



# Buckhead

Thriving, Distinctive, Extraordinary

**Buckhead means business.**

**Buckhead is Atlanta's premier business community -- home to a growing number of corporate headquarters and innovative technology companies and a hub for commercial real estate and finance. Located in the geographic heart of metro Atlanta, Buckhead is an address of both distinction and convenience.**

[Get to know Buckhead a bit better...](#)

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**INSIDE**

Five Fast Facts

Labor

Employment Center

Innovation

Housing

Hospitality

Arts & Culture

Greenspace

Education & Events

Affordability

Accessibility

Connectivity

Safety

Buckhead History

Vision

## Five Fast Facts

### LABOR

30% increase in job growth from 2010-2020

### HOUSING

8,700 new housing units built since 2010

### QUALITY OF LIFE

Considered the most attractive place to live in Atlanta by 59% of residents and workers

### AFFORDABILITY

Median household income in Buckhead is \$123,000 per year

### SAFETY

24% decrease in reported crimes since 2019



## Labor

Young, highly educated residents – nearly half of Buckhead’s population is between 25 and 54.

**~43K**

people who live and work in Buckhead

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**100k+**

residents (1/5 of the city’s population)

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**130k+** jobs

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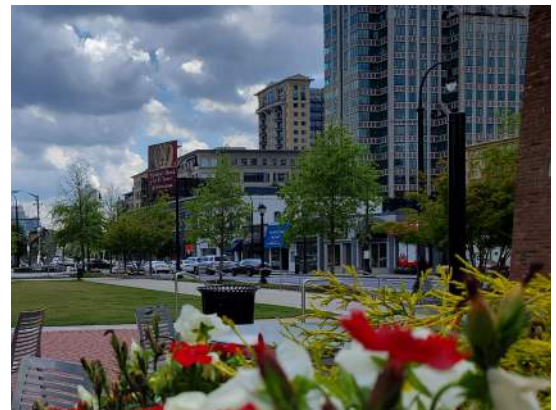
**295k+**

students enrolled in the Atlanta region’s colleges and universities

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**74%**

of residents have completed a Bachelor’s degree or higher, compared to 26% of the City of Atlanta



**J.P.Morgan**



**sharecare**

*“Buckhead has been a tremendous asset to us in the city,” says Eloisa Klementich, president and CEO of Invest Atlanta. “I’ve had a lot of companies land in and call Buckhead home. The huge number of amenities – retail, business, financial and all of the sectors – add to the makeup of [Atlanta] as a city.”*

## Employment Center

**18M+**  
sq.ft. office space

**219**  
office buildings

**89%**  
class A office

**14**  
corporate  
headquarters

**4**  
Fortune 500 & 1000  
companies

**64**  
public companies

Buckhead is home to a growing number of corporate headquarters and innovation centers.



THE  
LOUDERMILK  
COMPANIES

Novelis

accenture

SPANX®

carter's®



Cousins



globalpayments



**8,300+**  
businesses

# Innovation

## Atlanta's Startup Hub - Atlanta Tech Village

### Programs & Scholarships:

- **Pre-Accelerator**

Atlanta Tech Village's It Takes A Village Pre-Accelerator Program gives startups led by women and people of color the opportunity to gain direct access to community, education, mentorship and capital.

- **Atlanta Startup Village**

A forum to provide space for the new expression of ideas and business, but to also give entrepreneurs a place to discuss roadblocks and moving forward in a fun, friendly, inclusive environment.

**\$3.4 billion**

raised by Village companies and graduates

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**11,000+**

jobs created by Village companies and graduates

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**~100**

underrepresented founders have been supported through 12 cohorts of the It Takes a Village pre-accelerator program



ATV is the fourth largest tech space in the U.S.



*With its quality of life, access to transit, education and highly educated workforce, [David] Cummings says Buckhead provides the perfect ecosystem where technology startups flourish.*  
- Georgia Trend

**Where city life is reimaged.**

## Housing

Whether your lifestyle calls for the convenience of high-rise living or the expansiveness of a traditional neighborhood, Buckhead has a place where you'll feel right at home.

