



RETAIL @ THE BRADY

930 Howell Mill Road
Atlanta, Georgia 30318

Howell Mill Road & 8th Street

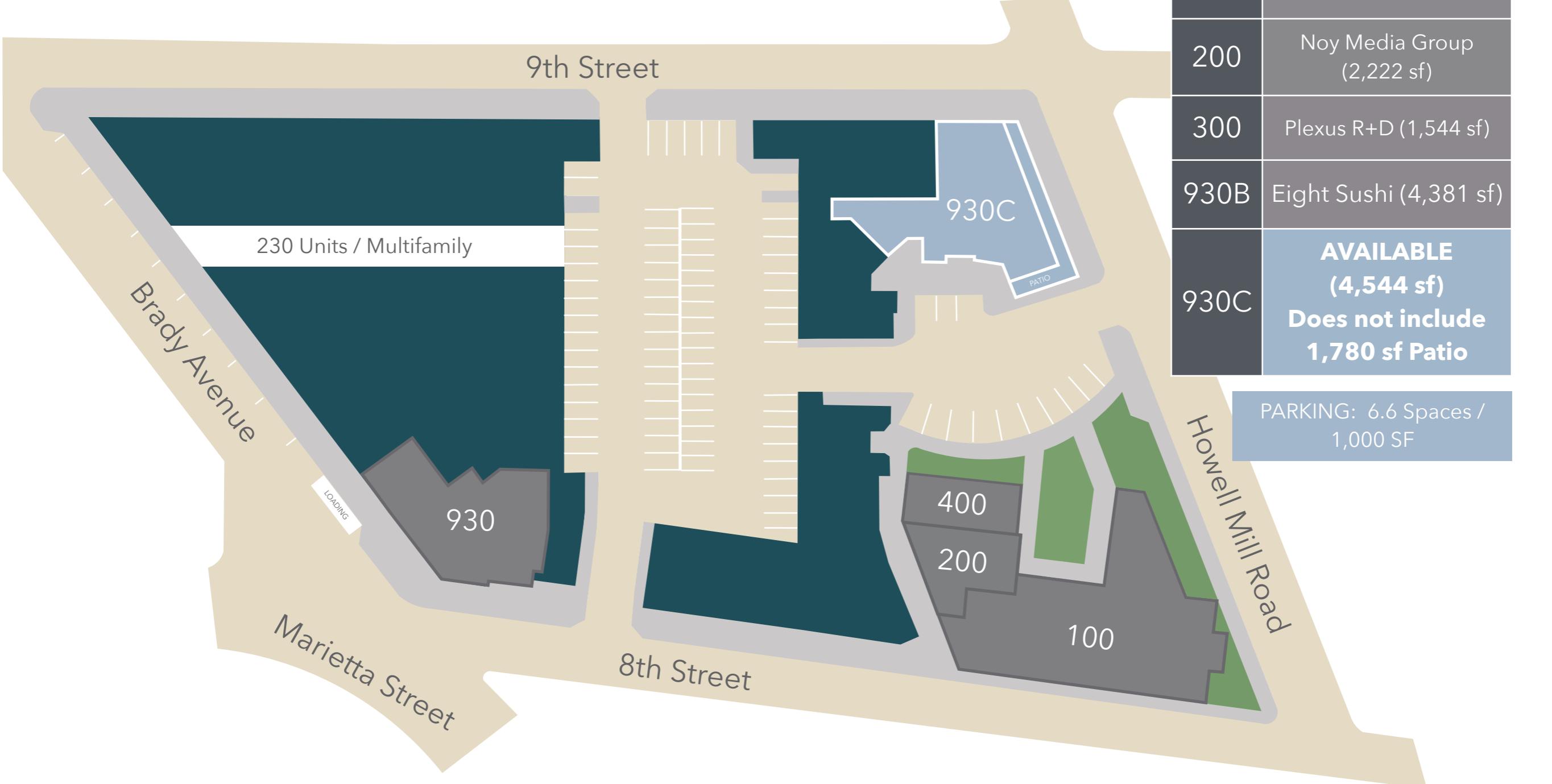
The Brady is a 6-story mid-rise mixed use building located near the intersection of Howell Mill Road and Marietta Street in West Midtown. Built in 2015, this mixed-use development has 230 residential units with retail space on the street level. Enjoying a prime location between Howell Mill Road and Marietta Street, this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The property offers 202 Garage Parking spaces plus 18 Surface parking spaces for the retail component and features prominent signage on Howell Mill Road.

