

Modera Midtown

95 8th Street, Atlanta

IN THE HEART
OF MIDTOWN!

3,924-4,373 SF RESTAURANT + RETAIL FOR LEASE

- Located at the corner of 8th Street and Williams Street
- 435 luxury units located directly above street level retail with excellent visibility
- Located directly across from NCR's headquarters
- 4,373 SF of retail/restaurant space available (can subdivide)
- 3,924 SF of retail/office space available
- Blocks away from multiple student housing developments
- Parking spaces available in onsite deck



VANTAGE

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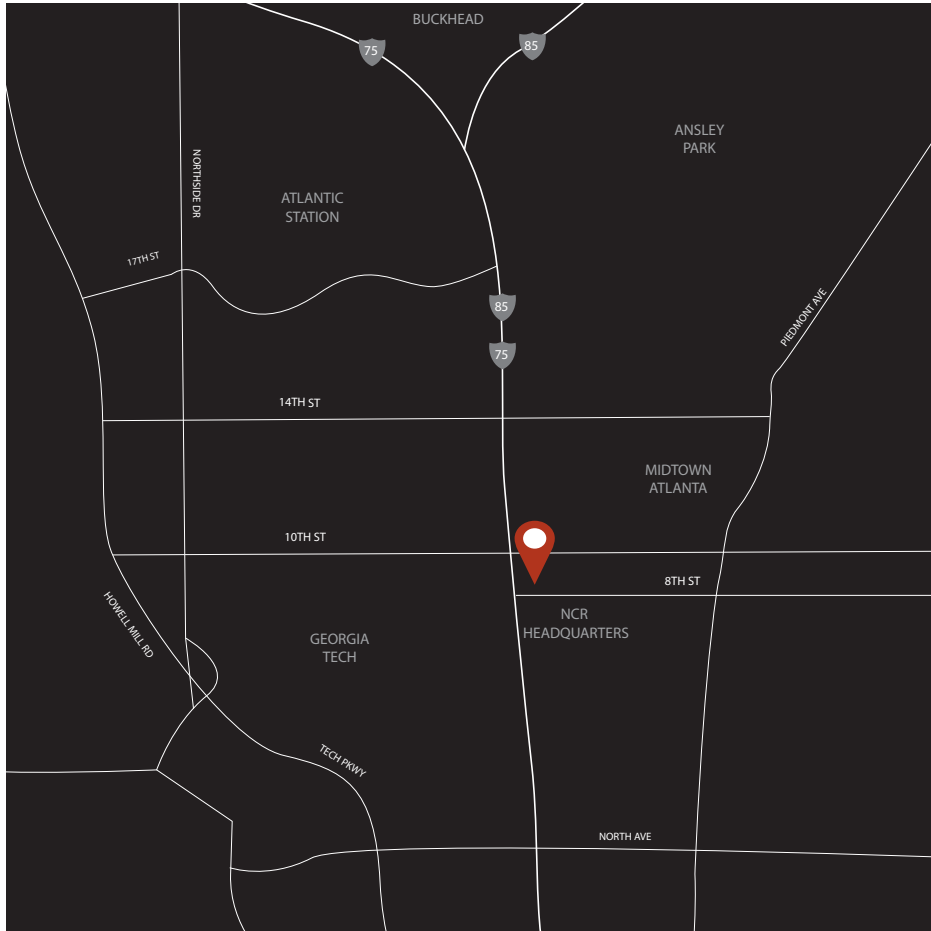
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SITE PLAN




LOCATION AND DEMOGRAPHICS



3 MILE RADIUS SUMMARY:

 Population: **180,472**

 Daytime Employees: **390,332**

 **TRAFFIC COUNT:**

- 404,000** (75/85 Connector)
- 14,000** (10th Street/Williams Street Exit)
- 17,800** (Spring Street)

