



PALOMA WEST MIDTOWN

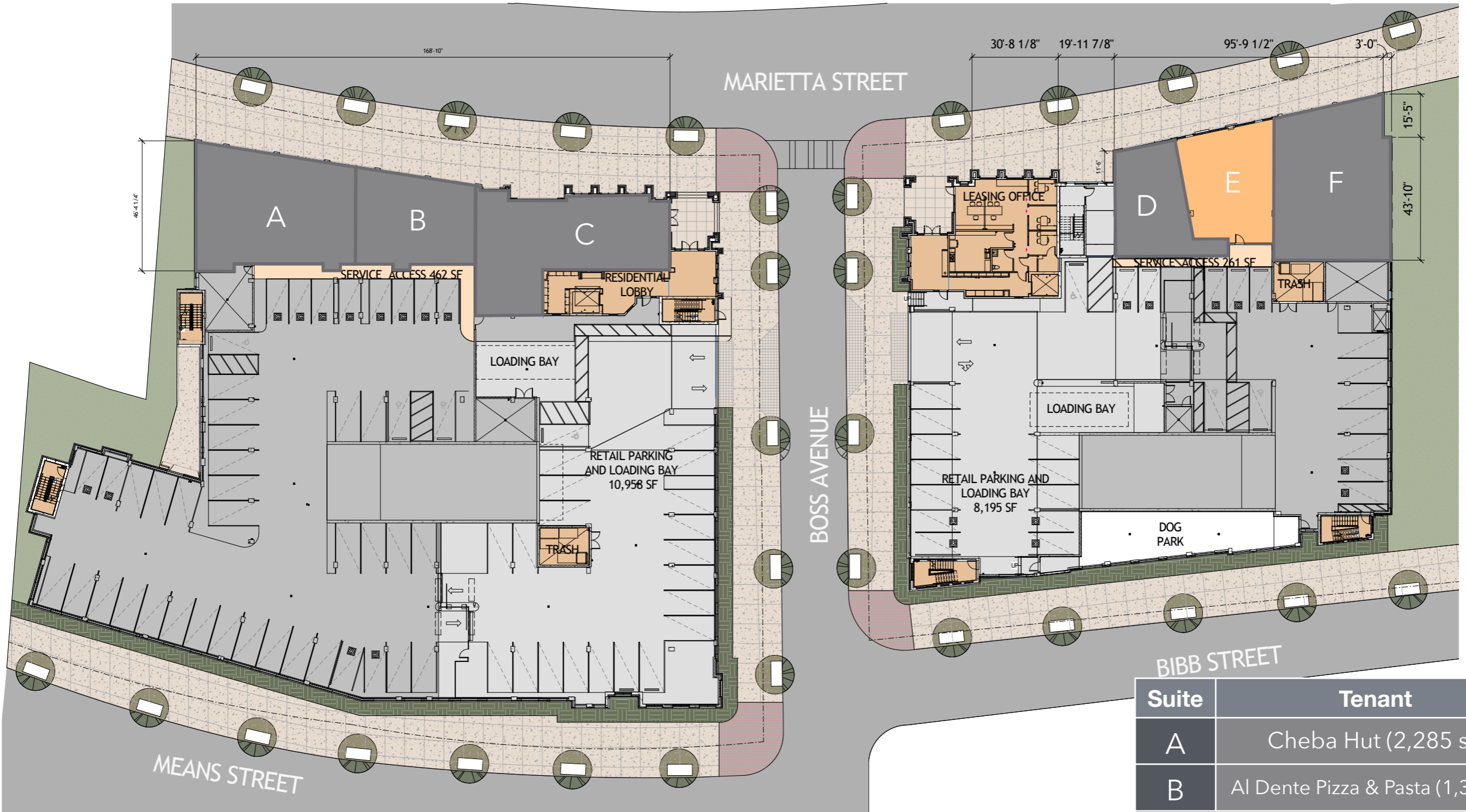
800 Marietta Street NW
Atlanta, Georgia 30318

Marietta Street & Boss Avenue

Paloma West Midtown, a 385,000 square foot community was completed in 2019 and serves students attending the Georgia Tech. The two five-story buildings offer a mix of fully-furnished studios as well as one-to five-bedroom units. Enjoying a prime location in West Midtown and 1 block from the Georgia Tech campus, the property is uniquely positioned to serve the daytime population as well as students from Georgia Tech. Additionally, the community features 10,531 square feet of ground floor retail and restaurant space. Common Amenities include: swimming pool, rooftop amenity deck, fitness center, business center, study rooms, conference areas, bike storage and 236 parking spaces.



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Suite	Tenant
A	Cheba Hut (2,285 sf)
B	Al Dente Pizza & Pasta (1,300 sf)
C	Harris Orthodontics (2,309 sf)
D	Tech Shop & Run (1,112 sf)
E	AVAILABLE (1,300 sf)
F	Wok Chi Asian (2,210 sf)

= Available

ZONING: MRC-3

PARKING SIDE A: 21 SPACES
3.65/1000 SF

PARKING SIDE B: 15 SPACES
3.25/1000 SF

16 ON STREET PARKING SPACES

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DEMOGRAPHIC SNAPSHOT

2022

	1 mile	3 mile	5 mile
Population	21,075	187,217	392,309
Average HHI	\$65,272	\$104,126	\$109,228
Median Age	31.4	35.7	36.7
Total Households	5,325	85,048	174,448
Daytime Employees	31,576	256,908	415,222

TRAFFIC COUNT

2020

Marietta St North of Site

12,100 aadt



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