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= AVAILABLE

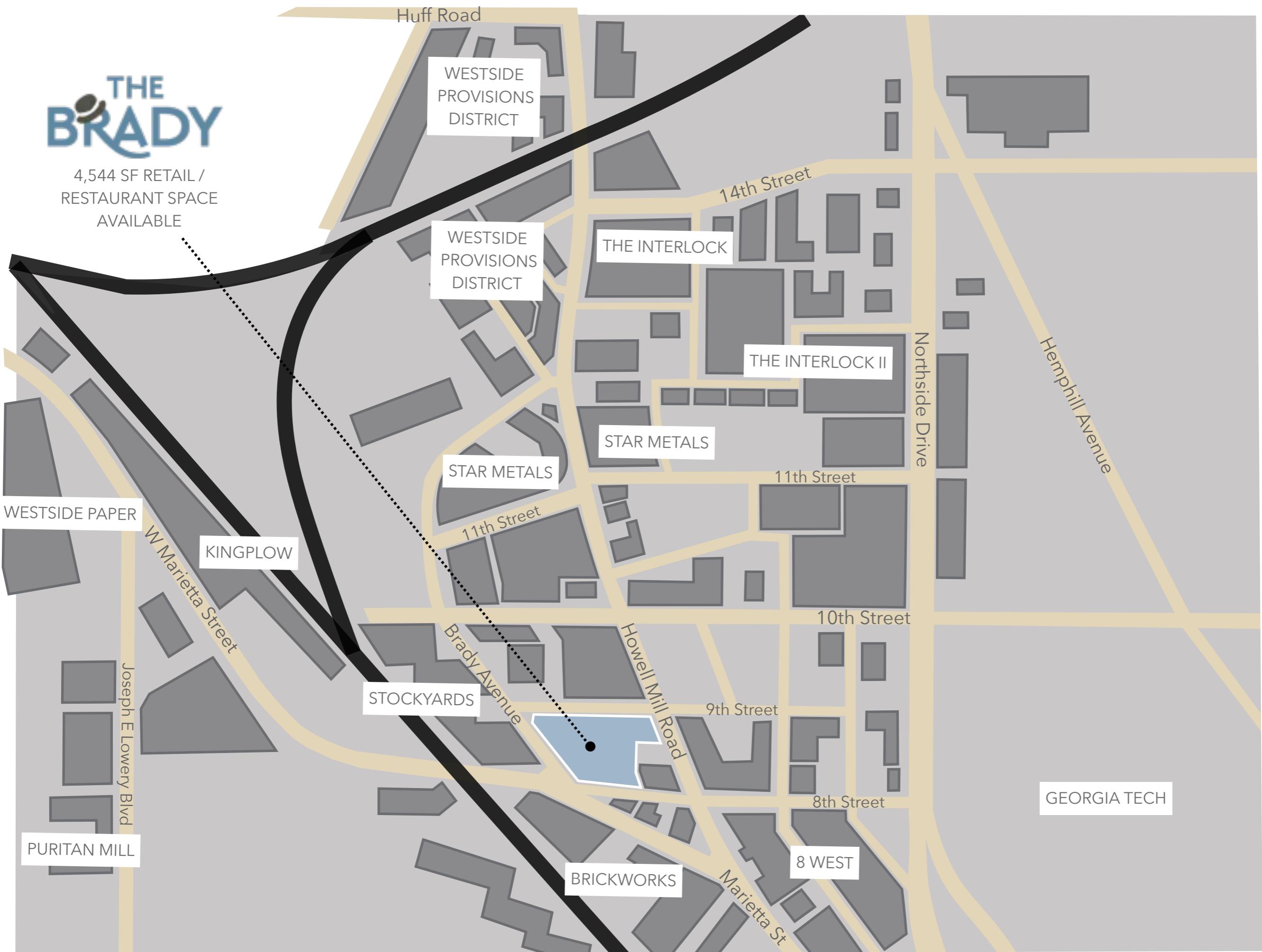
Suite	Tenant
100	The Optimist (8,172 sf)
200	Noy Media Group (2,222 sf)
300	Plexus R+D (1,544 sf)
930B	Eight Sushi (4,381 sf)
930C	AVAILABLE (4,544 sf) Does not include 1,780 sf Patio

