



MOMENTUM
MIDTOWN

1018 W PEACHTREE ST
MIDTOWN, ATLANTA



FOR LEASE



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Luxury Apartment Homes

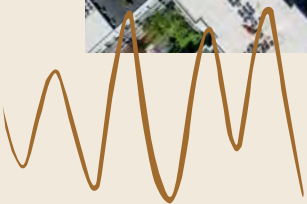
kinetic

Student Housing



PROJECT HIGHLIGHTS

- 376 unit, 36-story luxury apartment homes located in Midtown Atlanta
- Adjacent to 34-story Kinetic Student Housing with 752 beds
- Restaurant / retail space with exclusive use outdoor seating patio



MIDTOWN, ATLANTA



554,629

DAYTIME EMPLOYEES

90

WALK SCORE

120+

ACRES OF PARKS

40,041

BUSINESSES

6.1M

ANNUAL VISITORS

16 MI

BIKE LANES

\$5 BILLION

CONSUMER SPENDING

4,000+

HOTEL ROOMS

150+

RESTAURANTS & SHOPPING EXPERIENCES

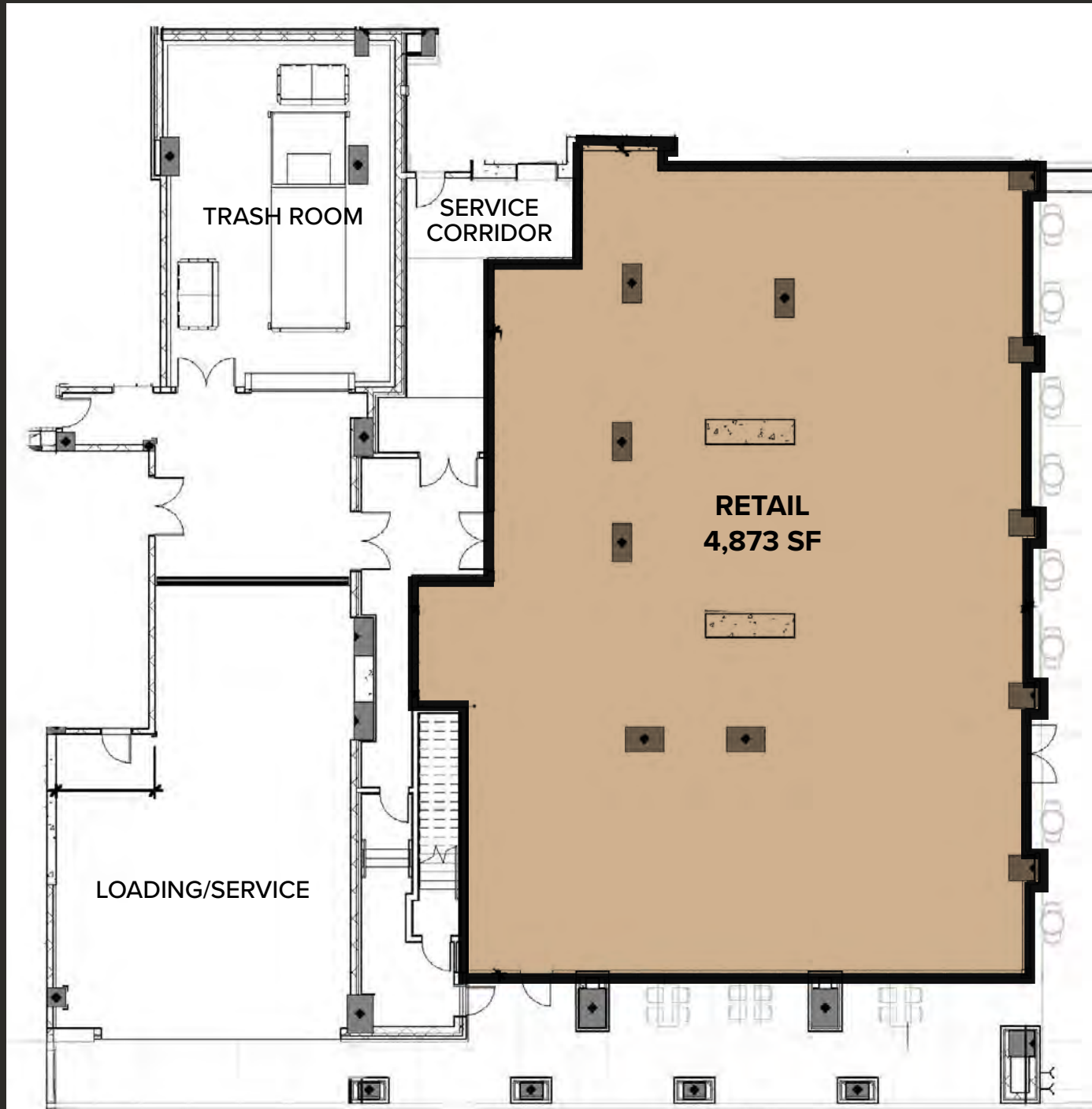


DEMOGRAPHICS

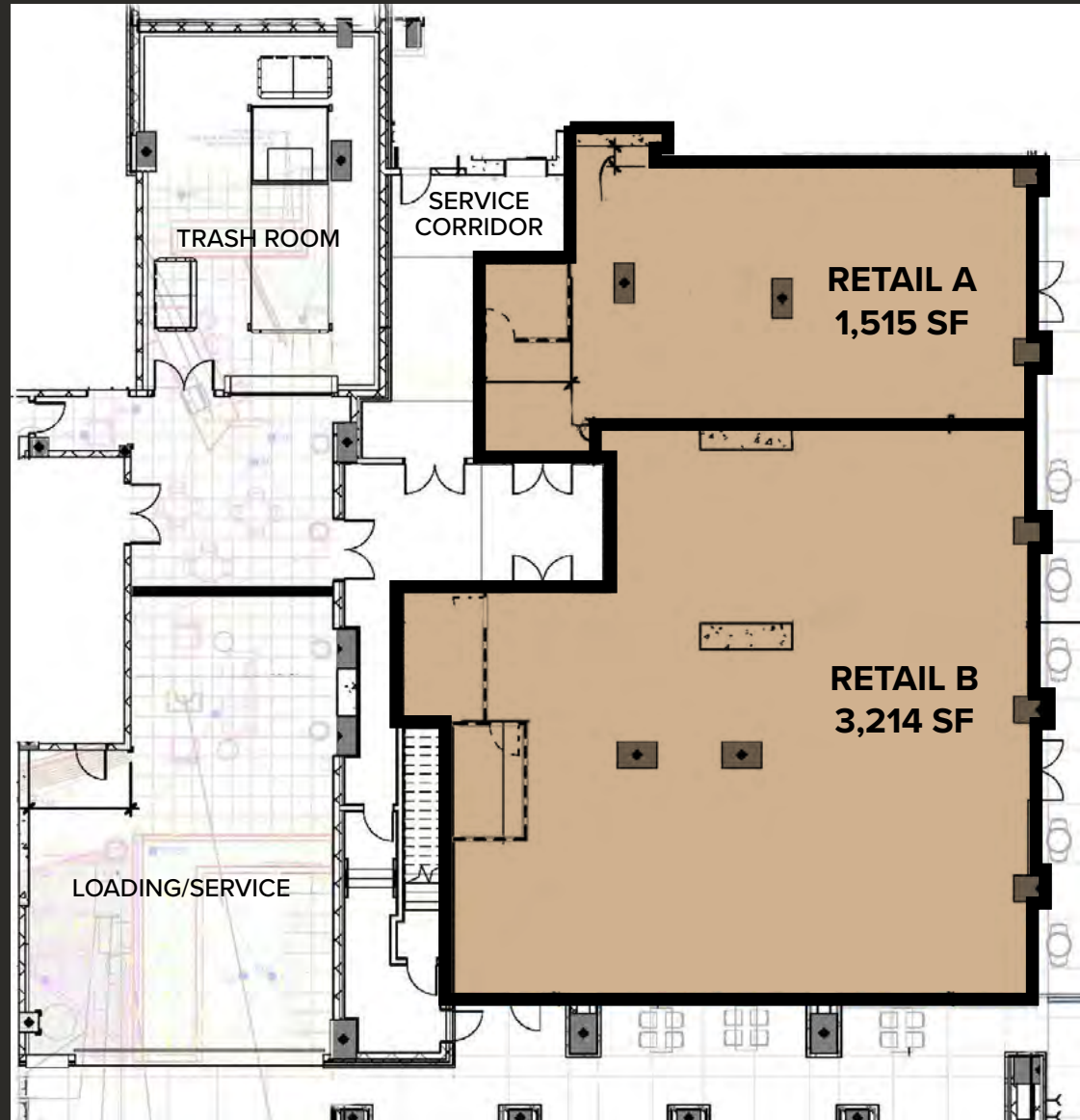
POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	34,428	191,014	400,959
2028 Population Projection	36,018	195,737	408,817
Annual Growth 2010-2023	4.0%	2.1%	1.7%
DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
Employees	75,279	281,116	554,629
Businesses	4,964	21,790	554,629
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	20,908	92,497	183,614
2028 Household Projection	21,893	94,855	187,224
Annual Growth 2010-2023	3.3%	1.9%	1.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$131,121	\$121,749	\$119,557
Median Household Income	\$107,351	\$92,569	\$87,381



SITE PLAN



PROPOSED DEMISING PLAN



PRIME STREET-LEVEL RESTAURANT SPACE

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±4,873 SF

WITH OUTDOOR PATIO



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