



SOCIETY

*Atlanta*

811 PEACHTREE

MIDTOWN ATLANTA

# PROPERTY DETAILS

OFFICE

90,000 RSF

GROUND LEVEL  
RETAIL

14,500 RSF

APARTMENTS

460 UNITS

- LOCATED IN MIDTOWN, ATLANTA, A HIGHLY COVETED RETAIL OFFICE & RESIDENTIAL SUBMARKET
- CLOSE PROXIMITY TO GEORGIA TECH, PIEDMONT PARK & PONCE CITY MARKET
- MIXED-USE PROJECT CONTAINING 460 APARTMENTS AND 90,000 RSF OF CLASS A OFFICE SPACE



# RETAIL OPPORTUNITY

SIZE 736 - 14,500 SF

CEILING HEIGHT 20'

POSSESSION Q3 2024

FRONTAGE PEACHTREE ST.  
& 6TH ST. NE

- RETAIL SPACE IS SITUATED ON PEACHTREE STREET WITH INCREDIBLE VISIBILITY
- PATIO SEATING AVAILABLE FOR RESTAURANT USES
- EXPANSIVE CLEAR GLASS STOREFRONTS



# AREA MAP



# DRIVE TIMES



Piedmont Park  
3 MINUTES

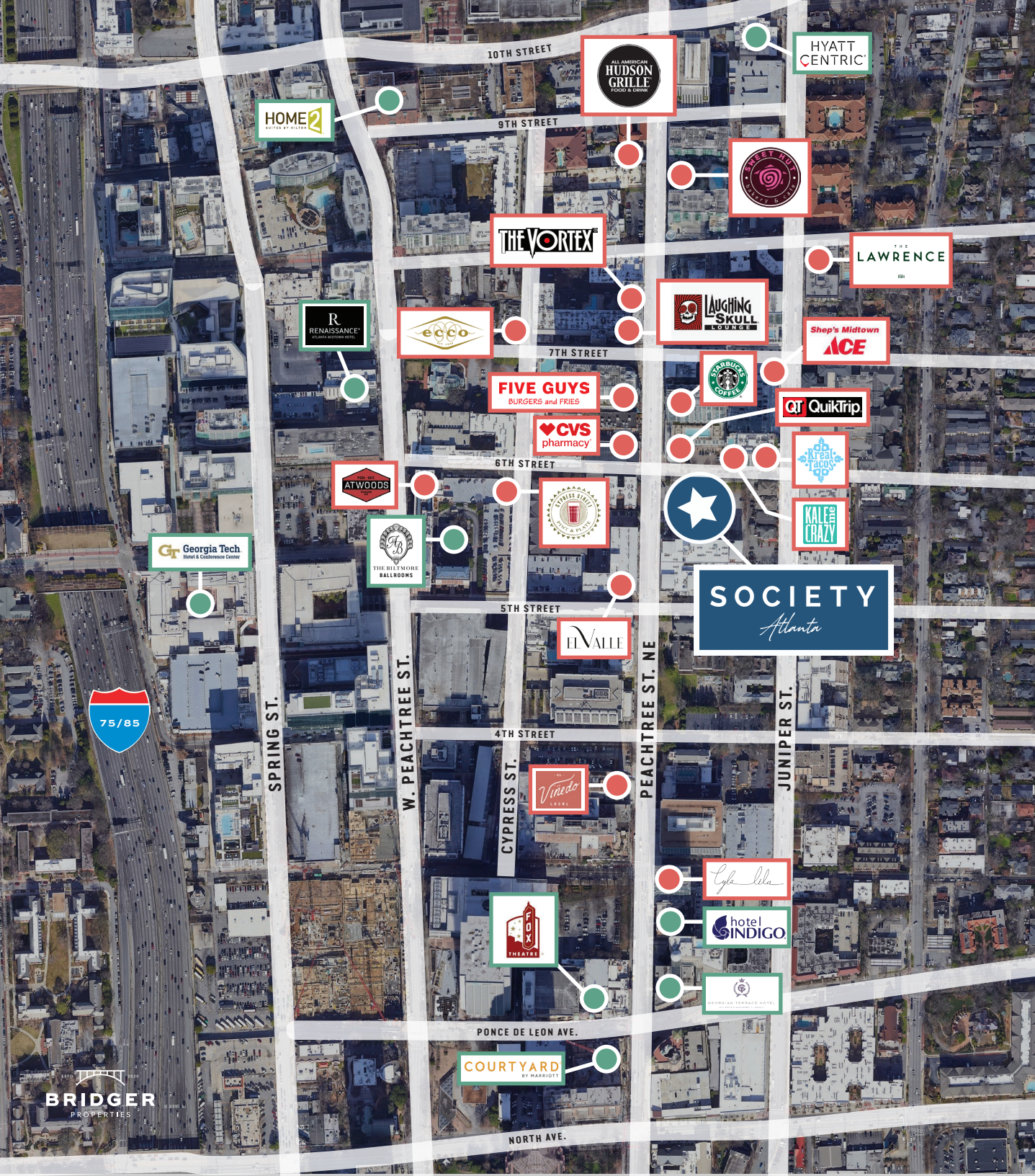
Ponce City Market  
5 MINUTES

Georgia Tech  
3 MINUTES

Downtown Atlanta  
6 MINUTES

Atlantic Station  
5 MINUTES

Westside Atlanta  
6 MINUTES



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PEACHTREE ST. NE

2022 DEMOGRAPHICS



DAYTIME POPULATION  
(2-MILE RADIUS)

