

218 PEACHTREE STREET

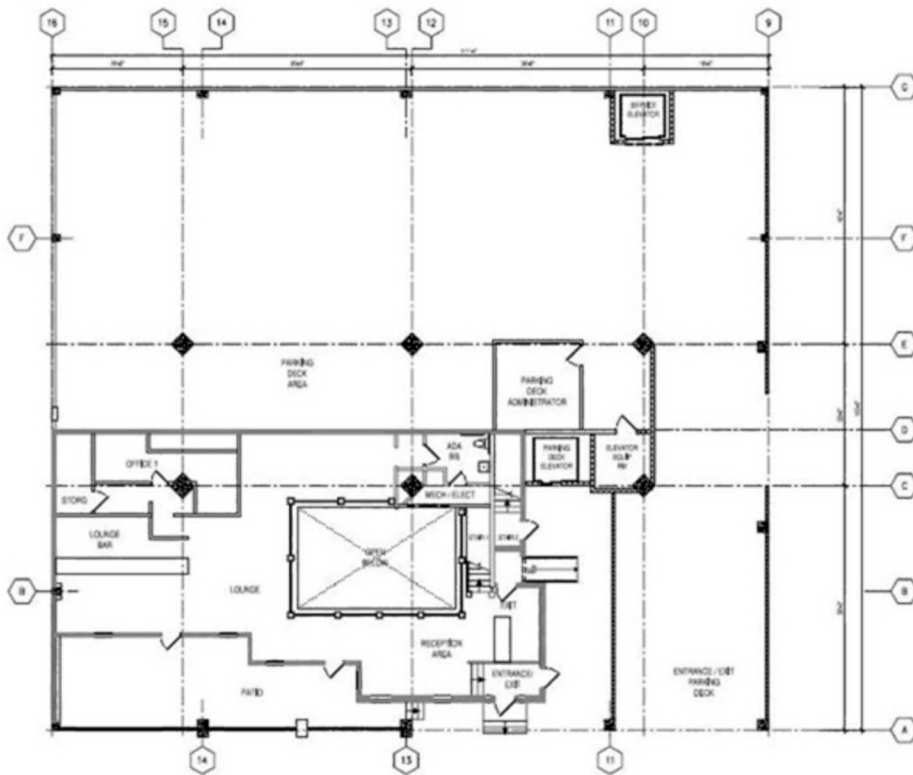
Atlanta | GA | 30303



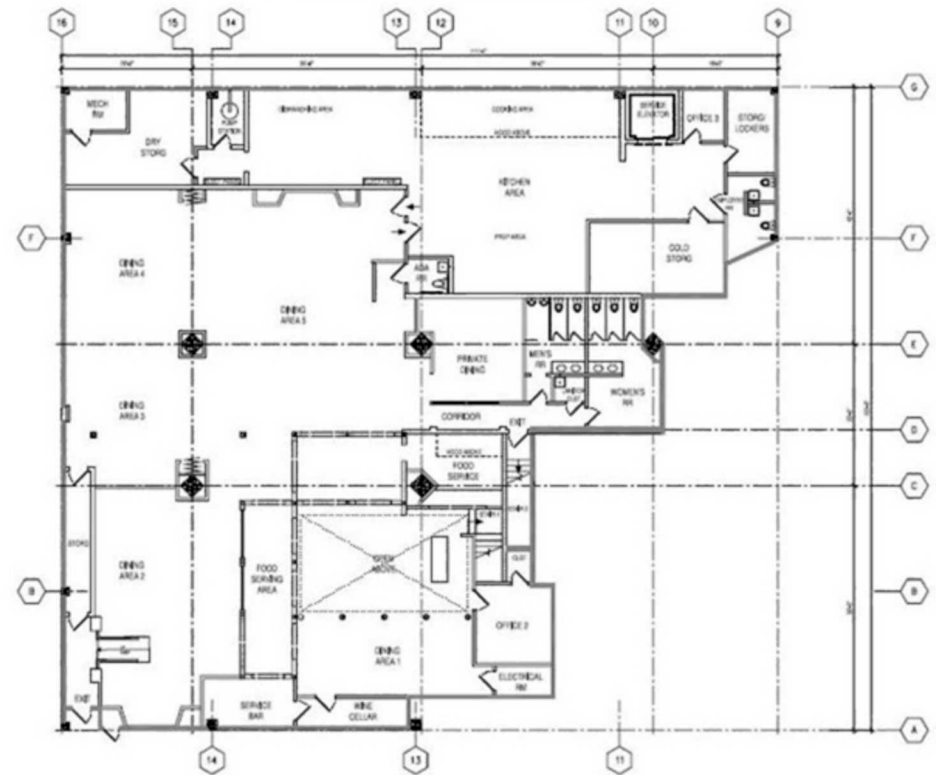
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218 PEACHTREE STREET SITE PLAN

