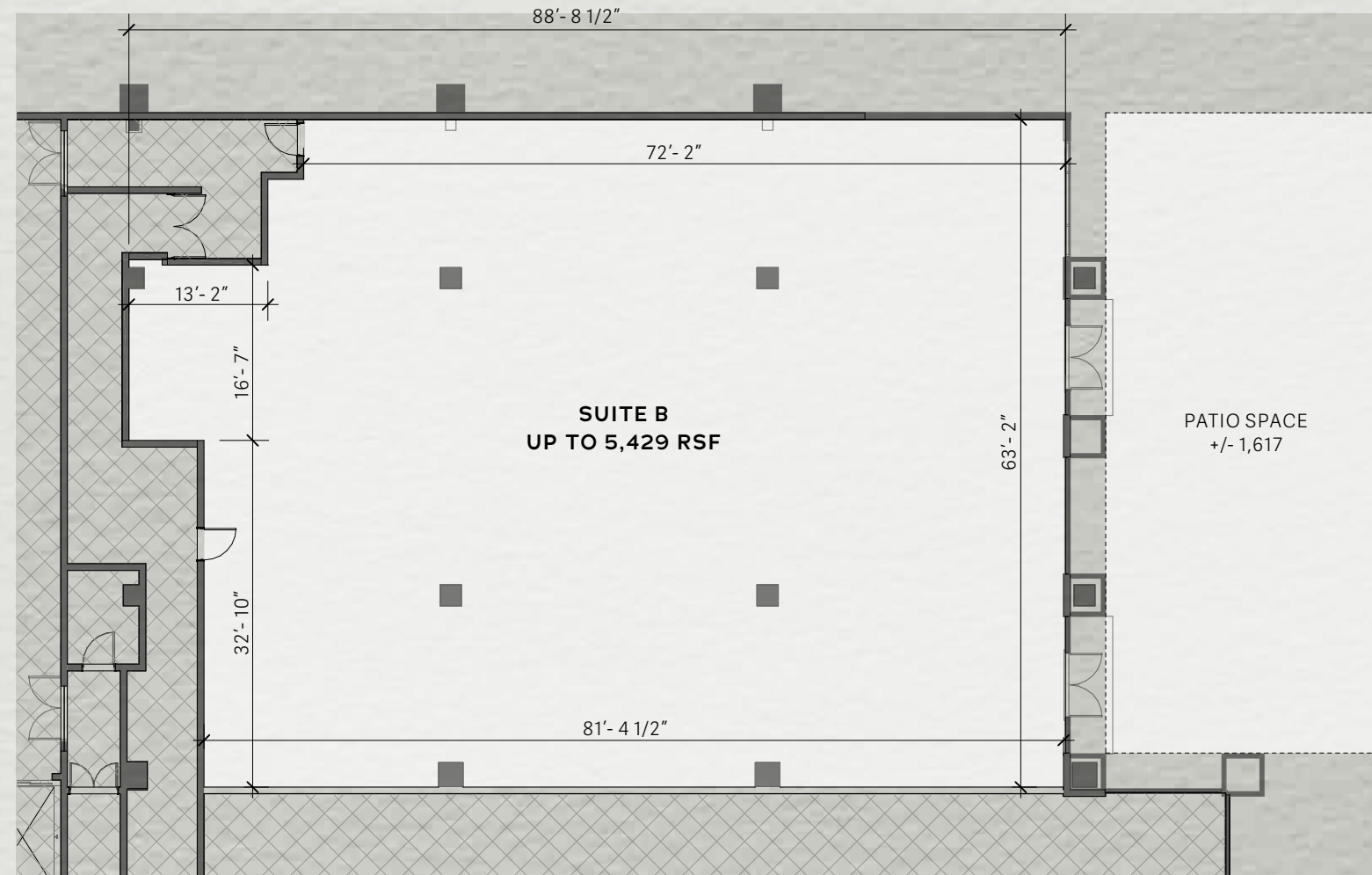
SITE PLAN KEY



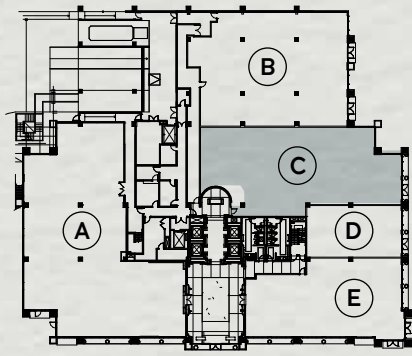




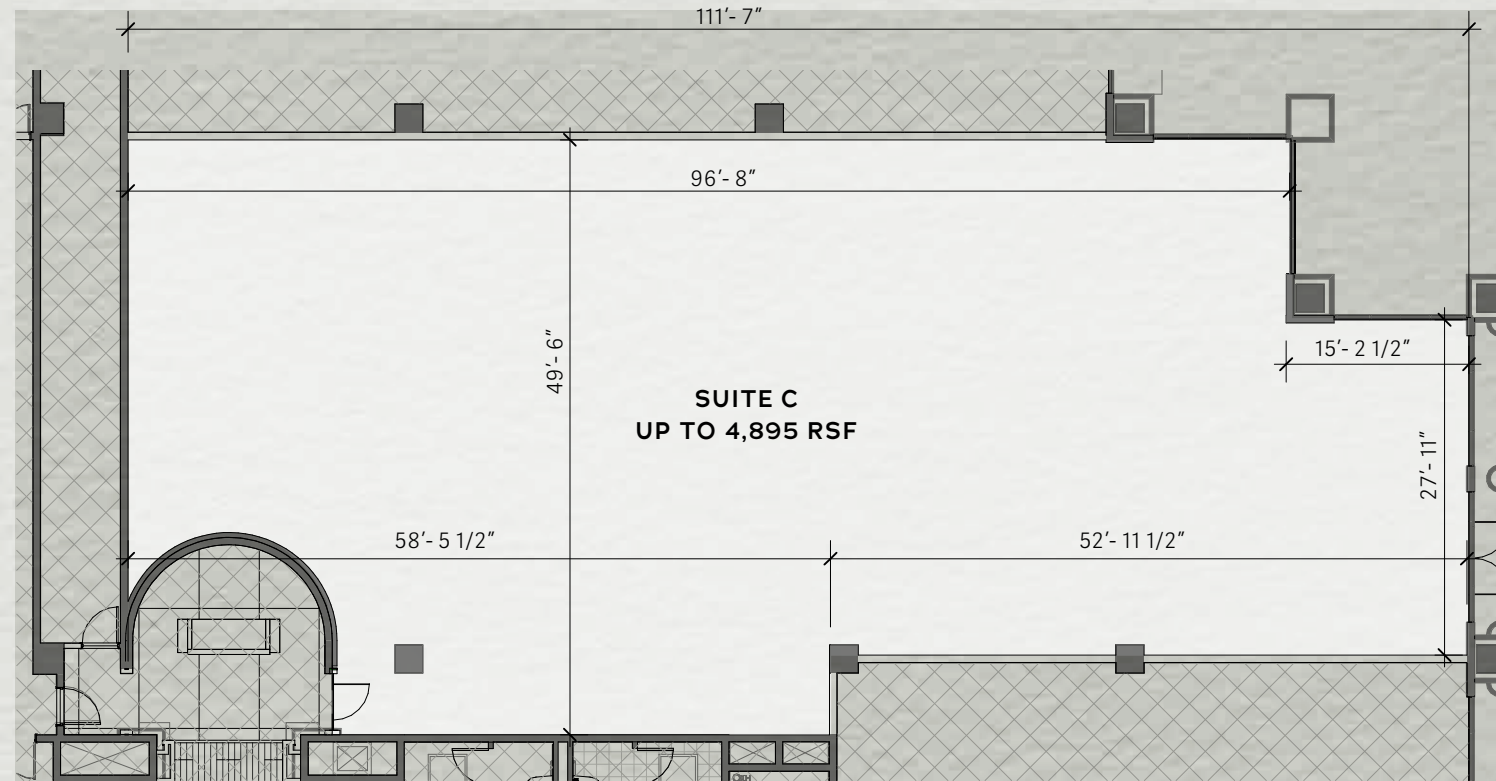
SITE PLAN KEY



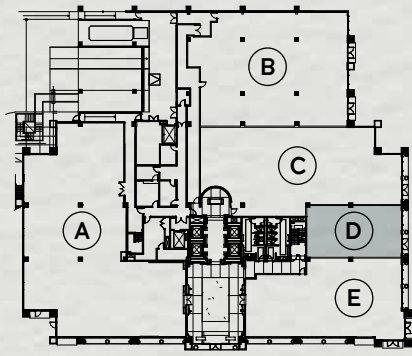