PARKING: 6.6 Spaces /
1,000 SF





4,544 SF RETAIL /
RESTAURANT SPACE
AVAILABLE





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DEMOGRAPHIC SNAPSHOT

2023

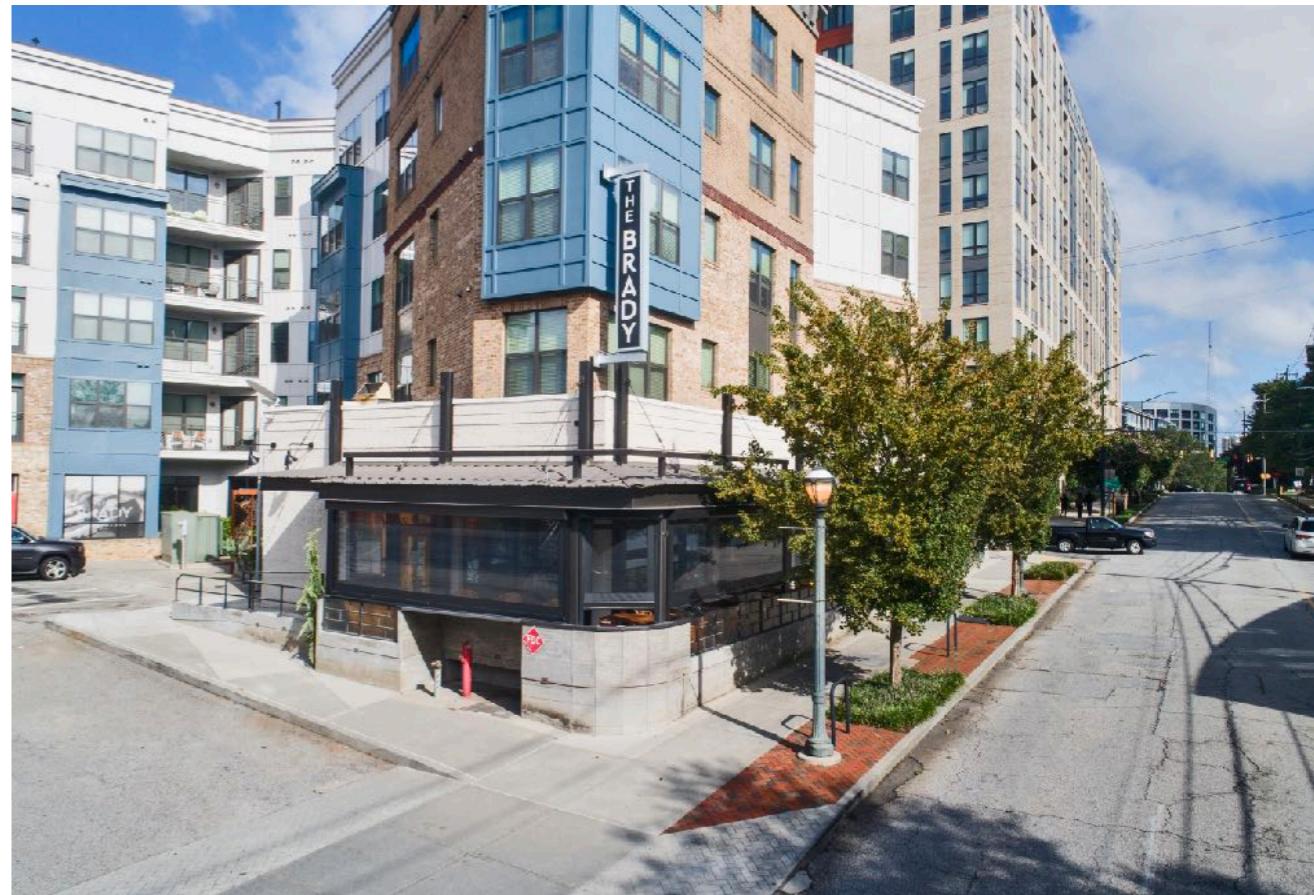
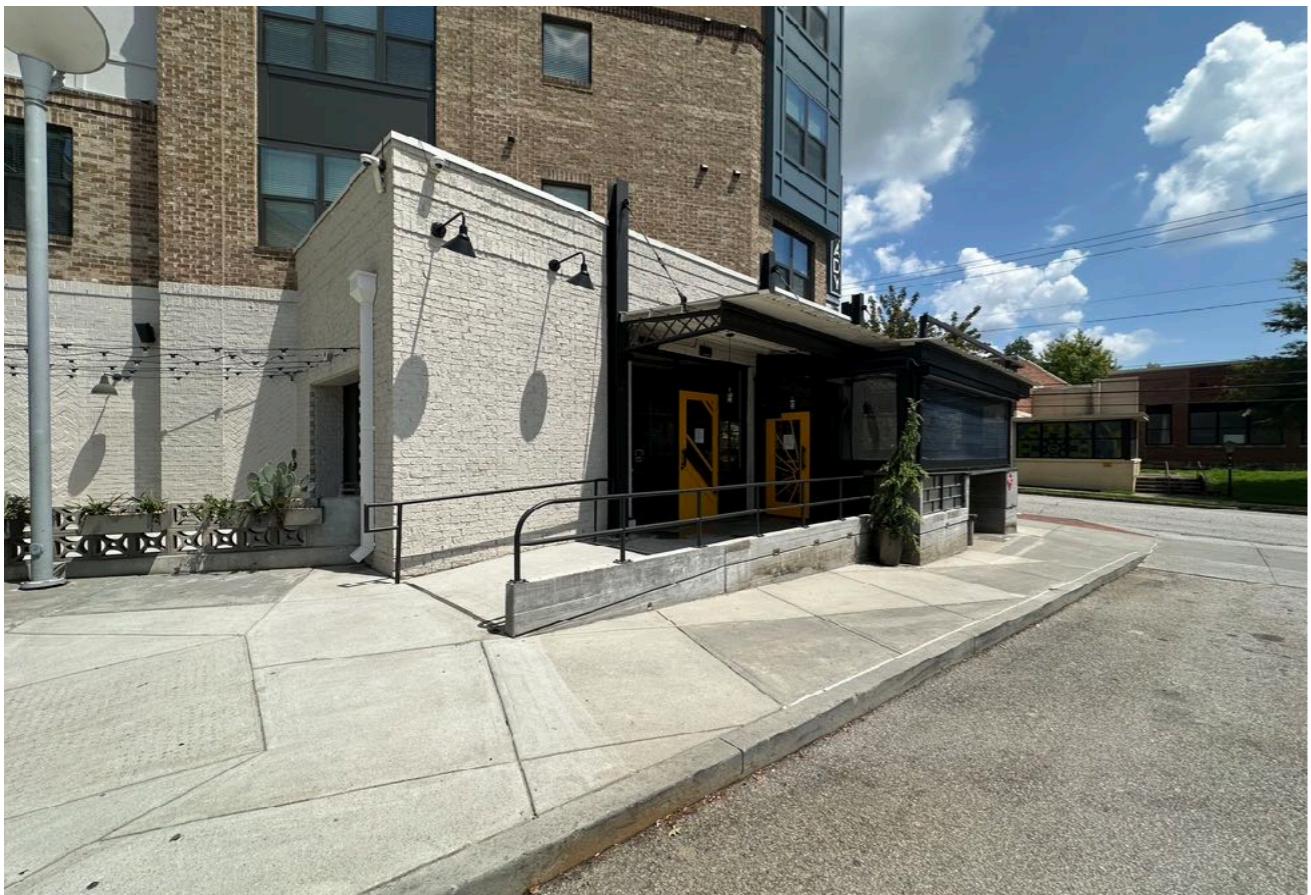
	1 mile	3 mile	5 mile
Population	24,145	172,877	368,082
Average HHI	\$83,361	\$105,327	\$114,444
Median Age	32.6	35.7	36.8
Total Households	7,373	79,013	167,219
Daytime Employees	22,363	262,129	426,942

