

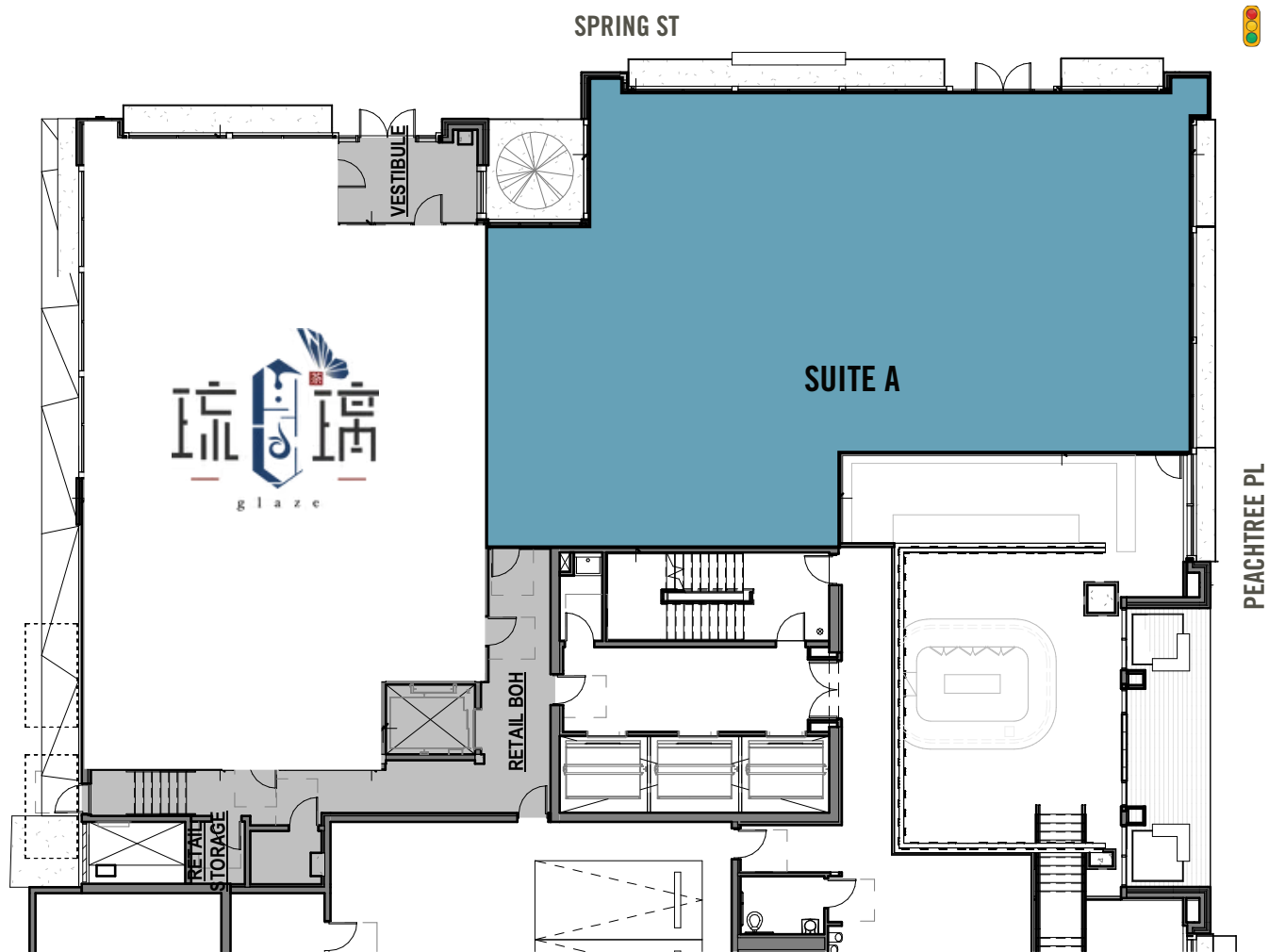


PROPERTY OVERVIEW

- » 7,000 SF of ground floor retail to complement 792 bed off-campus student housing for Georgia Tech and Georgia State University
- » Located at the signalized intersection of Spring St and Peachtree Pl with easy access to I-75/I-85 and proximity to multiple MARTA rail stations and bus service
- » Combined traffic count of 393,000 vehicles per day
- » Situated in the heart of Midtown Atlanta within walking distance to premier dining, shopping, entertainment, festivals and local events

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	46,065	197,780	402,236
Households	23,673	97,848	192,132
Daytime Pop.	117,386	393,373	711,464
Ave. HH Income	\$156,700	\$141,839	\$138,597



SUITE	TENANT	SF
A	Tous Les Jours	3,715
B-C	Glaze Tea + Cluck & Crispy Chicken	3,276

EAST ELEVATION

