

AVAILABLE FOR LEASE

Colliers

1184 HANK AARON DR
ATLANTA, GA 30315

Skyline *Peoplestown*

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Direct access to
Southside Beltline Trail

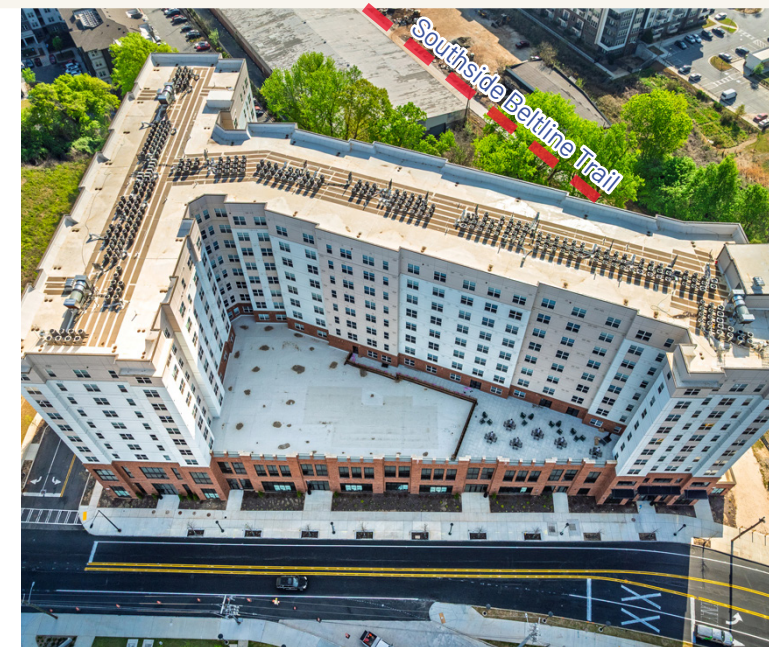
A DYNAMIC NEW RETAIL OPPORTUNITY DIRECTLY BY *SOUTHSIDE BELTLINE TRAIL*

Introducing 1184 Hank Aaron Drive, a transformative mixed-use development offering brand-new retail and restaurant spaces at the base of a 250-unit multifamily community. Perfectly positioned along the Southside BeltLine with striking views of the Atlanta skyline, this project delivers an exceptional opportunity for tenants seeking visibility, walkability, and built-in residential demand. With modern design, flexible floorplates, and dedicated retail parking, the property offers the ideal setting for fast-casual dining, boutique service providers, specialty retail, and neighborhood-driven concepts.

- ± 609 SF - 3,949 SF Available
- 4 Units: Ground Level Retail/Restaurant/Office Space
- High Ceilings and Ample Natural Light

PROPERTY *FEATURES*

- Breathtaking Unobstructed Views of the Atlanta Skyline
- Direct Beltline Access (Southside Trail)
- 25 Retail Dedicated Parking Spaces
- Grease Trap Access
- Patio Capability
- 250 Multifamily Units Above
- **Ideal Tenants:** Fast Casual Restaurants/ Insurance Agent/Pet Stores/Mail Delivery/Fitness/Salons



The Heart of *Everything*

YOUR FAVORITE SPOTS - RIGHT
AROUND THE CORNER.



Downtown
Atlanta

Adair Park

Summerhill

D.H. Stanton Park

55 Milton
156 Apartment Units

The Maverick
320 Apartment Units

Terminal South

★ 1184 HANK AARON DR

Southside Beltline Trail

Verge Atlanta
367 Apartment Units

NEARBY RESTAURANTS:

- JDs Summerhill Variety Deli
- CAVA
- HERO
- Southern National
- How Crispy Express
- Grant Park Coffee House
- Publix
- 404 Coffee
- Patria Cocina!
- Peoples Town Coffee Bar
- Subway
- Hunt Brothers Pizza



Property Update *Photos*

Location *Highlights*

NEARBY RESTAURANTS

Nearby restaurants offer a walkable mix of casual, quick serve, and chef-driven dining just minutes from the property.



TRANSPORTATION

Walkable access to MARTA is available via nearby Gerogia State, Garnett, and Five Points stations, making travel through Atlanta easy.

