

**565 PEACHTREE STREET  
(THE REYNOLDS)**

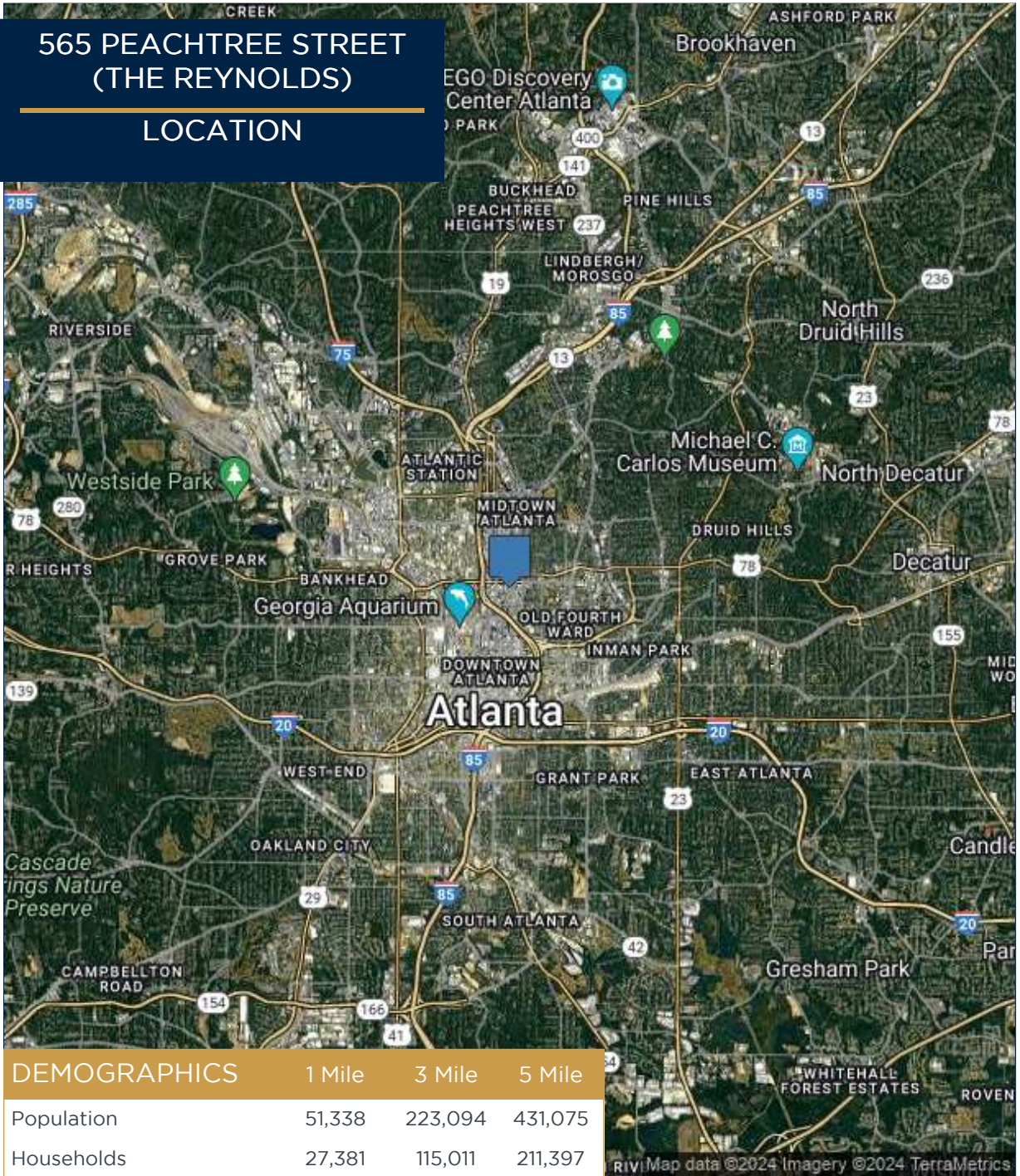
565 Peachtree St. NE  
Atlanta | GA | 30308



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(THE REYNOLDS)**

**LOCATION**



| DEMOGRAPHICS           | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| Population             | 51,338    | 223,094   | 431,075   |
| Households             | 27,381    | 115,011   | 211,397   |
| Average HH Income (\$) | \$160,064 | \$164,331 | \$165,167 |
| Median Age             | 31        | 33        | 35        |



**Property Information:**

The Reynolds is 12,246 SF of ground floor retail space and 54 parking spaces located at 565 Peachtree St. NE, Atlanta, GA

- The Reynolds is located on Peachtree Street, Atlanta's "Main Street", in the Midtown Atlanta SoNo submarket. It is surrounded by high-density commercial and residential buildings in one of the most walkable and urban environments in Atlanta.
- Emory University's brand new \$200 million Winship Cancer Institute has opened as of May 2023, which is directly across the street from The Reynolds.
- Approximately 2,000 new housing units (market rate and affordable) are planned, under construction, or recently completed in the SoNo district.
- The Atlanta Civic Center is planning a redevelopment project that will total 1.8 million SF, including housing, retail, office, hospitality and green space within five blocks of The Reynolds.
- In 2022, developer CP Group purchased the iconic Bank of America office tower on the corner of Peachtree and North Avenue, one block from The Reynolds. It has planned \$50 million of renovations to Atlanta's tallest skyscraper.

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## TRADE AREA

