

MIDTOWN UNIONSM

1331 Spring Street NW, Atlanta, GA 30309



Granite
 **MetLife**

CBRE

31,000 SF

OF RETAIL AND RESTAURANT
SPACE AVAILABLE

MIDTOWN UNIONSM

PROJECT HIGHLIGHTS:

- 613,000 SF Class A + **office building** anchored by Invesco Global Headquarters, American Express and McKinsey
- 355 Class A new **residential units** called Mira at Midtown
- New **Kimpton Shane Hotel** with 230 keys and the Hartley and Aveline Restaurants
- Ingress/Egress from 17th Street, Spring Street, 16th Street and West Peachtree with easy access to 1,900+ parking spaces
- Close proximity to Woodruff Arts Center, SCAD, High Museum of Art, Center for Puppetry Arts, Center Stage

- 3,807 apartments within half mile
- 4,700 households within half mile
- 16 million square feet of office space within half mile



DEMOGRAPHICS

POPULATION

35,740

2024 POPULATION WITHIN
1 MILE OF 1331 SPRING ST NW

Projected 2.71% growth within next 5 years

RESIDENTIAL DEVELOPMENT

22,205
HOUSEHOLDS
WITHIN 1 MILE

ESTIMATED 3.26%
GROWTH IN THE
NEXT 5 YEARS

50%
ARE MILLENNIALS

15%
ARE
GENERATION

X

62% ARE SINGLE

85% HAVE A BACHELOR'S
DEGREE OR HIGHER

AVERAGE
HOUSEHOLD
INCOME IS

\$157K

DEMOGRAPHICS

	.5 Miles	1 Mile	3 Miles	5 Miles
Population				
2024 Population - Current Year Estimate	6,139	35,740	192,786	414,372
2029 Population - Five Year Projection	8,755	40,856	204,467	433,702
2020-2024 Annual Population Growth Rate	0.93%	0.58%	1.01%	1.44%
2024-2029 Annual Population Growth Rate	7.36%	2.71%	1.18%	0.92%

Households				
2024 Households - Current Year Estimate	3,958	22,205	100,583	203,383
2029 Households - Five Year Projection	5,783	26,066	110,320	218,740
2024-2029 Annual Household Growth Rate	7.88%	3.26%	1.86%	1.47%
2024 Average Household Size	1.55	1.55	1.72	1.88