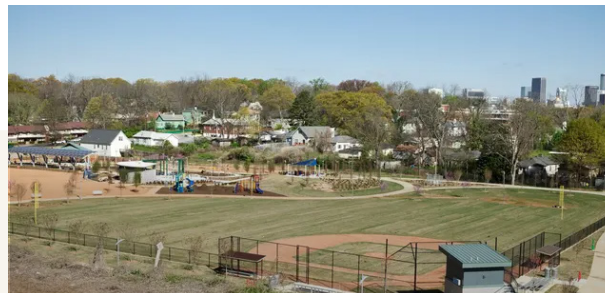
AREA FOOT TRAFFIC

The property sits just steps from the Southside Beltline Trail, placing it within an active, walkable corridor that draws steady neighborhood foot traffic.



RESIDENTIAL MOMENTUM

The area is rapidly developing, with new mixed-use projects, retail, and housing adding energy, amenities, and customer demand to the corridor.



PEOPLESTOWN

In the historic Peoplestown community, the area provides a residential setting with access to green spaces & D.H. Stanton Park, featuring walking paths, a splash pad, and a Southside Trail link.

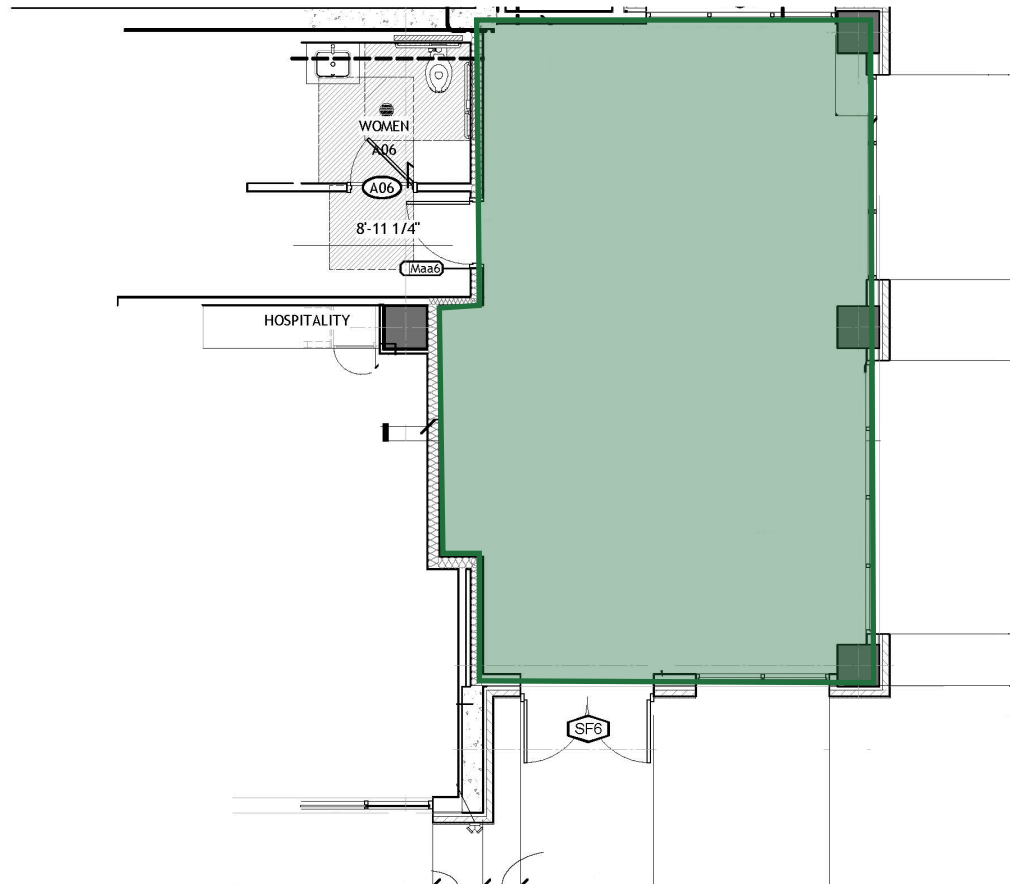
SAFETY IMPROVEMENTS

A growing residential population, active streets, and consistent neighborhood engagement create a welcoming and secure environment.



