



131 WALKER STREET

131 Walker Street SW, Atlanta GA 30313

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DEMOGRAPHICS

1 MILE

 19,449
Estimated population

 156,068
Estimated daytime population

 \$62,745
Average household income

 6,366
Households

3 MILE

 188,851
Estimated population

 321,165
Estimated daytime population

 \$113,493
Average household income

 89,326
Households

5 MILE

 358,516
Estimated population

 401,678
Estimated daytime population

 \$120,895
Average household income

 166,035
Households

DRIVE TIME POPULATION

5
Min  26,584

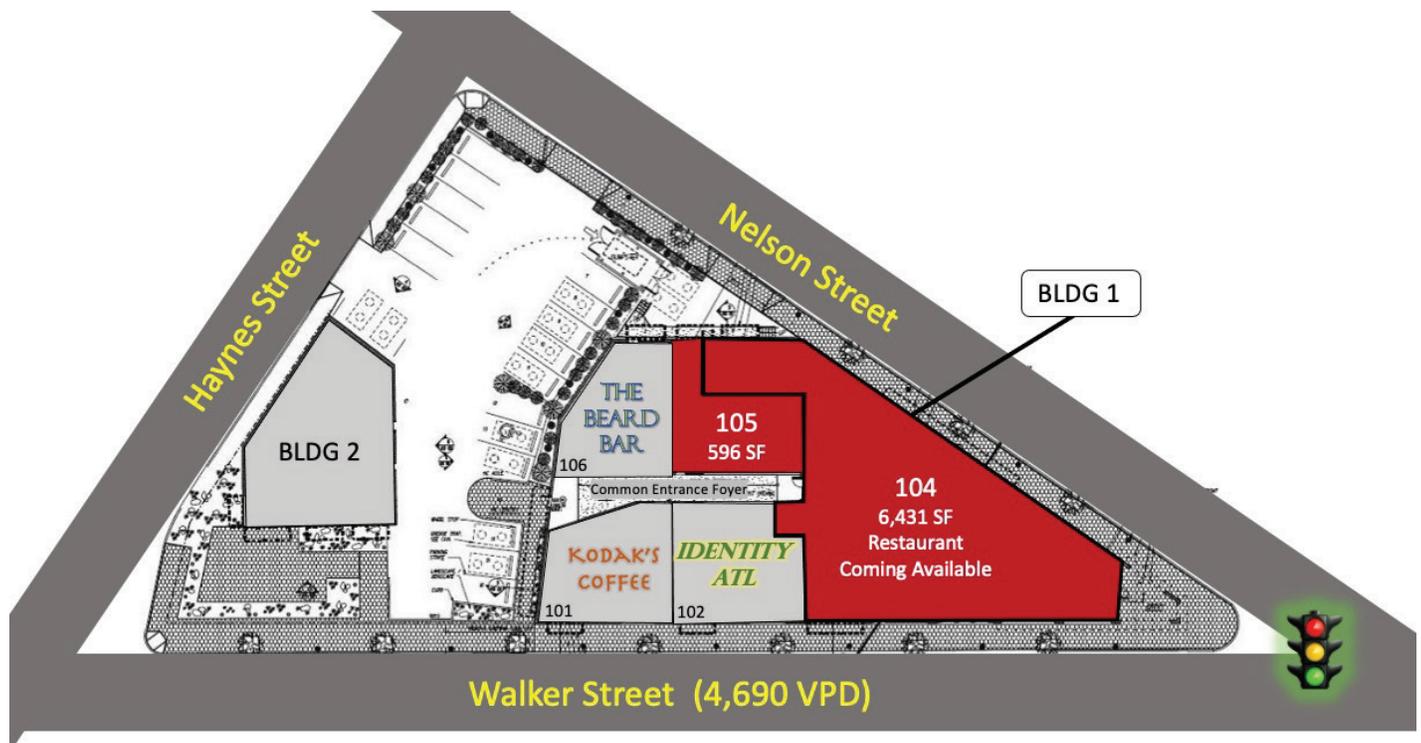
10
Min  198,409

15
Min  475,161

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE
BLDG 2	Castle Hill Studios	2,246 SF
101	Kodak's Coffee	1,472 SF
102	Identity ATL	1,584 SF
103	Available	822 SF
104	Available	6,431 SF
105A	Available	550 SF
105B	Available	596 SF
106	The Beard Bar	1,229 SF



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HIGHLIGHTS

- 2nd Generation Restaurant with rooftop patio and Retail space available for lease.
- Located in Castleberry Hill, a historic industrial neighborhood that has since been converted to house lofts and retail spaces.
- A quarter-mile from the central business district (Downtown) and 4 minutes walking distance from the Nelson Street Pedestrian Bridge.
- Close to Mercedes Benz Stadium, the Gulch, the GA World Congress Center, and the State Farm Arena.
- Nearby businesses include the Reverb Hotel by Hard Rock - Downtown Atlanta, Old Lady Gang Southern Cuisine, No Mas! Canana, Atlantcky Brewing, and The Original Selfie Museum.



Traffic Counts
4,690 on Walker Street.



Full access from Nelson St.
Street parking available.



Signage options available.