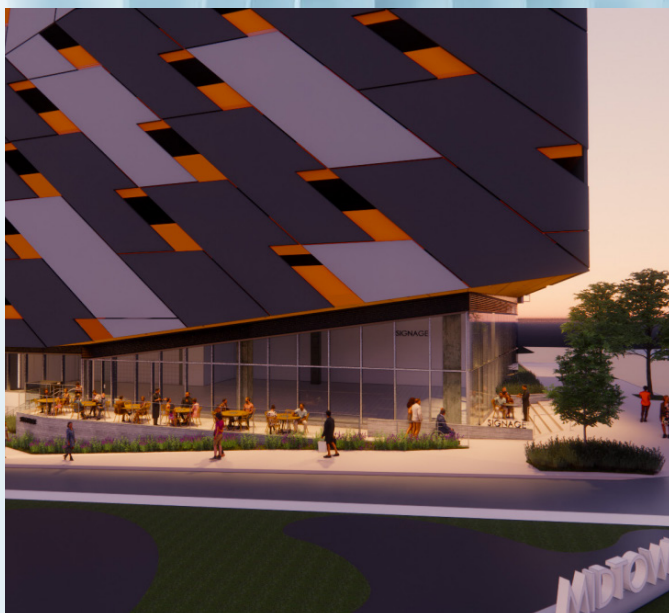
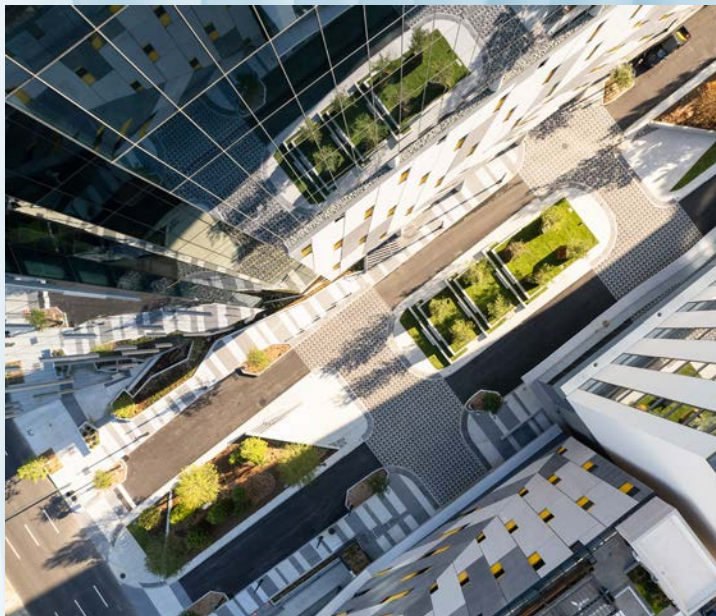
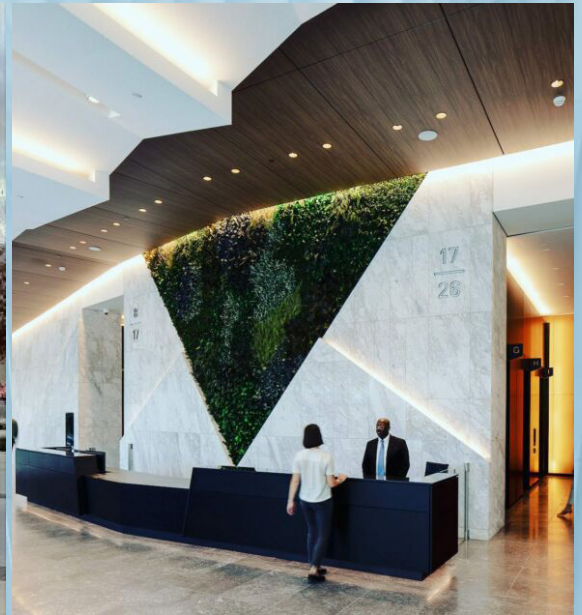
Household Income				
2024 Average Household Income	\$153,683	\$157,944	\$149,139	\$149,365
2024 Median Household Income	\$104,511	\$114,283	\$103,440	\$100,879

Housing Units				
2024 Housing Units	5,038	25,765	115,227	230,517
2024 Occupied Housing Units	3,958	22,205	100,585	203,394
2024 Owner Occupied Housing Units	1,306	8,258	37,521	83,806
2024 Renter Occupied Housing Units	2,652	13,947	63,064	119,588