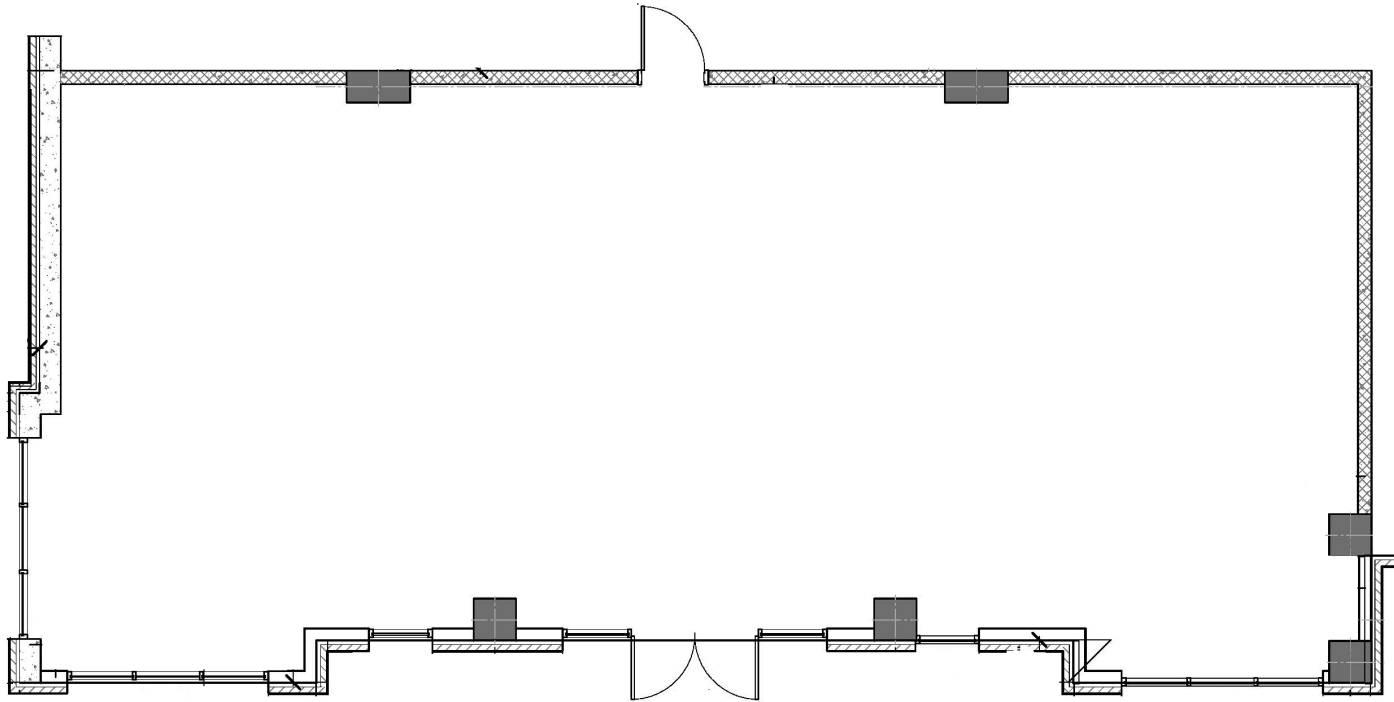
Floorplans

CAFE/RETAIL (A04)
±609 RSF



Floorplans

RETAIL A (A51)
±1,731 SF RSF



Floorplans

RETAIL B (A52) & RETAIL C (A53)