**40+**

Unique neighborhoods

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**91%**

of multi-family properties have over 250 units

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**\$700k**

Median Home Value

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**\$2,010**

Median Rent



*“Economically, Buckhead is thriving. And where business and industry go, people, families, housing and retail follow.”  
- Georgia Trend*

## Housing

Buckhead offers a plethora of housing options ranging from city lofts to single-family homes in a variety of styles to sprawling estates. Market statistics for Buckhead, as of December 2022, show a strong, viable housing market.

**68%**

of housing units are multi-family

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**28,000+**

multi-family units

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**809**

multi-family units under development  
in 2023



Livable Buckhead's 2018 Buckhead Housing and Commute Study found that there was a mismatch between Buckhead's growing jobs and available housing. The study showed that increasing the number of workers who also live in Buckhead could have a positive impact on local traffic and proposed an action plan to almost triple the number of people living and working in the community.

Employer assisted housing (EAH) programs are methods employers can use to reduce their employee's housing costs. To determine the feasibility of an EAH program, HR&A and Livable Buckhead completed 18 interviews—with a mix of public, private, and nonprofit firms with a presence in Buckhead and the greater Atlanta region.

**Beautiful living is  
Buckhead's style.**

# Hospitality

**6,560**

hotel rooms

**300+**

restaurants

**8**

luxury hotels

**4**

world-class  
shopping districts

**2**

live performance  
venues



*Buckhead houses the largest concentration of luxury shopping in the southeast, including the notable Lenox Square and Phipps Plaza shopping centers.*

## SPOTLIGHT

### Buckhead Village District

Serving up modern, chic food and fashion in the heart of Atlanta's iconic Buckhead neighborhood, Buckhead Village is a shopping and dining destination featuring retail from the world's top fashion houses and emerging artisans, decadent global culinary adventures, as well as wellness classes and experiences.



## Arts & Culture

**Buckhead, home to Atlanta's largest concentration of art galleries in one location, is also home to an extensive collection of public art, all within easy walking or biking.**



# 70+

art galleries

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- **The Shops of Miami Circle**

The single largest gathering of fine art galleries in Atlanta, Miami Circle is a top resource for both the interior designer and retail customer.

- **Atlanta History Center**

What began as a small, archival-focused historical society grew to encompass 33 acres of curated Goizueta Gardens, four historic houses, varied programming and a range of signature and temporary exhibitions housed in the Atlanta History Museum.

- **Museum of Contemporary Art Georgia**

MOCA GA is a central leader in the arts in Georgia through investment in the community and preservation of the legacy of the past, present and future of local art.

- **Atlanta Decorative Arts Center**

Located in the prestigious Buckhead community of Atlanta, ADAC consists of more than 550,000 square feet of the Southeast's largest collection of luxury furnishings for residential, hospitality and contract projects.

# Greenspace

# 697

acres of parks & greenspace in Buckhead

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Old Ivy Park



Chastain Park



Bobby Jones  
Golf Course



Bagley Park

The Buckhead Collection is an interconnected network of parks, trails and green spaces serving the social, economic, mobility and environmental needs of Buckhead residents, workers and visitors. The Buckhead Collection is comprised of seven subsystems, each having its own individual plan.

## Education & Events

Buckhead is home to many public and private schools and is in close proximity to some of the region's finest universities:

UGA Terry College of Business  
Georgia Tech  
Emory University  
Georgia State University

North Atlanta High School graduation rate is ~6% higher than Atlanta Public Schools on average.

North Atlanta High School also offers an IB program, the only school in the APS system to offer an International Baccalaureate degree.

