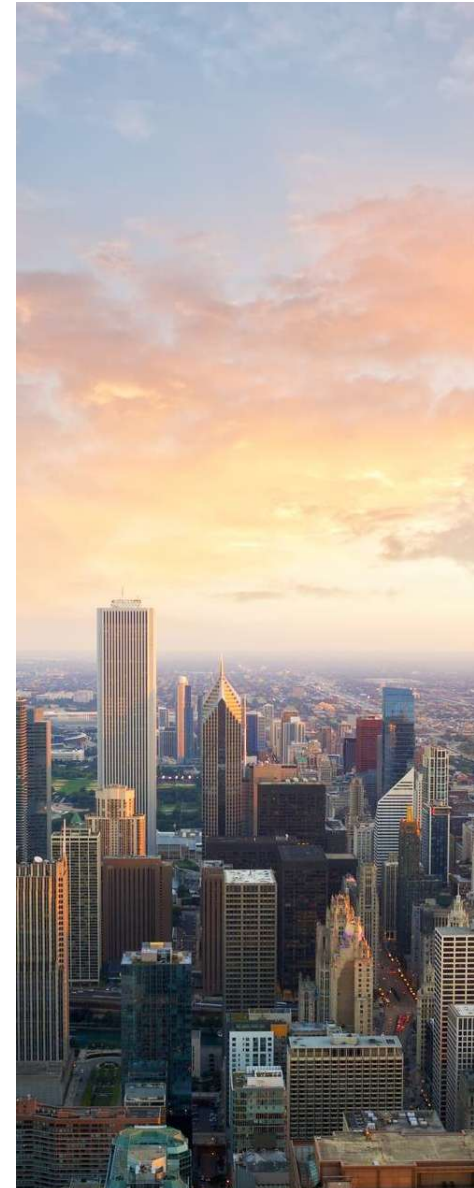


PRIME RETAIL SPACE IN
MIDTOWN WEST:

1671 Howell Mill Road,
Atlanta, GA 30318





Estimated
Population

2024

1 mile

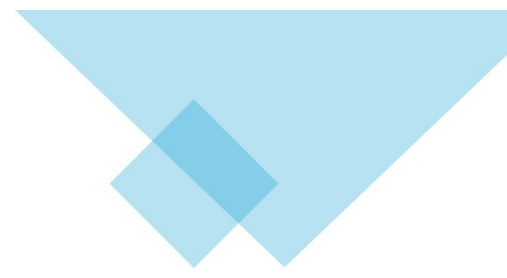
14,276

3 miles

147,915

5 miles

357,757



Estimated
HH Income

2024

100,516

127,957

124,820



Retail Outlook:



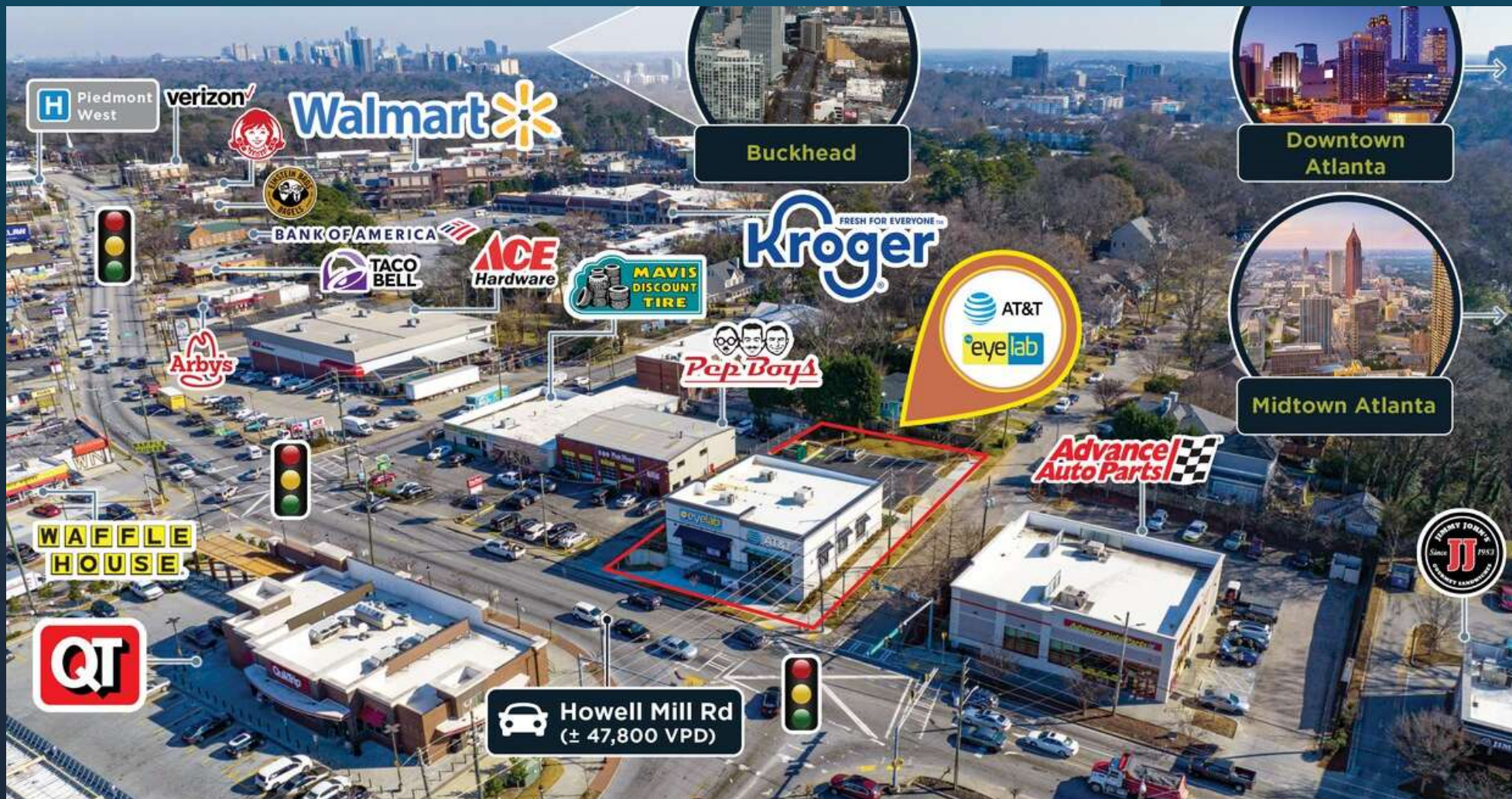
U.S. retail sales increased 5%
year-over-year