TRAFFIC COUNT

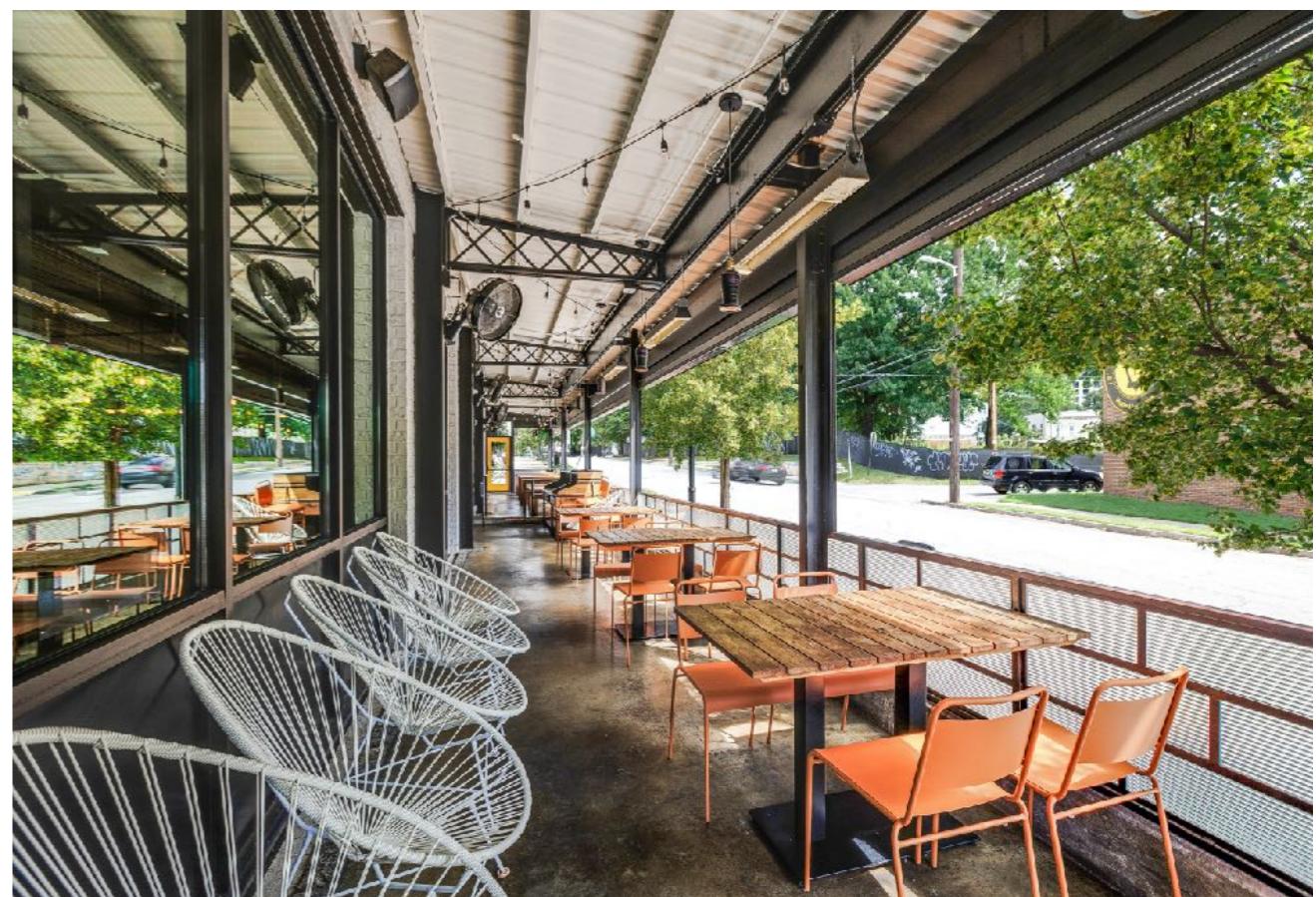