Private education in Buckhead:

Atlanta International School  
The Lovett School  
Pace Academy  
Atlanta Girls School  
Atlanta Classical Academy  
The Galloway School



Annual events in Buckhead bring together thousands of residents, businesses, and visitors:

AJC Peachtree Road Race  
Peachtree Road Farmers Market  
Georgia Putting Championship  
Bodacious Blooms Flower Festival  
Taste of Buckhead  
Christkindl Market  
Komen Georgia MORE THAN PINK Walk



**Where business meets  
the environment.**

## Affordability

# 53%

of households earn \$100,000 annually

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# 39%

of Atlanta's high-paying professional jobs

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Between 2000 and 2020, Buckhead more than doubled its multi-family housing units, adding an average of 770 new units per year.

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Local and regional programs help offset commuting costs for Buckhead residents and commuters:

- Reduced fare for MARTA
- Monthly gas cards for 2, 3, and 4-person carpools
- Ride-matching services
- Rewards & incentives for logging commute trips

*The Employer Assisted Housing program will also aid in reducing commute distances and costs as employees have more opportunities to live, work and play in Buckhead.*



Piedmont Atlanta

## Healthcare

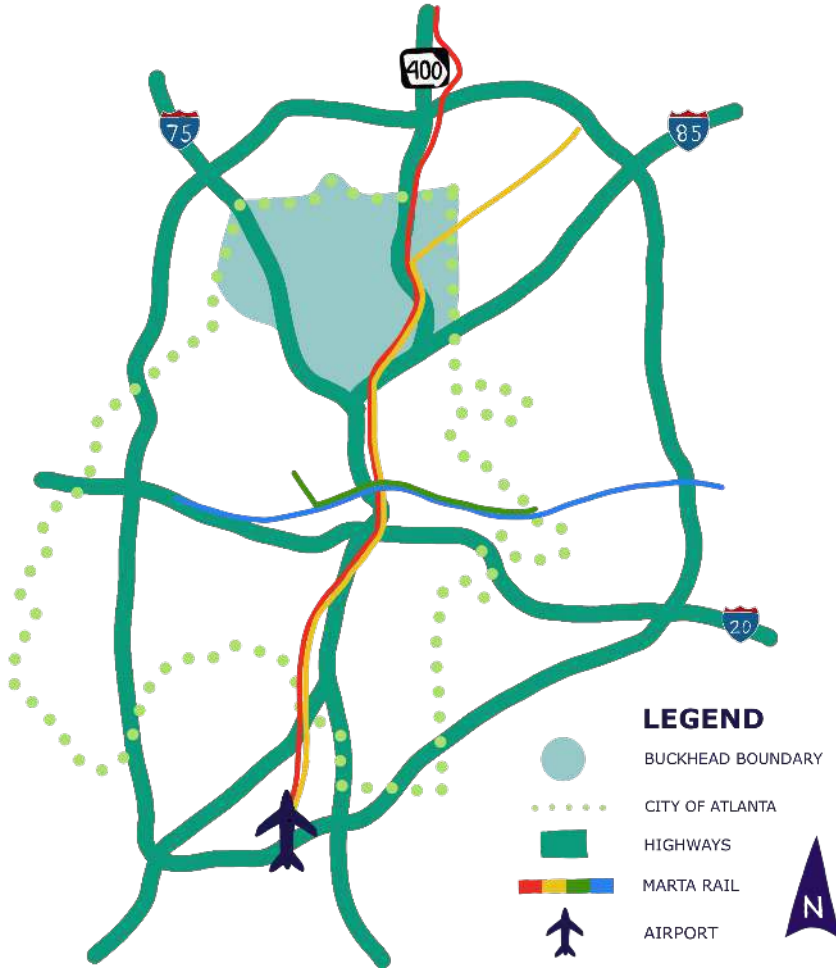
# 2

major hospitals - home to the nation's largest catastrophic care hospital, the world-renowned Shepherd Center

# 12

primary and urgent care centers

# Accessibility



Anchored by three MARTA stations: Buckhead Station, Lenox Station, and Lindbergh Center Station



