

CITY WALK

171 Auburn Ave, Atlanta, GA 30303








SPACE AVAILABLE | 1,170 - 6,758 SF

PROPERTY HIGHLIGHTS

- Restaurant, retail and office spaces available
- Prominent location at the corner of Auburn Ave and Piedmont Ave
- Adjacent to Georgia State University, the largest higher learning institution based in Georgia with more than 52,000 students enrolled
- 161 residential units located directly above the retail space
- Over 6,500 beds of student housing within a 1/4 mile walk
- Served by the Atlanta streetcar
- Two separate parking decks, and 11 city-managed parallel spaces along Auburn Ave

AREA DEMOGRAPHICS (2023):

	7 MIN WALK	3-MILE	5-MILE
 POPULATION	6,033	192,341	368,637
 HOUSEHOLDS	1,268	92,397	169,368
 AVG HH INCOME	\$87,174	\$131,493	\$135,981
 DAYTIME POPULATION	10,750	283,453	444,250
 ANNUAL FOOD/BEV EXPENDITURE	\$20M	\$1.15B	\$2.14B

COURTNEY BRUMBELOW

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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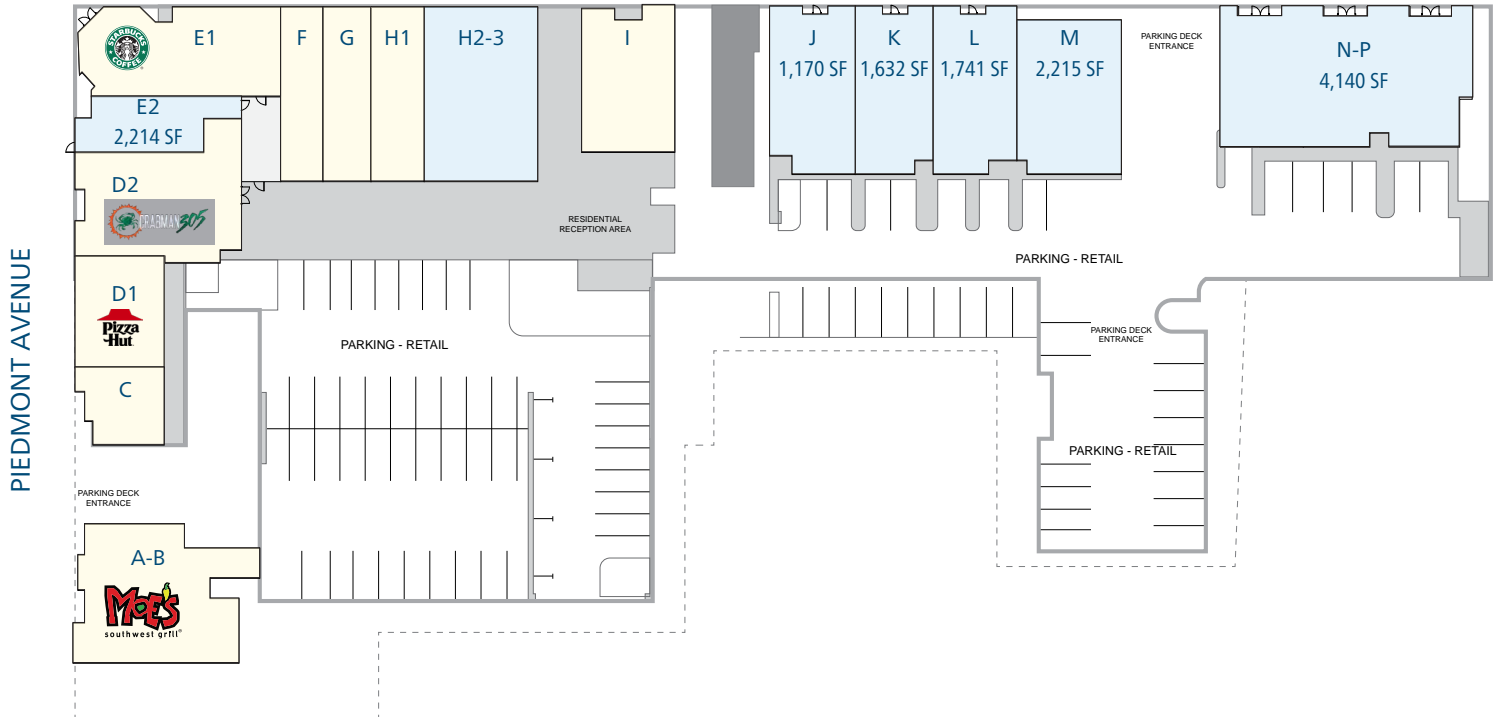
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AUBURN AVENUE



SUITE	TENANT	SIZE
A-B	MOE'S SOUTHWEST GRILL	2,223
C	SWEET STACK CREAMERY	1,062
D2	PIZZA HUT	1,224
D1	CRABMAN 305	2,258
E1	STARBUCKS	1,300
E2	AVAILABLE	2,214
F	THE PEACH COBBLER FACTORY	966
G	IN AND OUT LASH	947
H1	FOR KEEPS BOOKSTORE	625

SUITE	TENANT	SIZE
H2-3	FORMER NAIL SALON	1,530
I	E.T. ELLA SALON	1,720
J	COMING AVAILABLE	1,170
K	COMING AVAILABLE	1,632
L	COMING AVAILABLE	1,741
M	COMING AVAILABLE	2,215
N-P	FORMER RESTAURANT	4,140

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