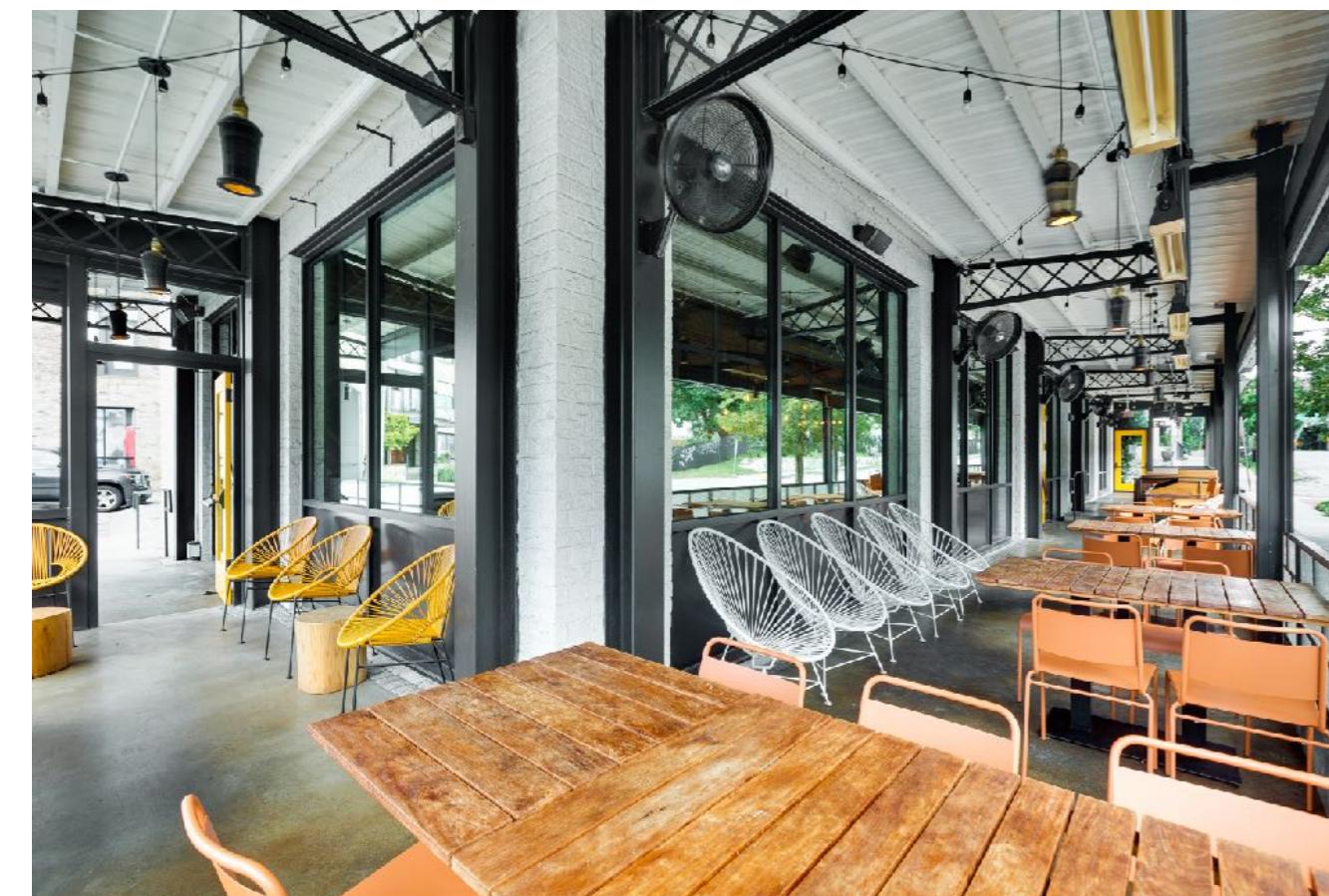
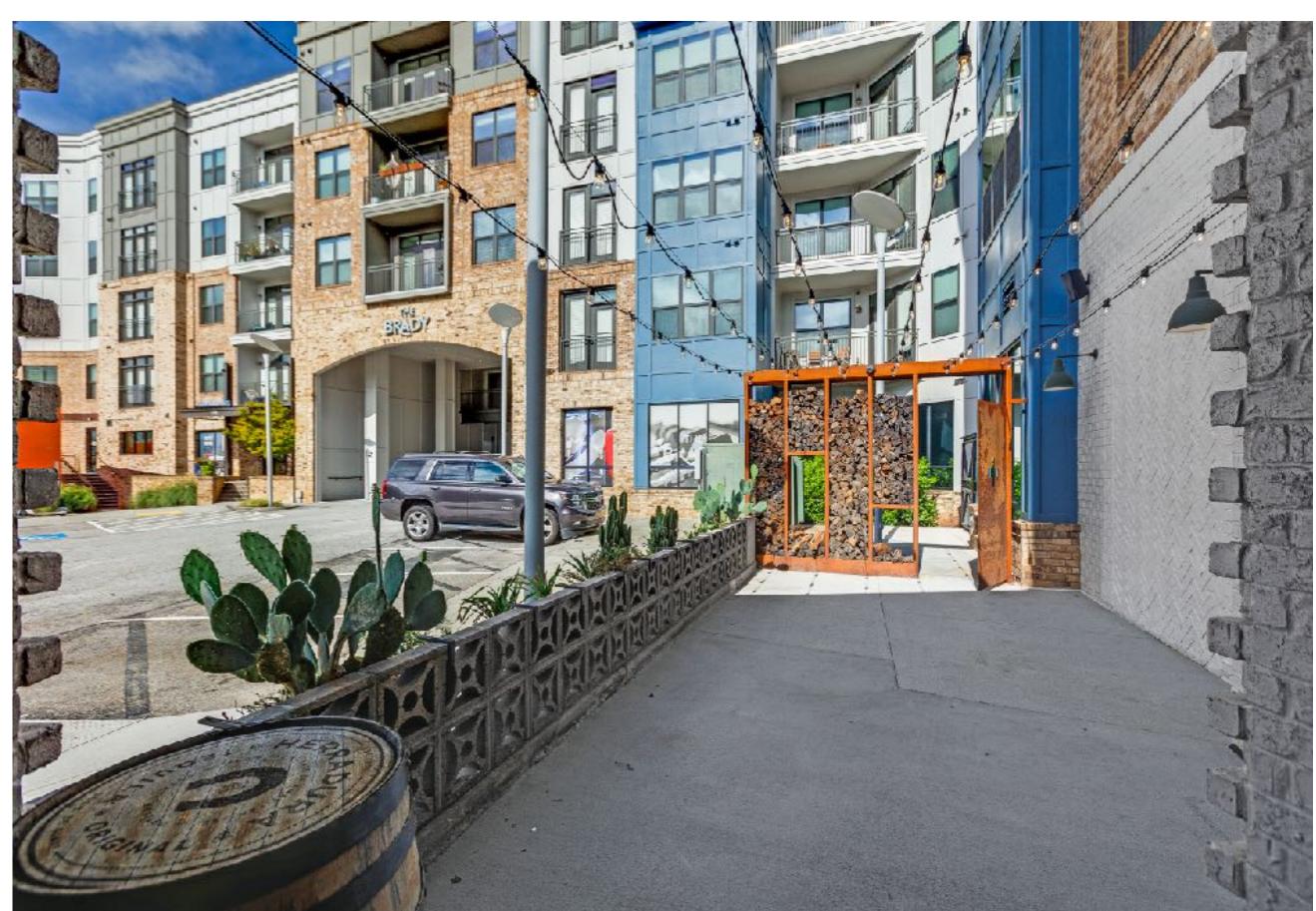
2022