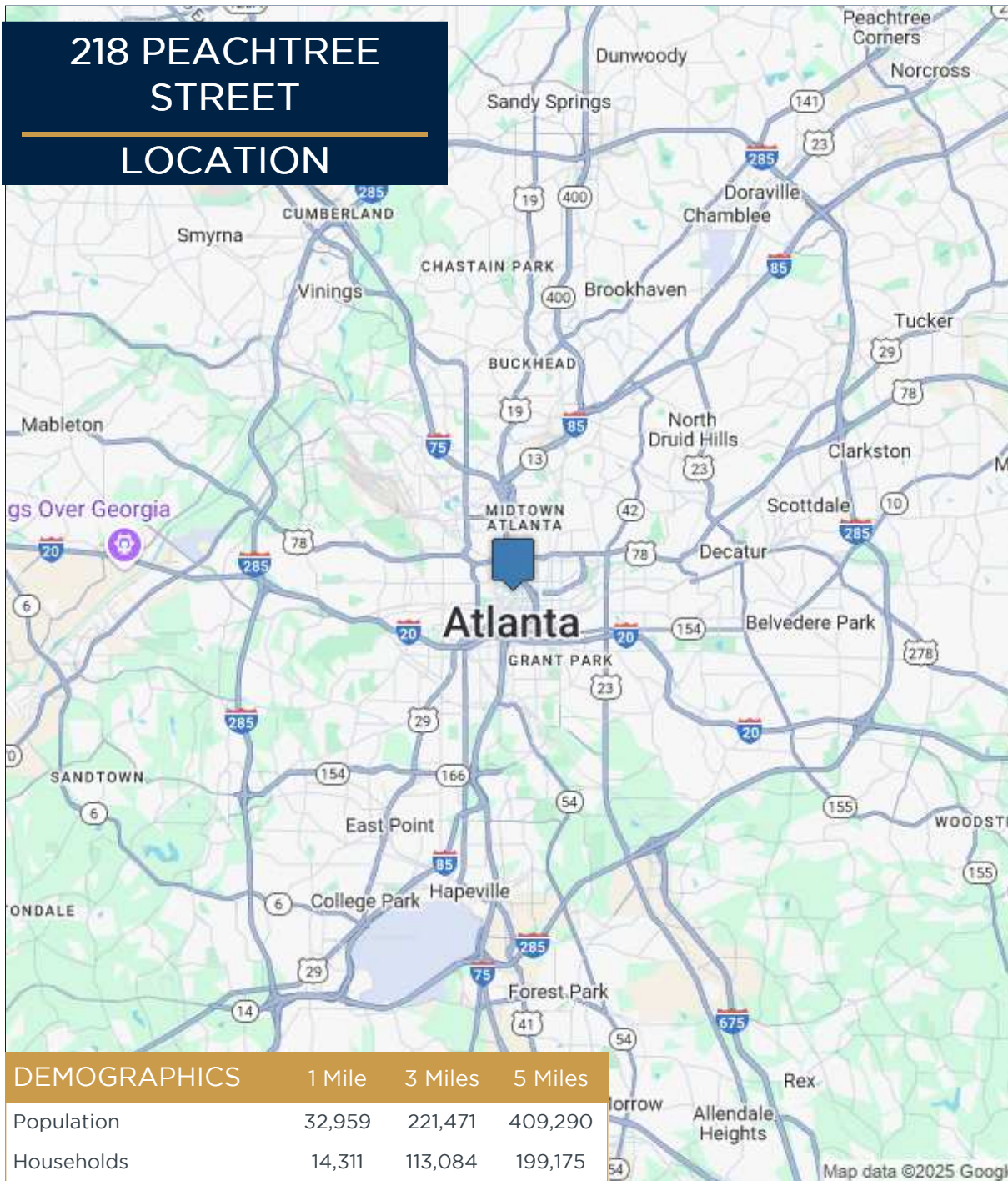
UPPER LEVEL FLOOR LAYOUT
3,028 SF



GROUND FLOOR LAYOUT
8,877 SF



218 PEACHTREE STREET LOCATION



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	32,959	221,471	409,290
Households	14,311	113,084	199,175
Average HH Income (\$)	\$115,013	\$157,716	\$159,337
Median Age	29	33	35



Property Information:

- 218 Peachtree Street a 350 space parking garage with 33,974 sf of street-level retail, is located in the heart of downtown in Atlanta's central business district (CBD), the largest of the city's three commercial districts. This prime downtown location with prominent frontage on both Peachtree Street and Andrew Young International Blvd has approximately 11,905 SF of restaurant/retail space available for lease.
- Downtown is the city's busy central business district. At its heart is Centennial Olympic Park, with its centerpiece Fountain of Rings and regular lunchtime concerts. Nearby sights include the College Football Hall of Fame, the Georgia Aquarium and the Center for Civil and Human Rights, which has multimedia exhibits. There are several casual, student-friendly eateries around the Georgia State University campus.

Market Trends in Downtown Atlanta:

- Daytime Office Population - 195,052
- Hotel Rooms - 13,200
- Restaurant & Shops - 766
- Annual attendance at sporting events, conventions, concerts and attractions - 15 million
- Student Population - 79,573 within 2 miles of downtown Atlanta (8,151 student beds with 1,330 under construction)

218 PEACHTREE STREET TRADE AREA

