



674 Spring St NW

Atlanta, GA

Whitney Spangler
Senior Vice President
+1 404 574 1046
whitney.spangler@colliers.com

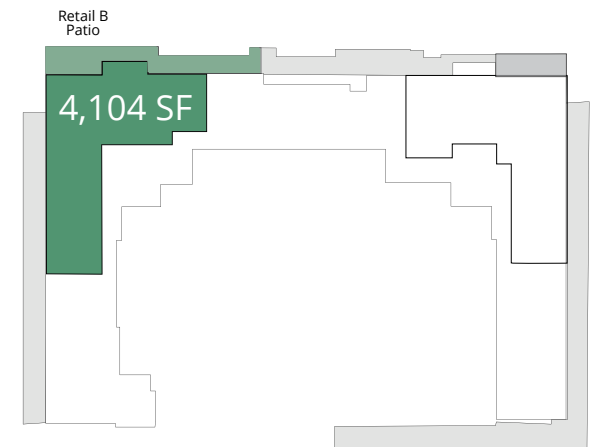
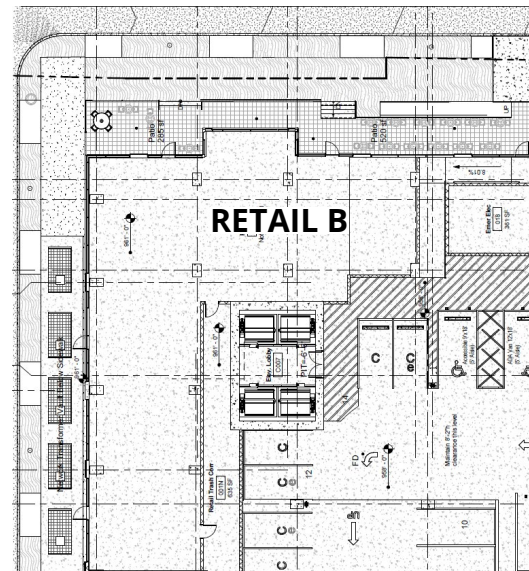
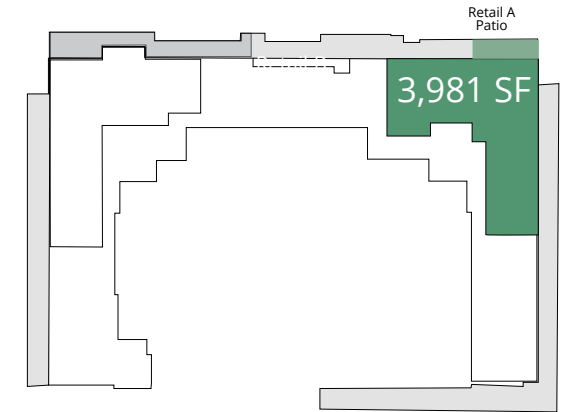
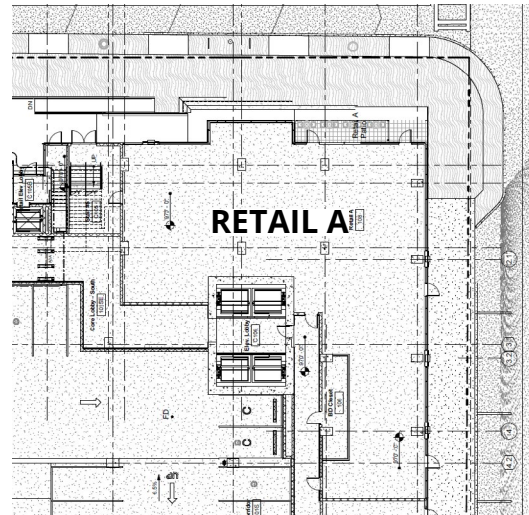
David Martos
Associate Vice President
+1 404 574 1003
david.martos@colliers.com

Haley Lyons
Associate
+1 404 877 9248
haley.lyons@colliers.com

674 Spring St

Property Overview

- New 40 story student housing, featuring 2,235 bedroom project by housing developer Landmark Properties
- The U-shaped structure will house 626 units totaling 2,235 bedrooms. Amenities include a resort-style pool with Jumbotrons, a fitness center, sports simulator, sauna, study spaces, and sky lounges
- A six-and-a-half-story parking podium with 431 spaces
- Adjacent to Georgia Tech Campus
- Direct visibility to I-85 which has a daily traffic counts of 342,000 vehicles per day



Demographics

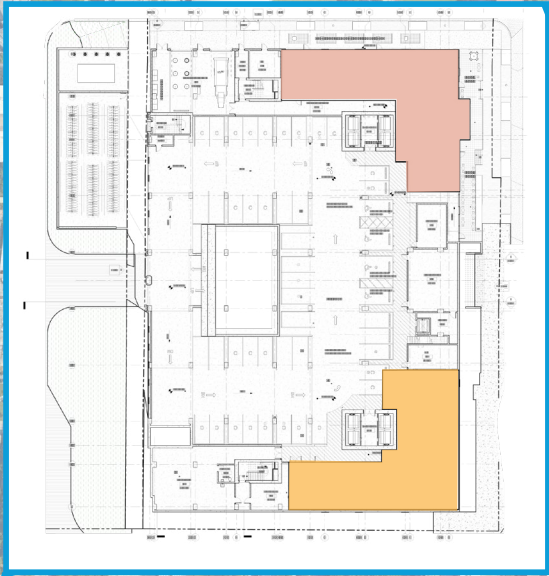
1 MILE	3 MILES	5 MILES
43,9345 TOTAL POPULATION	205,304 TOTAL POPULATION	405,279 TOTAL POPULATION
23,127 TOTAL HOUSEHOLDS	102,842 TOTAL HOUSEHOLDS	193,378 TOTAL HOUSEHOLDS
\$141,162 AVG. HH INCOME	\$140,707 AVG. HH INCOME	\$142,109 AVG. HH INCOME
137,341 DAYTIME POPULATION	411,771 DAYTIME POPULATION	682,405 DAYTIME POPULATION

Traffic Counts

11,200 VPD SPRING ST NW	30,100 VPD NORTH AVE NW
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Trade Area



GT Georgia Tech

Down Town



I-75/I-85 340,000 VPD

11,200 VPD
SPRING STREET

THE VARSITY

TECH SQUARE
LA FITNESS, GYRO, BUFFALO WINGS GO, MOES, BROS, SUBWAY, NEW YORK PIZZA

PLAZA
Pho King, J. Christopher's, M., Publi, Palm Beach Tan, Max Low Tavern

marta Midtown

marta North Ave

PONKO CHICKEN, ALTA TORO, WHICH WICH?, [solidcore], Dancing Goats

fado irish pub & restaurant

ecco

THE VORTEX

Retail A Patio

FIVE GUYS FAMOUS BURGERS and FRIES, FRESH TO ORDER fine. food. fast.

ATWOODS

CVS pharmacy

Starbucks, Amie's, T-Mobile, Rite Way, TRUIST

CYPRESS STREET

BIG PEACH RIDE + RUN

EL VALLE RESTAURANT AND BAR

The Melting Pot FONDUE RESTAURANT

Chick-fil-A

SEM SEAN MURPHY PLANTS

planet fitness, 5i FIVE IRON GOLF

A Taste of Greece

BON-TON, PaPi's Cuban & Caribbean Grill

hotel INDIGO

THE ATLAS RESTAURANT

bp

Publix