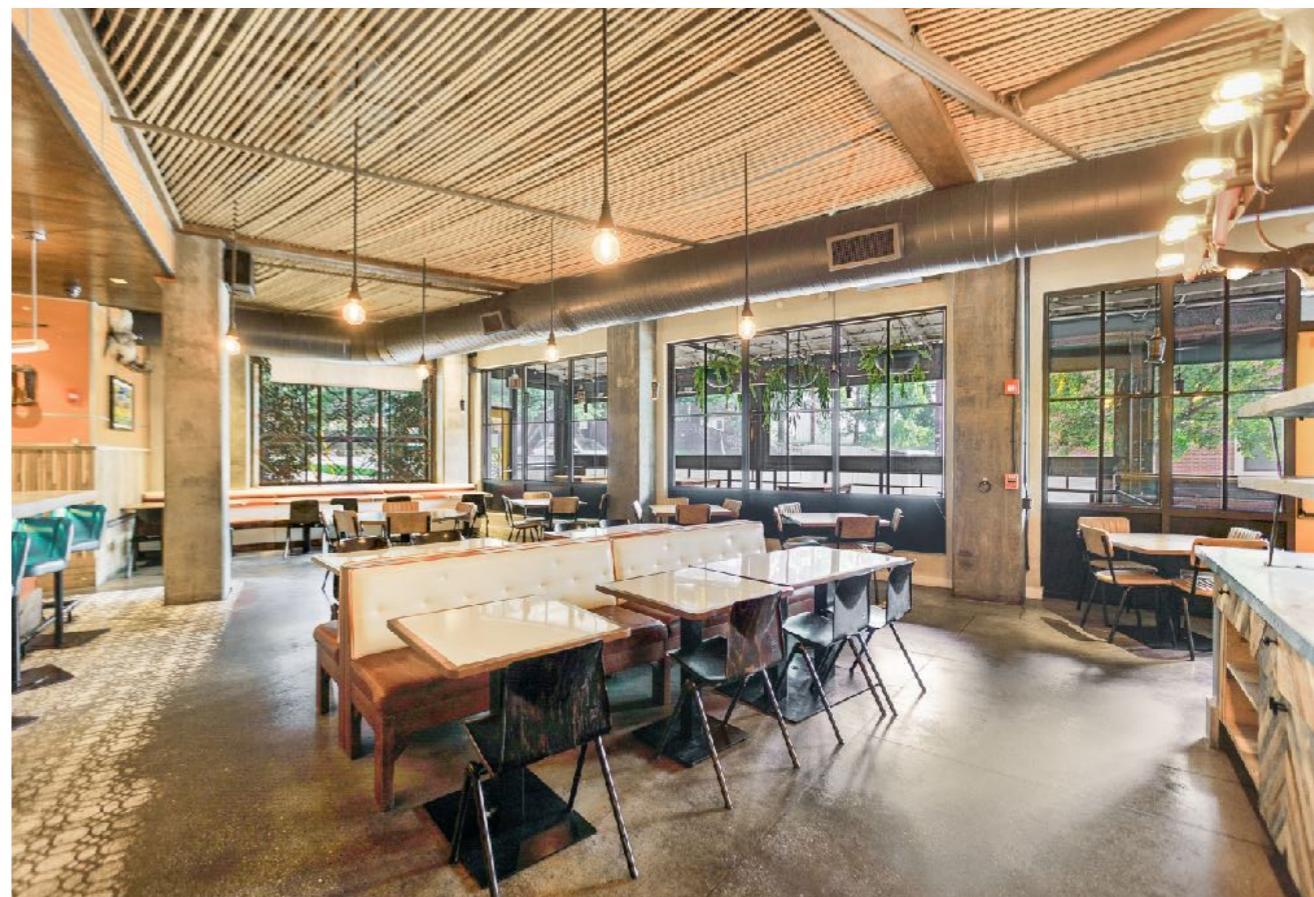
Marietta Street (East of Site)	14,888 aadt