A52: ±1,975 RSF

A53: ±1,974 RSF

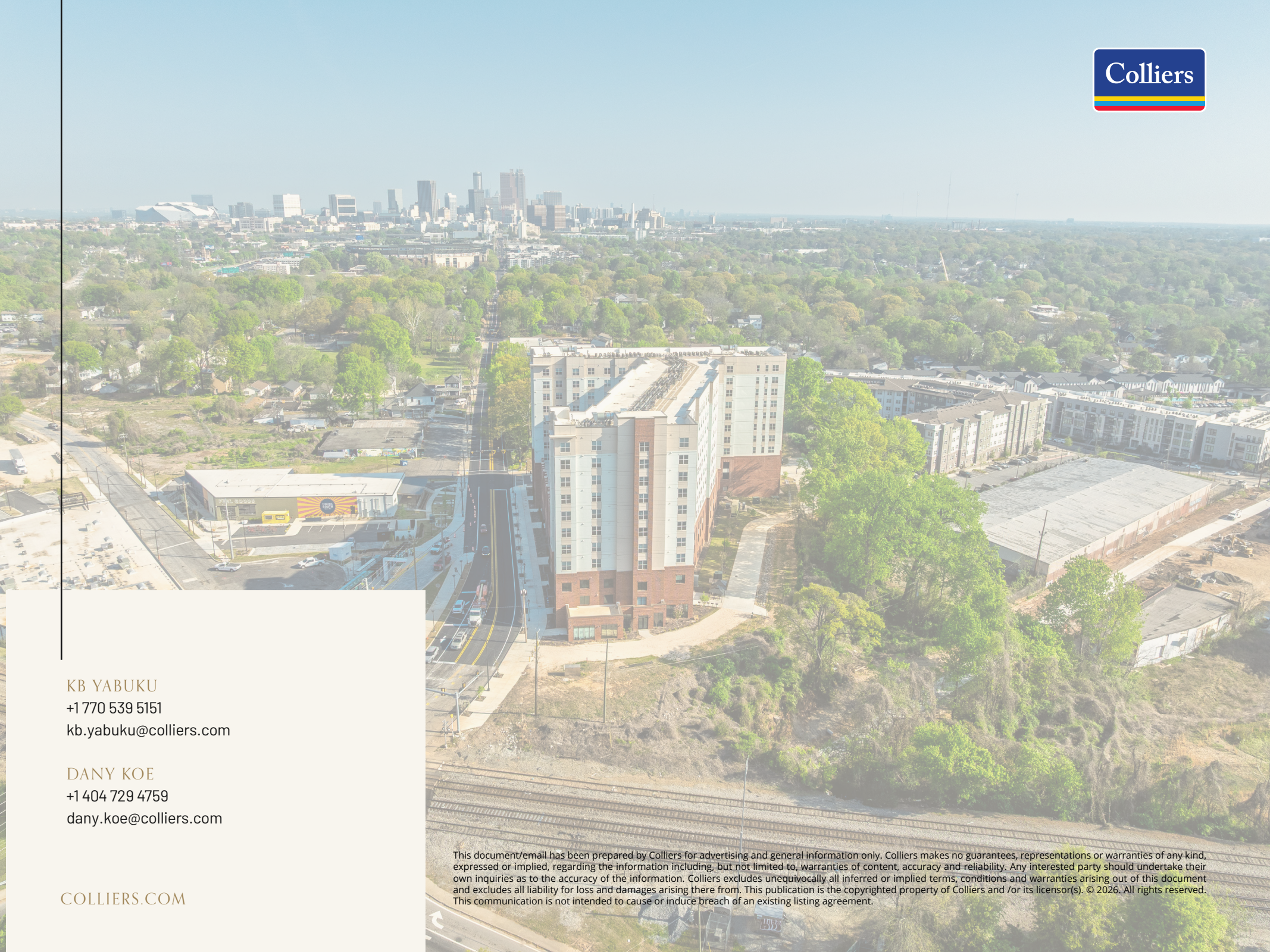
Combined: ±3,949 RSF



Demographics

LATEST AS OF 2025 Q4

	1-Mile	3-Mile	5-Mile
Population	16,227	132,481	339,535
Median Age	34.5	34.1	34.0
Households	7,050	58,421	157,444
Median Household Income	\$58,348	\$71,593	\$81,541
Average Household Income	\$100,472	\$110,136	\$122,431
Renter Occupied Housing Units	4,467	35,340	94,147
Consumer Recreational Spending	\$24,748,332	\$222,739,560	\$665,237,818
Average Disposable Income Ages 25 - 54	\$245,902	\$270,911	\$294,093



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