Exceptional access to major highways (I-75, I-85, GA 400)

Over 18 miles of completed bike lanes, including the PATH400 trail

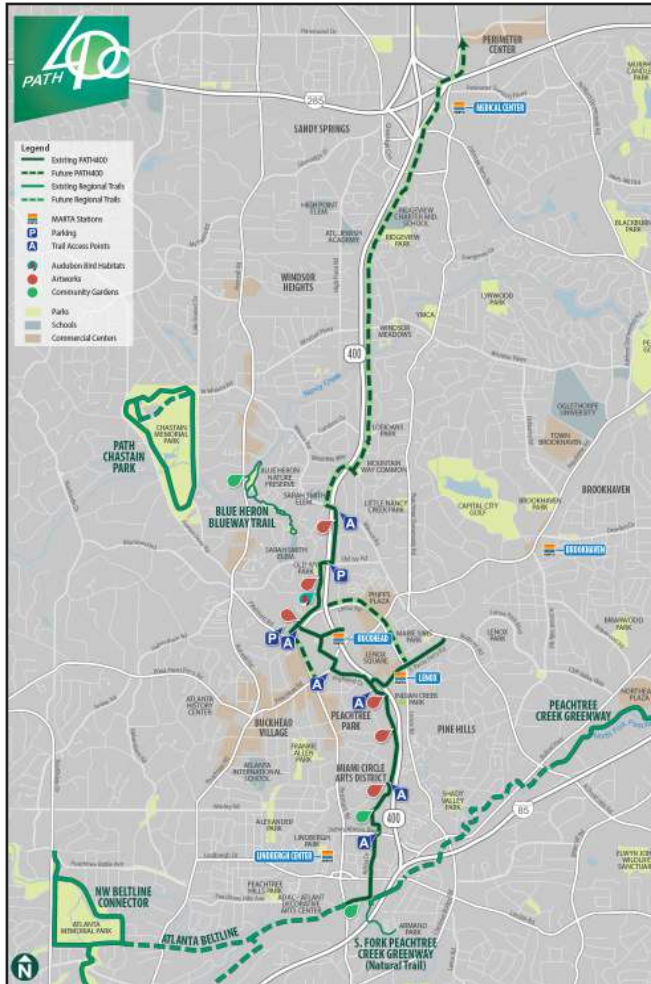


City of Atlanta's first on-demand, micro-transit shuttle system

35-minute drive / 40-minute ride on MARTA to Hartsfield-Jackson International Airport and a 15-minute drive to Peachtree Dekalb Airport



# Connectivity



# 18+

miles of bike lanes

PATH400 is Buckhead's 5.2 mile multi-use trail. Beginning in Lindbergh, PATH400 runs directly through the heart of Buckhead along GA 400.

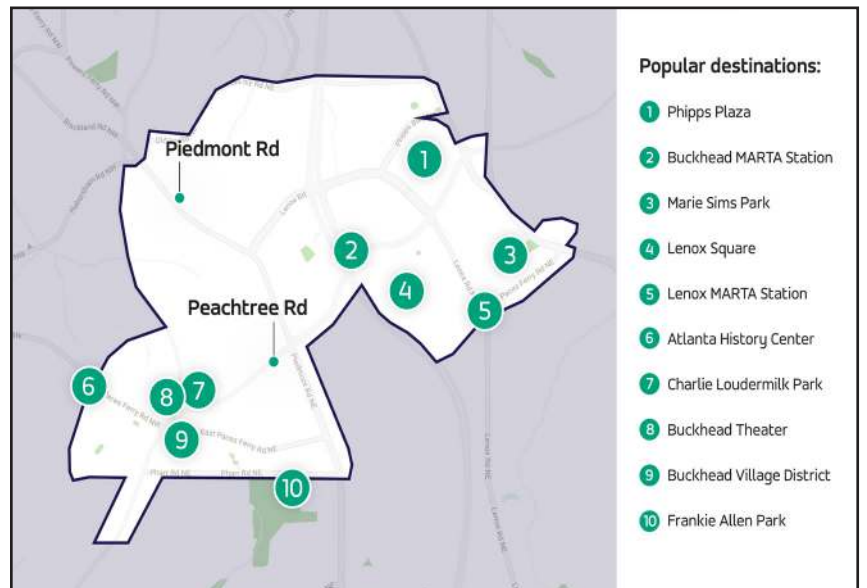
The trail offers multiple access points and is a safe alternative for active commutes, like biking and walking.