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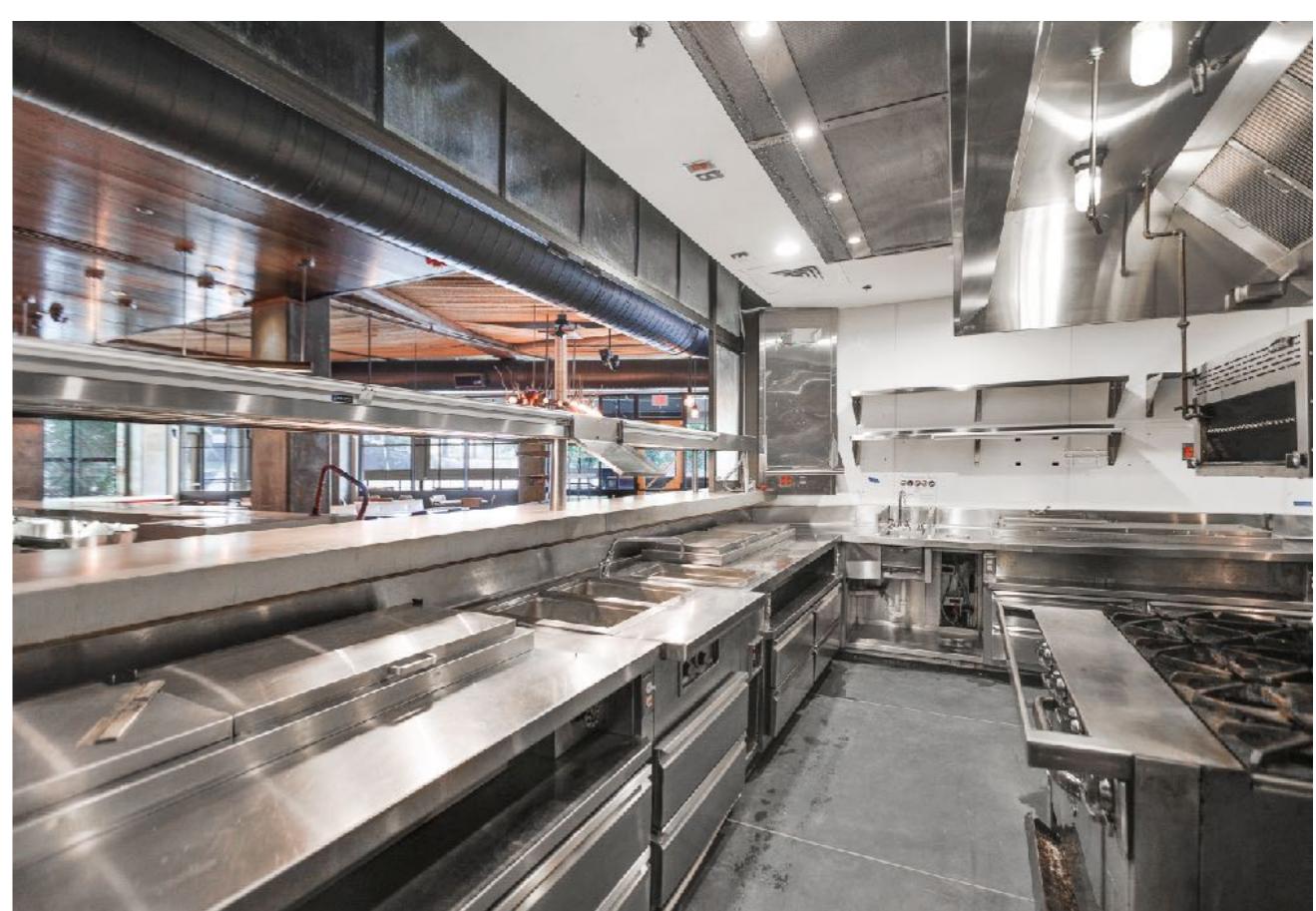
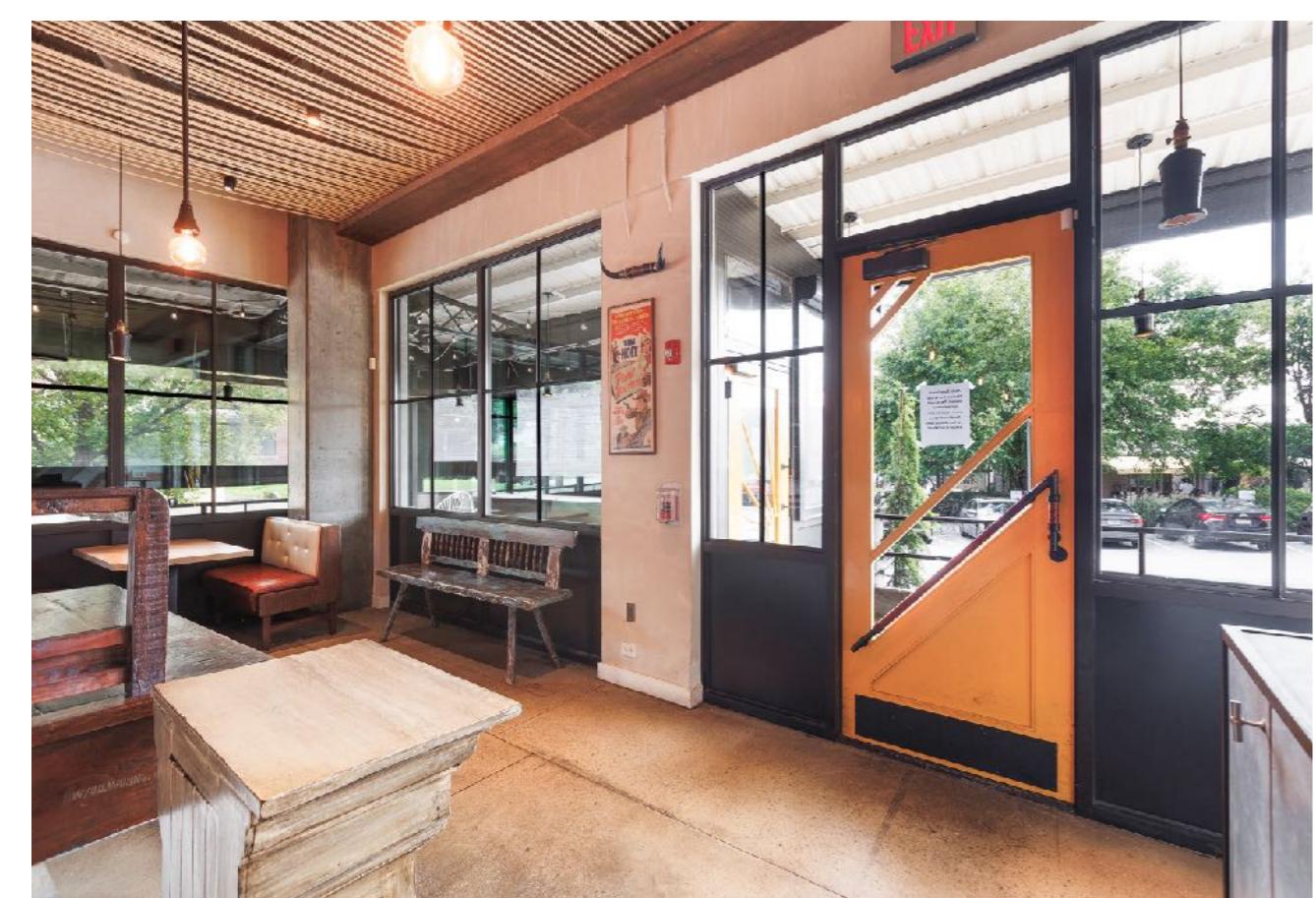


