

SPECTRUM ON SPRING

1270 Spring St NW,
Atlanta, GA 30309

740 - 3,805 SF Ground
Floor Retail / Restaurant
Spaces In Midtown Available
For Lease

DUNKIN'

BR
baskin
robbins

For Leasing Information Call
404-381-2220
info@bridger-properties.com

ESTD  2020
BRIDGER
PROPERTIES



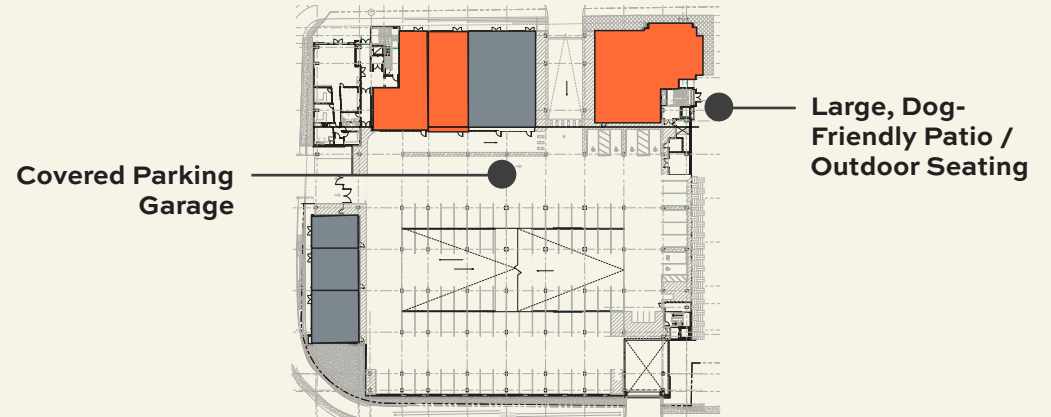
- Unparalleled visibility from I-85
- Located in Atlanta's strongest office market
- Surrounded by an affluent and sophisticated daytime population
- 17,100 VPD traffic count
- Convenient "covered parking"
- Extremely dense urban corridor with over 19,864 household within a 1-mile radius

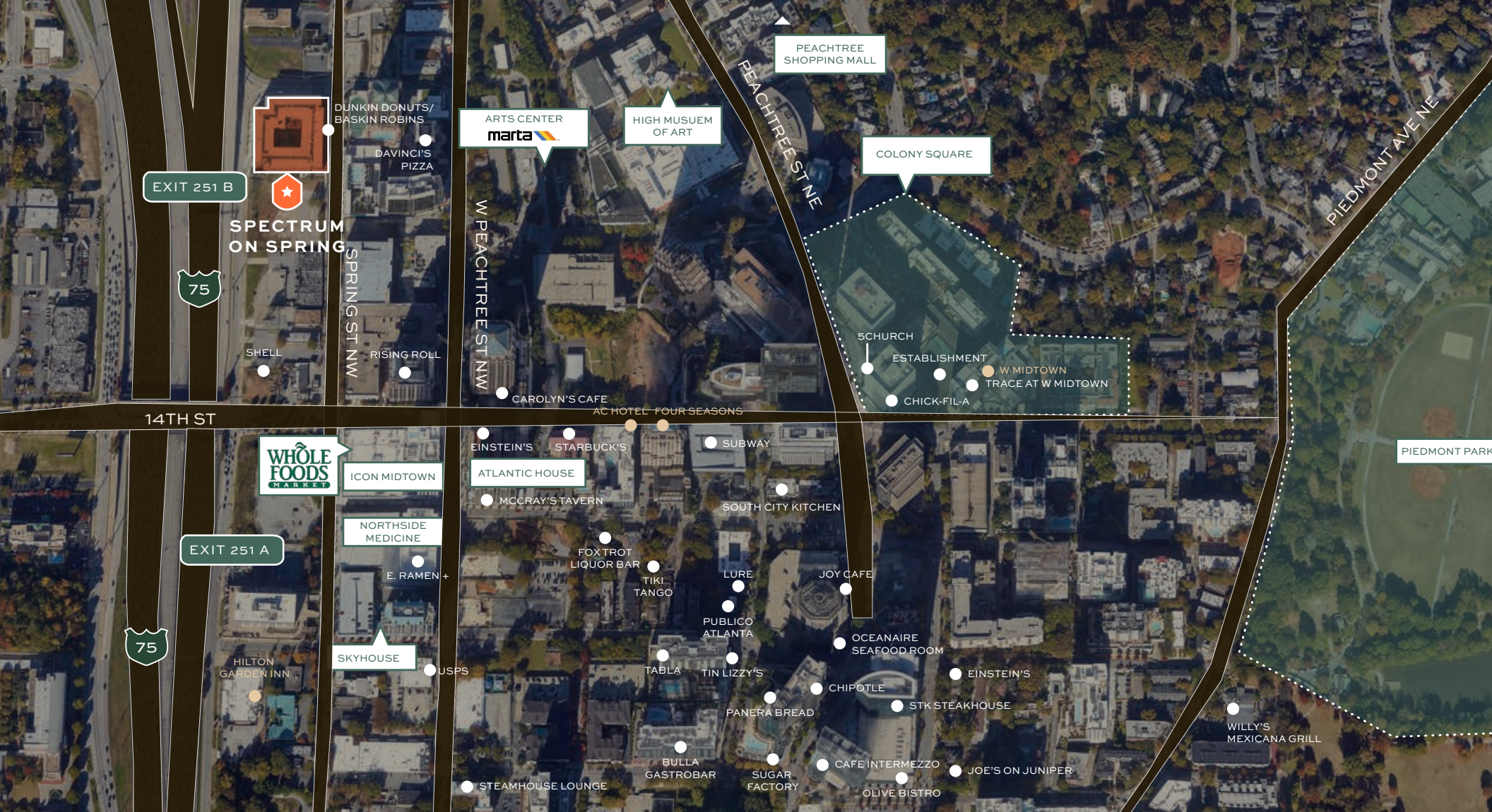
SPECTRUM ON SPRING

SITE PLAN



UNIT	TENANT	SF
C1	Joseph Plata	1,175
C2	Cobblestone Shoe Repair	935
C3	Hair Braiding	740
C4	Available	1,798
C5	Available	2,728
C6-7	Dunkin' / Baskin Robins	2,325
C8	Available	3,805
GLA: 11,080		Percent Leased: 20%





SPECTRUM ON SPRING

TRADE AREA OVERVIEW



**Population
2021**

1 Mile	34,978
3 Mile	189,613
5 Mile	398,979



**Population Growth
2021 - 2026**

1 Mile	2.0%
3 Mile	1.5%
5 Mile	1.3%



**Households
2021**

1 Mile	19,864
3 Mile	90,159
5 Mile	181,635



**Household
Income 2021**

1 Mile	\$129,791
3 Mile	\$110,500
5 Mile	\$109,570

SPECTRUM ON SPRING

PROPERTY PHOTOS



SPECTRUM ON SPRING

PROPERTY PHOTOS

