DART

CITY WALK

171 Auburn Ave NE, Atlanta GA 30303

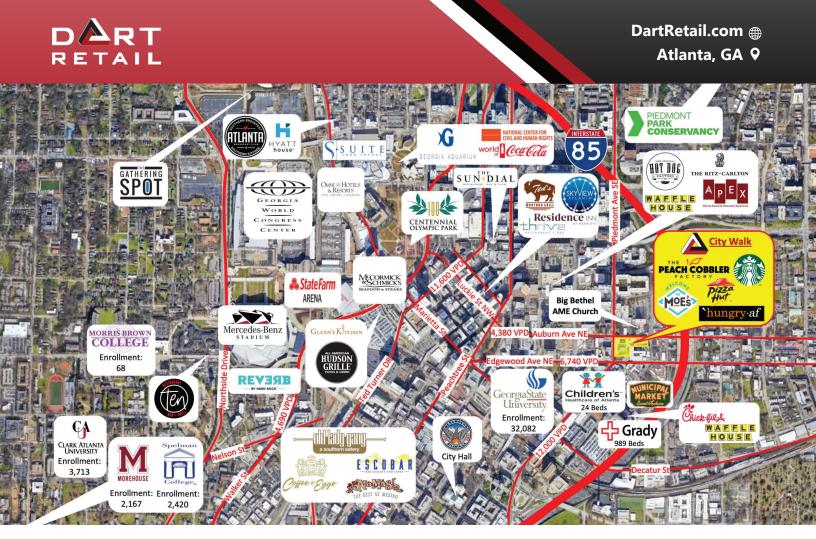
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DEMOGRAPHICS



31,863 ດື່ຕໍ່ດີ Estimated population **9** 191,732

Stimated daytime population

\$105,861 Average household income **口** 14,624

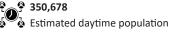
Households

3 MILE





381,150 ကိုကိုကို Estimated population



\$127,662 Average household income **P** 99,110 Households



Stimated daytime population



P 177,324 Households

DRIVE TIME POPULATION







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.

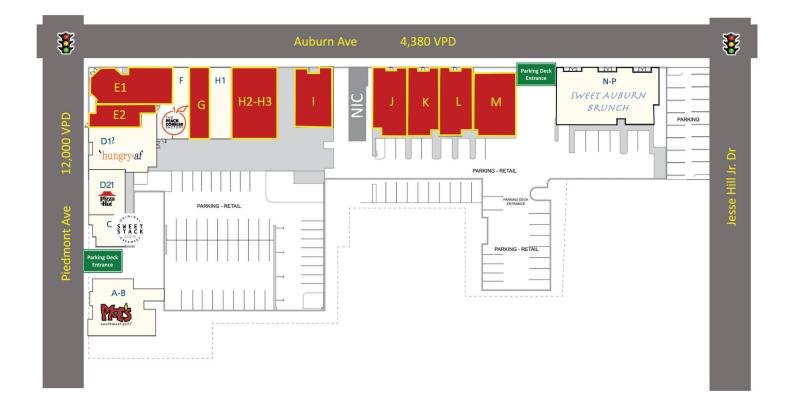






SITE PLAN

| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|-------|-----------------------|----------|-------|---------------------------|----------|-------|---------------------|----------|
| A-B | Moe's Southwest Grill | 2,201 SF | F | The Peach Cobbler Factory | 966 SF | к | AVAILABLE | 1,632 SF |
| с | Sweet Stack Creamery | 1,102 SF | G | AVAILABLE | 947 SF | L | AVAILABLE | 1,741 SF |
| D1 | Pizza Hut | 2,348 SF | H1 | For Keeps Bookstore | 953 SF | м | AVAILABLE | 2,215 SF |
| D2 | Hungry AF | 2,258 SF | Н2-Н3 | AVAILABLE | 1,319 SF | N-P | Sweet Auburn Brunch | 4,140 SF |
| E1 | AVAILABLE | 1,610 SF | I | AVAILABLE | 1,772 SF | | | |
| E2 | AVAILABLE | 1,597 SF | L | AVAILABLE | 1,170 SF | | | |



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HIGHLIGHTS

- City Walk is located at Auburn Ave and Piedmont Ave in Atlanta's Sweet Auburn district, and is adjacent to Georgia State University with 32,082 students enrolled currently.
- Up to 6,753 SF of continuous retail available.
- 161 residential units are located above retail space, and 750 student dorms rooms are located nearby on Piedmont Ave.
- Located just north of Grady Hospital with 500 beds, and Children's Healthcare of Atlanta - Hughes Spalding Hospital with 24 beds.
- Ample parking with two private parking decks, a city parking lot, and street parking available around the property.





4,380 on Auburn Ave NE 12,000 on Piedmont Ave NE 11,500 on Edgewood Ave NE



Street Access for all units



Facade signage available.



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