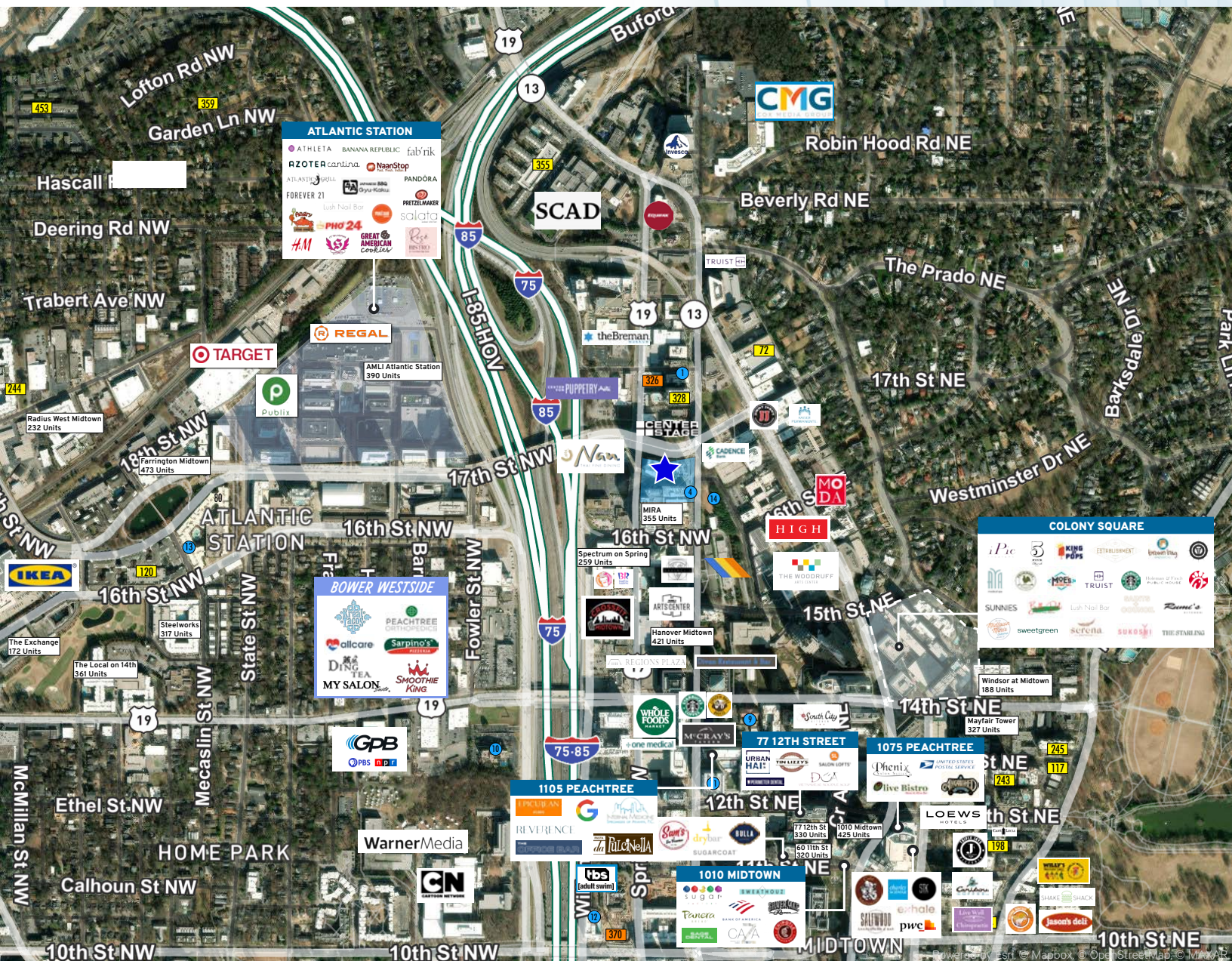
Education				
2024 Population 25 and Over	5,173	28,860	140,820	301,237
Bachelor's Degree	47%	41.3%	39.7%	37.6%
Graduate or Professional Degree	37.8%	43.3%	35.2%	32.3%

Place of Work				
2024 Businesses	1,247	3,421	14,925	27,079
2024 Employees	26,798	67,466	387,679	696,024

