



# TENS @ WEST

1010 WEST PEACHTREE STREET NW, ATLANTA, GA 30309



# MIDTOWN OVERVIEW

MIDTOWN is the second largest business district in Atlanta, situated between the commercial and financial districts of Downtown to the south and Buckhead to the north. Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings.

Nowhere else but Midtown can you walk to 150+ restaurants, 300+ acres of parks and greenspace, world class arts and attractions, shopping, events and festivals, and more.

Midtown is anchored by world-class institutes of higher education. In addition to providing exceptional educational opportunities to the district's 24,000+ student population and thousands more across the region, these colleges and universities are helping to transform Midtown into a thriving hub of innovation.



## TRANSIT

**400k+**

cars each day on I-75, I-85, and GA 400

**20,600**

avg daily riders on MARTA

**88**

walkscore, 40 linear mi of sidewalk

## OFFICE

**25.3M SF**

of office space, with 3.6M SF under construction

**65k**

daytime workers in Midtown

**141k**

daytime population (1-mile radius)

## HOTEL

**6.1M**

annual visitors to Midtown

**1.2M**

overnight hotel guests in Midtown annually

**4,000+**

existing rooms in luxury, boutique & historic hotels

## RESIDENTIAL

**14,000+**

residential units in Midtown

**5,100+**

residential units under construction

**39k**

total population in Midtown

## DEMOGRAPHICS

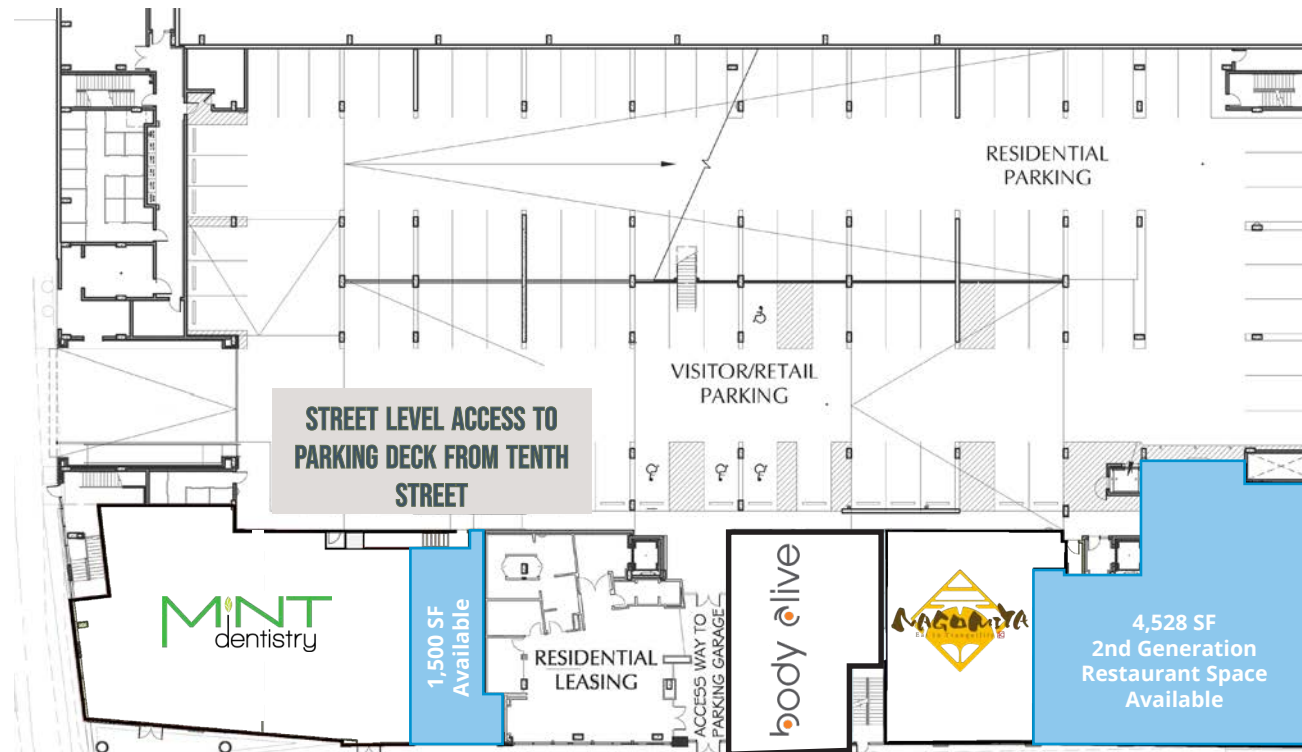
	5-MIN DRIVE TIME	10-MIN DRIVE TIME	15-MIN DRIVE TIME
TOTAL POPULATION	40,992	183,809	476,362
DAYTIME POPULATION	94,841	387,565	846,350
TOTAL HOUSEHOLDS	22,497	94,460	229,470
AVG. HOUSEHOLD INCOME	\$162,605	\$143,834	\$138,471
NO. OF EMPLOYEES	72,161	349,206	713,853
NO. OF ESTABLISHMENTS	3,441	14,320	30,789

# PROPERTY HIGHLIGHTS

- 14,518 SF street-level retail of midrise luxury apartment building
- 332 units above the retail are 95%+ leased
- In close proximity to GA Tech's campus and easily accessible directly off I-85
- 78 dedicated retail parking spaces in the deck with the ability to valet



## SITE PLAN







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