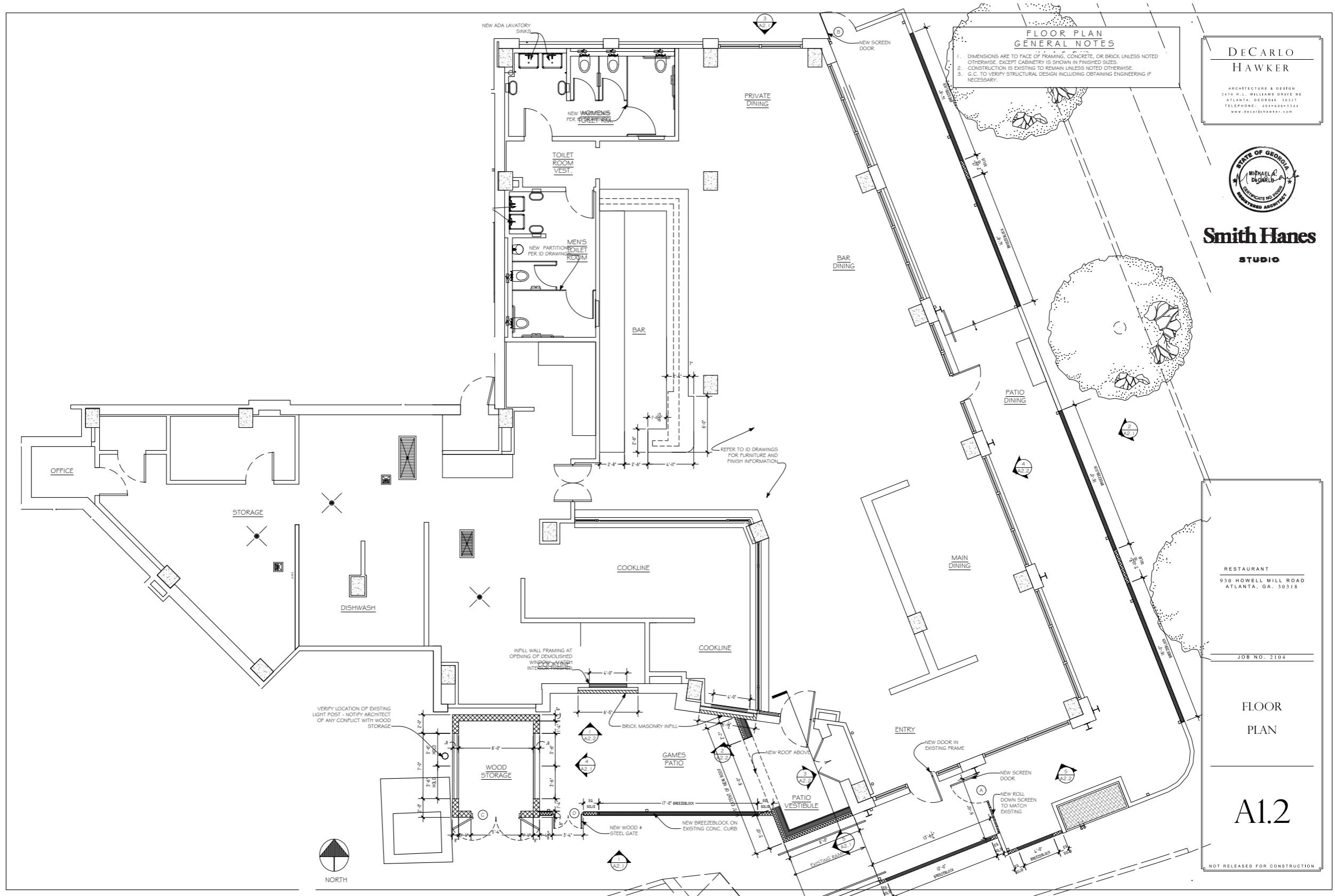












Co-Tenancy



Ford Fry's The Optimist brings a seaside fish camp experience to landlocked Atlantans. From fresh oysters from the Alabama coast and Maine sea scallops to whole roasted Georgia trout, guests enjoy high-quality, sustainable seafood from the country's best suppliers. Tucked in an old ham-aging house, The Optimist serves up beer, wine, and handcrafted cocktails with hickory-roasted fish and raw oysters, while beach-food classics like hush puppies and lobster rolls transport you to your favorite coastal haunts.

www.theoptimistrestaurant.com



Welcome to After Eight! We're a new cocktail bar concept by the Eight Sushi Lounge Group! Expect to find some unique cocktails with a sexy atmosphere. It's perfect for date night, night out, or happy hour!"



Eight Sushi Lounge brings the very best ingredients to you in a setting like no other. Join us and experience sushi like never before.

#EightSushiATL

When you're truly passionate about sushi...about the freshness of the ingredients, the creativity of the presentation, the environment it is served in, you're creating An Evolution in Sushi!

Eight Sushi Lounge will change your perception of a neighborhood sushi bar and will alter forever your view of Japanese food, with our contemporary approach to traditional and not-so-traditional dishes and our inviting space in The Brady development at the intersection of Eighth and Brady on Atlanta's Westside.

www.eightsushiatl.com