PATH400 links Buckhead's three MARTA stations and will soon connect to the Atlanta BeltLine, providing commuters and residents easy connectivity to the rest of the city and region.



The Buc is Buckhead's on-demand, shared transportation service, providing free connectivity to and from the Buckhead and Lenox MARTA stations.

The Buc offers riders the ability to commute, run errands, and explore Buckhead, all without needing a car.



# Connectivity



The Buckhead Community Improvement District is working to make Buckhead a more accessible and livable urban environment.

The BCID invests in enhancing pedestrian, cycling and vehicle infrastructure through connectivity and safety improvements projects.

Since 1999, the BCID has leveraged \$90 million of local funding to secure \$75.6 million in outside investment to improve infrastructure throughout the community.

## WALKABILITY

# 87

Buckhead Community Improvement District walkscore

# 8%

of Buckhead workers walk or bike to work



**The address of choice.**

## Safety

“A collaborative, community-wide effort has helped APD make tremendous progress on reducing crime in Buckhead. We continue to see improvement, and we are thankful for the resources and support that Buckhead has provided to help achieve these results.”

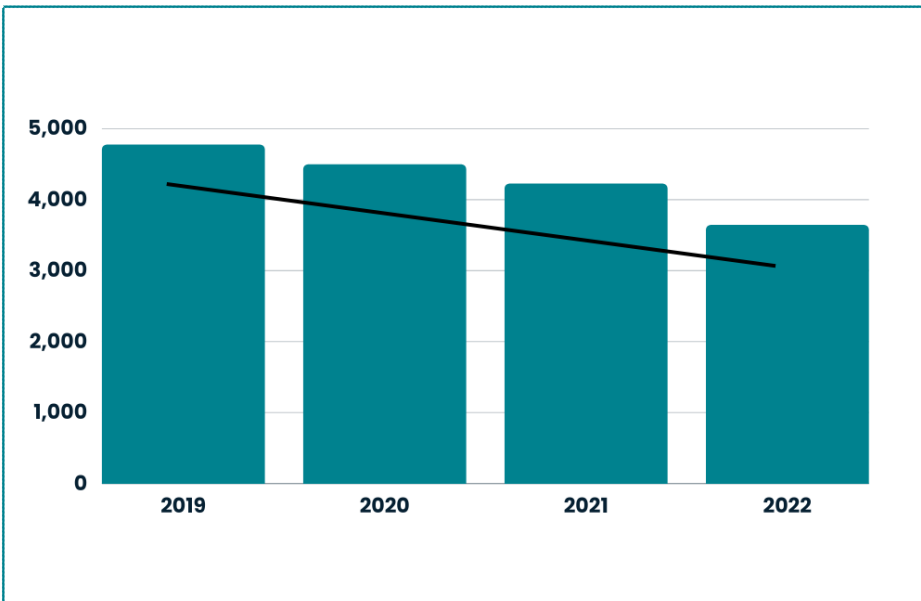
*Major Ailen Mitchell, Commander, Atlanta Police Department Zone 2*

## Crime Reduction Award

Atlanta Police Department Zone 2, which includes Buckhead, was awarded the City of Atlanta’s Crime Reduction Award two consecutive years (2021 & 2022).

This achievement represents the greatest reduction in crime among all six zones in the city.

\*Total number of reported Zone 2 crimes each year



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## \$1.3M

Allocated for a new Georgia State Patrol post off West Paces Ferry Road by the Governors Mansion. Construction is anticipated to break ground in 2024.

