



## 131 WALKER STREET

131 Walker Street SW, Atlanta GA 30313



## 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



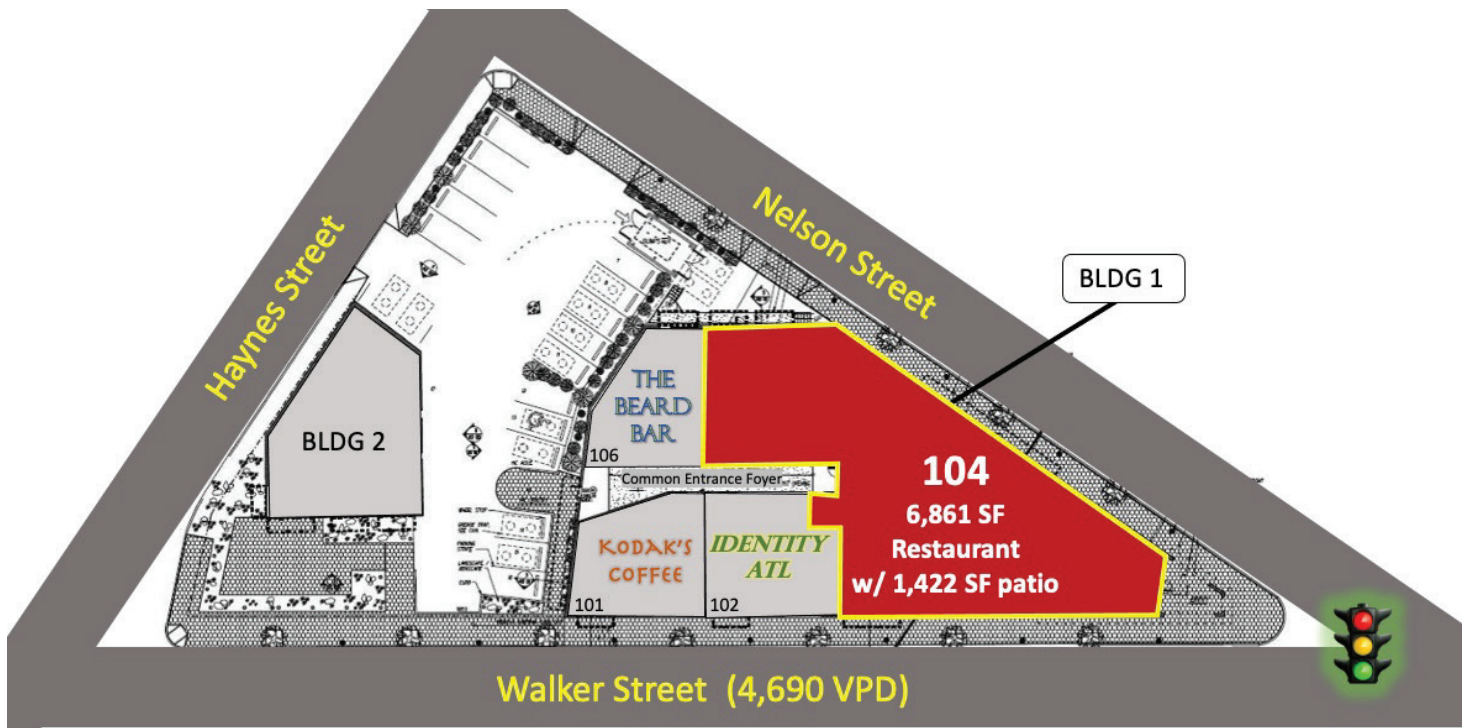
475,161

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
<b>104</b>	<b>Available</b>	<b>7,027 SF</b>
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! Cantina, Antlantcky Brewing, and The Original Selfie Museum.



**Traffic Counts**  
**4,690 on Walker Street.**



**Full access from Nelson St.**  
**Street parking available.**



**Signage options available.**