216,773

30,000

NEW RESIDENTS IN  
10 YEARS

MEDIAN AGE

36.3



ANNUAL RETAIL SALES

\$540M

SPENDING POWER

\$940M



150+

RESTAURANTS

2 miles from

Population	110,907
Average HH Income	\$118,639
Total Consumer Spending	\$1,738,681,412

5 miles

Population	416,549
Average HH Income	\$113,821
Total Consumer Spending	\$5,934,753,045

10 miles

Population	1,081,791
Average HH Income	\$103,948
Total Consumer Spending	\$14,102,390,393

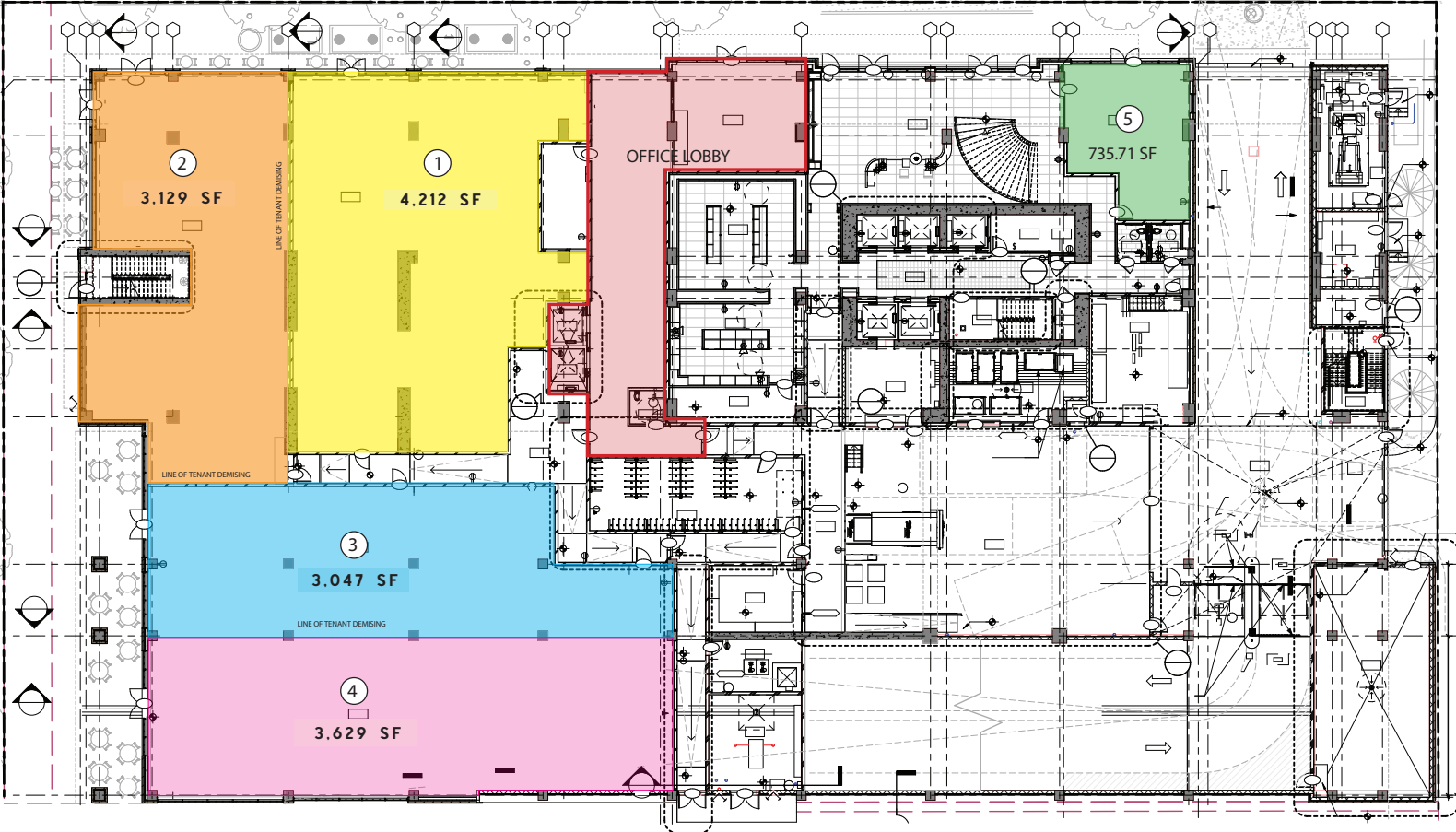


# RENDERING

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LEVEL 1







SOCIETY LIVING





# LEASING INFO



SHELBI  
BODNER

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ESTD 2020

**BRIDGER**  
PROPERTIES