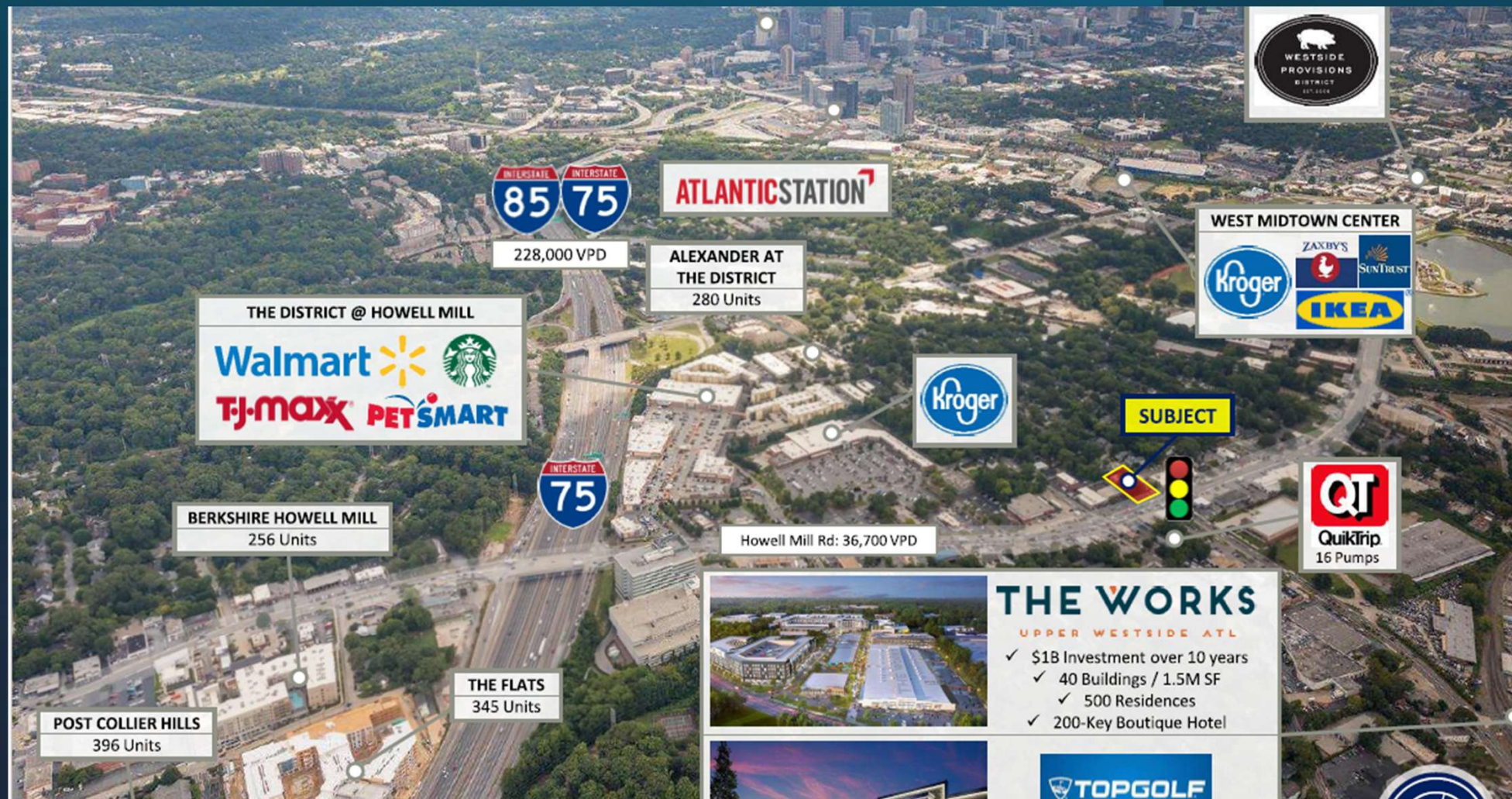
Annual retail sales increased
by 2.7% in 2025 for Georgia



Unemployment rate in Atlanta
is 4% compared to 4.6% in U.S.







THE DISTRICT @ HOWELL MILL

Walmart  

TJ-MAXX **PETSMART**

BERKSHIRE HOWELL MILL
256 Units



228,000 VPD

ATLANTICSTATION⁷

ALEXANDER AT
THE DISTRICT
280 Units



SUBJECT

WEST MIDTOWN CENTER


QT
QuikTrip
16 Pumps



THE WORKS
UPPER WESTSIDE ATL

- ✓ \$1B Investment over 10 years
- ✓ 40 Buildings / 1.5M SF
- ✓ 500 Residences
- ✓ 200-Key Boutique Hotel



POST COLLIER HILLS
396 Units

THE FLATS
345 Units

Howell Mill Rd: 36,700 VPD



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