# Safety

Local organizations have come together to create a better and safer Buckhead. Community-wide safety measures include:

- Buckhead Security Council
- Bike Patrols and Additional Patrol Vehicles
- APD Buckhead Village Precinct
- Buckhead Public Safety Foundation
- Buckhead Safety Alliance
- Hide, Lock, Take Campaign
- Officer Housing Program



In June of 2022, the Atlanta Police Department opened a new police precinct in Buckhead’s central business district. The precinct houses 12 APD officers and 2 supervisors and is located in the West Village, near the intersection of Peachtree Road and West Paces Ferry.

*“This opening of this precinct will bolster our efforts to keep everyone who lives, works and plays in this bustling business district to keep them safe.” - Mayor Dickens*

***A history of growth.***

## Buckhead History

Originally conceived as a trading post at the intersection of two major Native American trading routes, Buckhead not only retained its importance as a major hub of commerce but has also grown in ways few ever imagined was possible. Annexed to the City of Atlanta in 1952, Buckhead has been crowned as the economic heart of the city since its establishment. As early as 1960, Fortune magazine described Buckhead as “the top encampment of business executives in the Southeast.”

From a relatively small bedroom community populated by local businesses, Buckhead is now one of the country’s largest urban mixed-use development areas, combining major office, retail, hotel, restaurant, entertainment, and high-rise residential development within its commercial core area.



Special Collections Department, Pullen Library, Georgia State University

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## Growth since 2000

# 44%

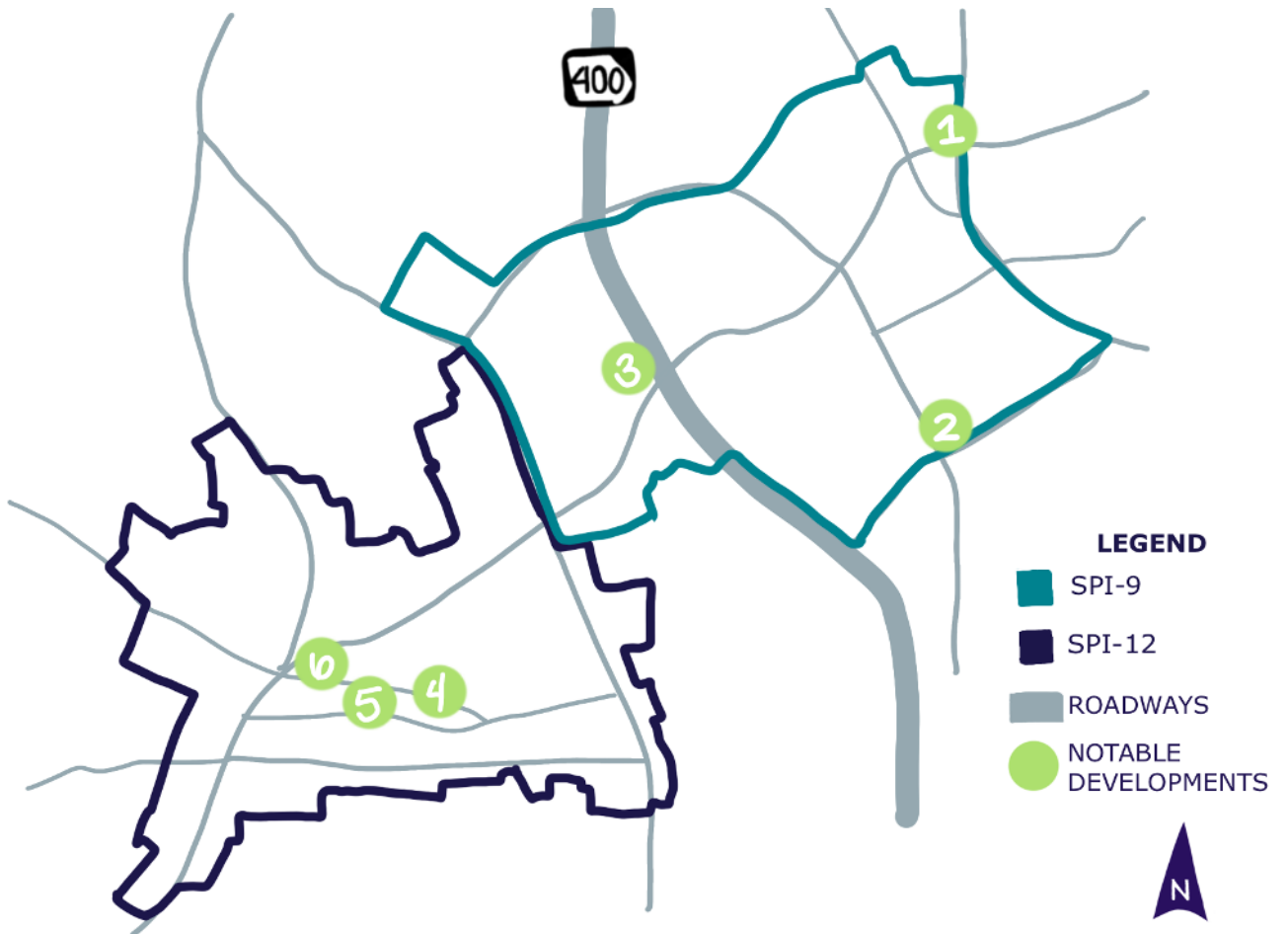
of Atlanta’s population growth has been in Buckhead