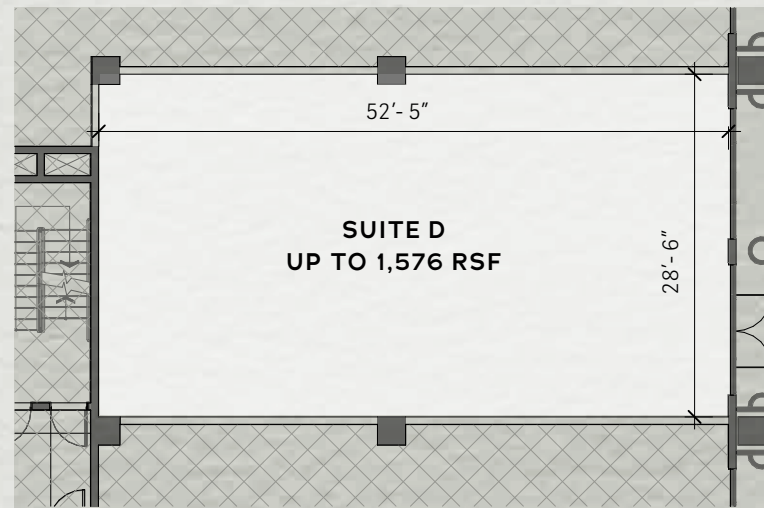
SITE PLAN KEY



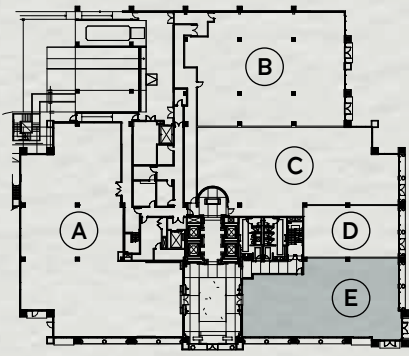




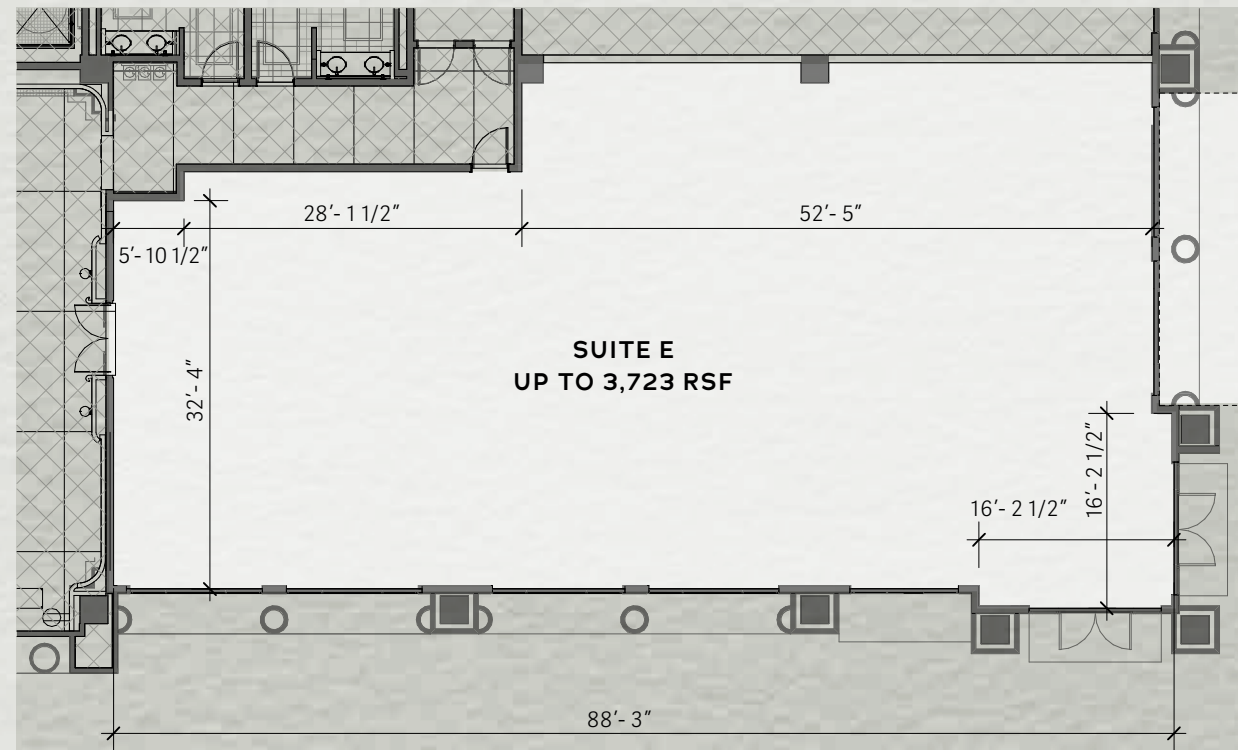
SITE PLAN KEY







SITE PLAN KEY







HEALEY  
WEATHERHOLTZ  
PROPERTIES

**COLEMAN WEATHERHOLTZ**

Partner, Leasing & Advisory

[coleman@hwproperties.com](mailto:coleman@hwproperties.com)

(404) 995-2409

PIEDMONT OFFICE REALTY TRUST, Owner

# The Medici

3284 Northside Pkwy NW, Atlanta, GA 30327