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Buckhead has grown at twice the rate of the City as a whole

In 2018, The Wall Street Journal lauded “Buckhead... a major commercial and financial center of the Southeast.”

# Development



## Notable Developments since 2020

1. Church at Wieuca (mixed-use)

2. 3321 Lenox Road (residential)

3. 3350 Peachtree Road Greenspace

4. 359 East Paces Ferry Road (first mass timber development)

5. Fetch Buckhead (309 Buckhead Avenue)

6. The Charles Buckhead (3107 Peachtree Road)



**700+**  
developments since 2012 (including proposed, planned & completed)

**167k**  
sq. ft. of office space currently under construction

**25%**  
share of Atlanta's office space

## Spotlight: Sustainability

Buckhead is home to some of the most successful, competitive, and cutting-edge businesses in the southeast, the country, and in some cases, the world. Energy is a critical component to any business' ability to prosper. Sustainability in energy focuses on the built environment and engaging our innovative business community.

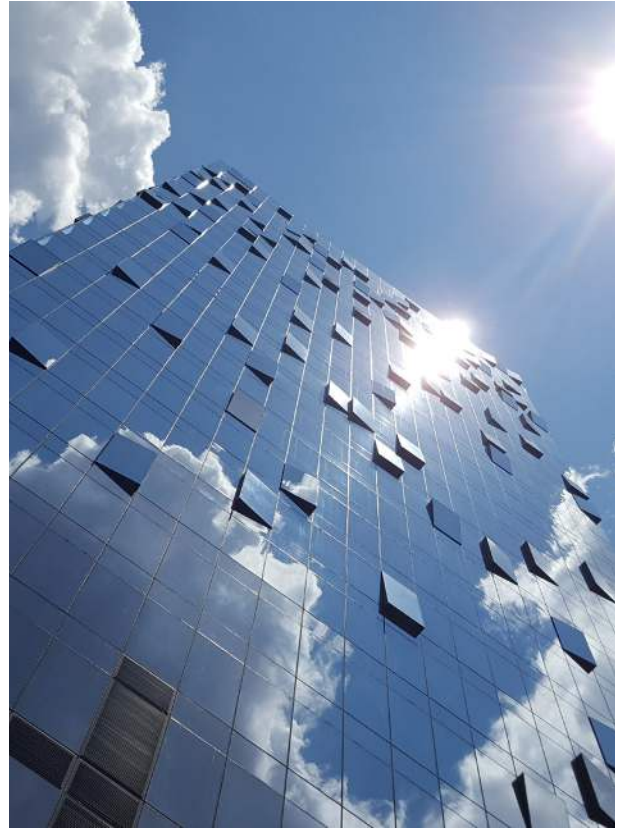
**14** Fitwel certified buildings

**66** LEED certified buildings

**47M** square feet, the largest concentration in the City

**1/3** of the entire City's stock of Gold certified and above

**89** public EV charging stations



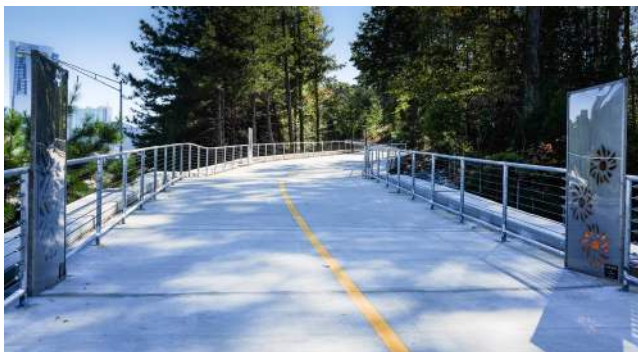
### Buckhead Sustainability Action Plan

Buckhead is uniquely situated to drive and demonstrate first-in-class sustainable innovation given its identity as a dynamic and successful business hub, its residential demographics, and its expected growth in population and development. Livable Buckhead's strategic sustainability plan employs the three-pillar approach often associated with the triple bottom-line: environmental sustainability, economic sustainability, and social sustainability.

# Vision

In 2011, Livable Buckhead, a 501c3 nonprofit organization, was founded with a sustainability-focused mission aimed at building upon existing commute alternative programs, taking responsibility for the implementation of an enormous greenspace mission, enhancing quality of life and developing and launching environmentally responsible programs and projects in the community.

The transformation of Buckhead began more than fifteen years ago, with release of the Buckhead Action Plan, a Livable Centers Initiative (LCI) plan. The plan set in motion a framework for collaboration and a series of improvements to connect area parks, trails, schools, and neighborhoods to Buckhead’s central core and transit. Today’s residents, employees and visitors are discovering how connectivity and mobility options are enhancing quality of life.



## Buckhead REdeFINED Master Plan

In 2016-2017, Livable Buckhead brought together the five major civic organizations in Buckhead to develop a collective vision for the community’s future. This vision, dubbed “Buckhead REdeFINED,” identified Mobility, Vitality and Livability as the three key themes guiding Buckhead’s future.

The recommendations included in the plan range from the creation of a public space framework, to street activation, to public art installation, to pedestrian and bicycle connectivity, to transit expansion to diversification of housing opportunities. This master plan also identified the need for the development of a comprehensive sustainability strategy.

## HUB404

HUB404 will be a half-mile green space above Georgia 400 in Buckhead, creating an iconic 9-acre “cap park” above the highway.

With a direct connection to MARTA’s Buckhead station and the PATH400 trail, HUB404 will be accessible to all of Atlanta.



## About Livable Buckhead

Livable Buckhead is a nonprofit organization with a mission to make Buckhead the kind of place where people want to live and where businesses want to operate - both now and well into the future.

# \$84.4M+

Invested into sustainable solutions by Livable Buckhead, including local, state and federal dollars brought in since 1999.

### Program Areas



**CULTURE OF  
SUSTAINABILITY**



**ARTS AND  
CULTURE**



**GREENSPACE**



**HEALTH AND  
WELLNESS**



**MOBILITY**



**ENERGY**



**PUBLIC  
SAFETY**



**WASTE**



**WATER**



Multiple Buckhead organizations are working together to create a vibrant community that is welcoming for businesses, residents and visitors alike.





Developed By



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