PROPERTY PHOTOS

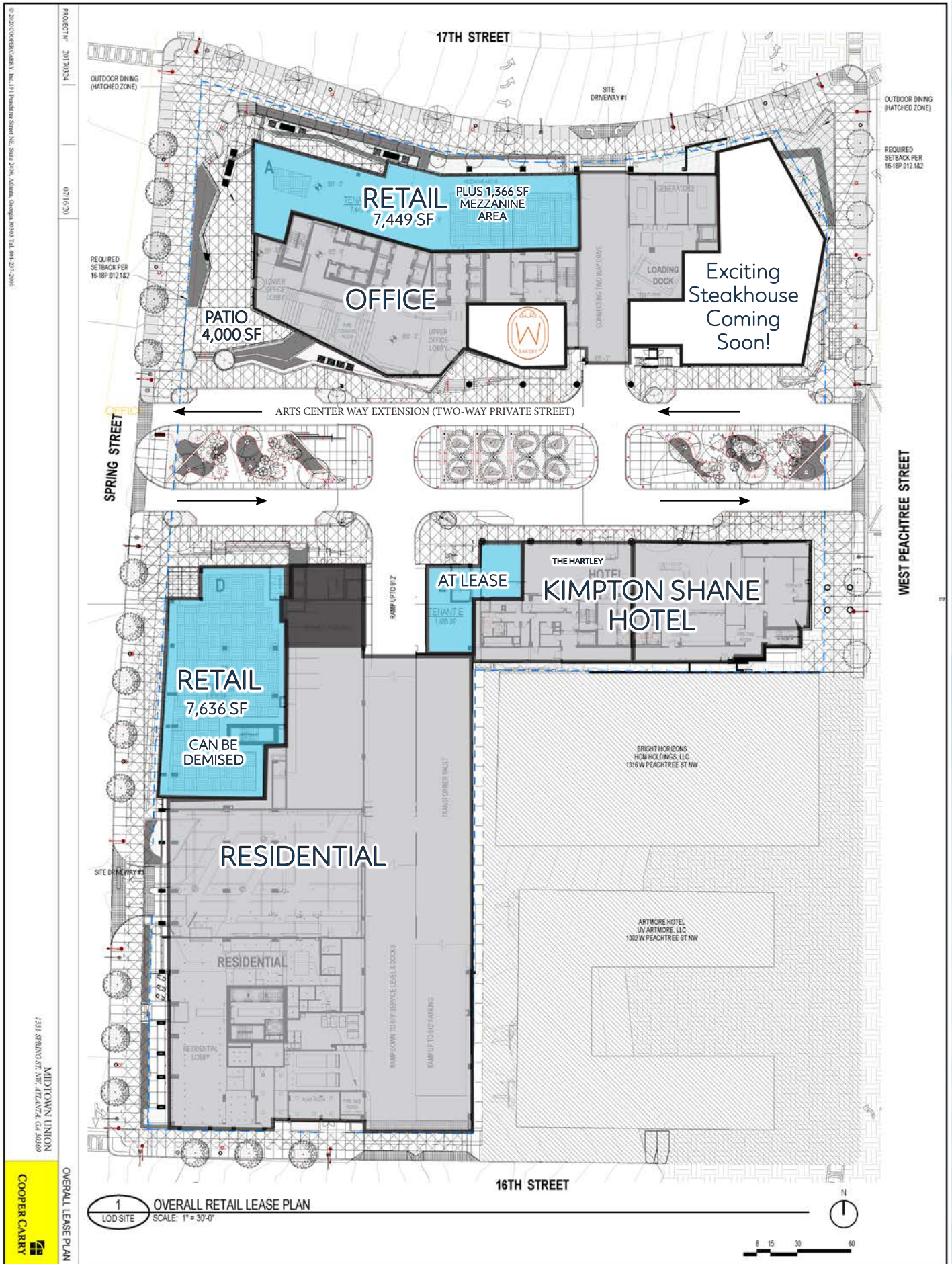


RETAIL AERIAL MAP



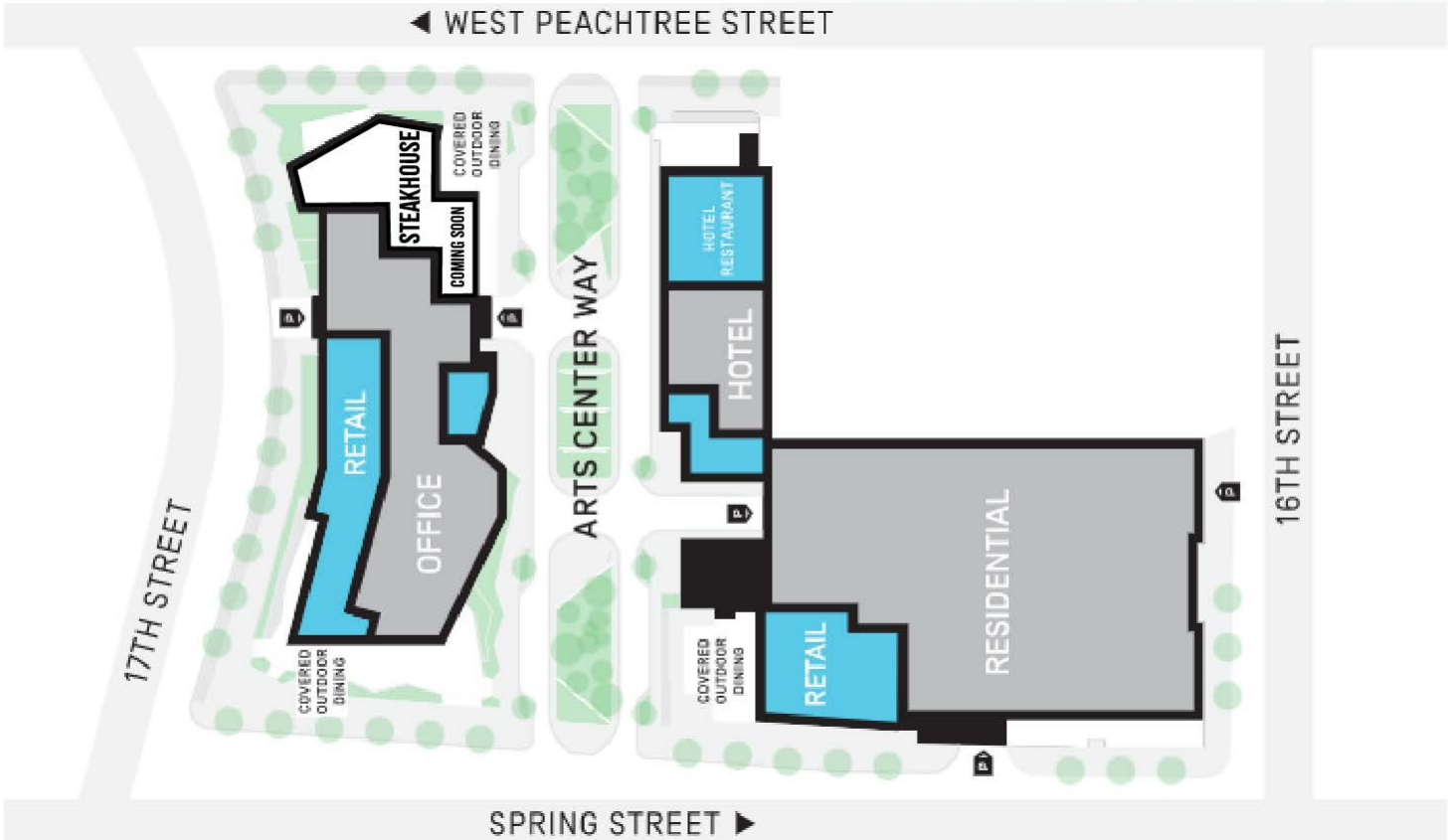
- Canopy by Hilton Atlanta Midtown
- Twelve Midtown
- Residence Inn by Marriott
- Kimpton Shane Hotel
- Hampton Inn & Suites Atlanta Midtown
- The Starling Atlanta Midtown
- Four Seasons Hotel Atlanta
- AC Hotel by Marriott Atlanta Midtown
- Atlanta Marriott Suites Midtown
- Sonesta Select
- Epicurean Atlanta
- Hilton Garden Inn Atlanta Midtown
- Embassy Suites by Hilton Atlanta Midtown
- Artmore Hotel
- Homewood Suites by Hilton Atlanta Midtown
- MOXY Atlanta Midtown
- Loews Atlanta Hotel

OVERALL LEASE PLAN

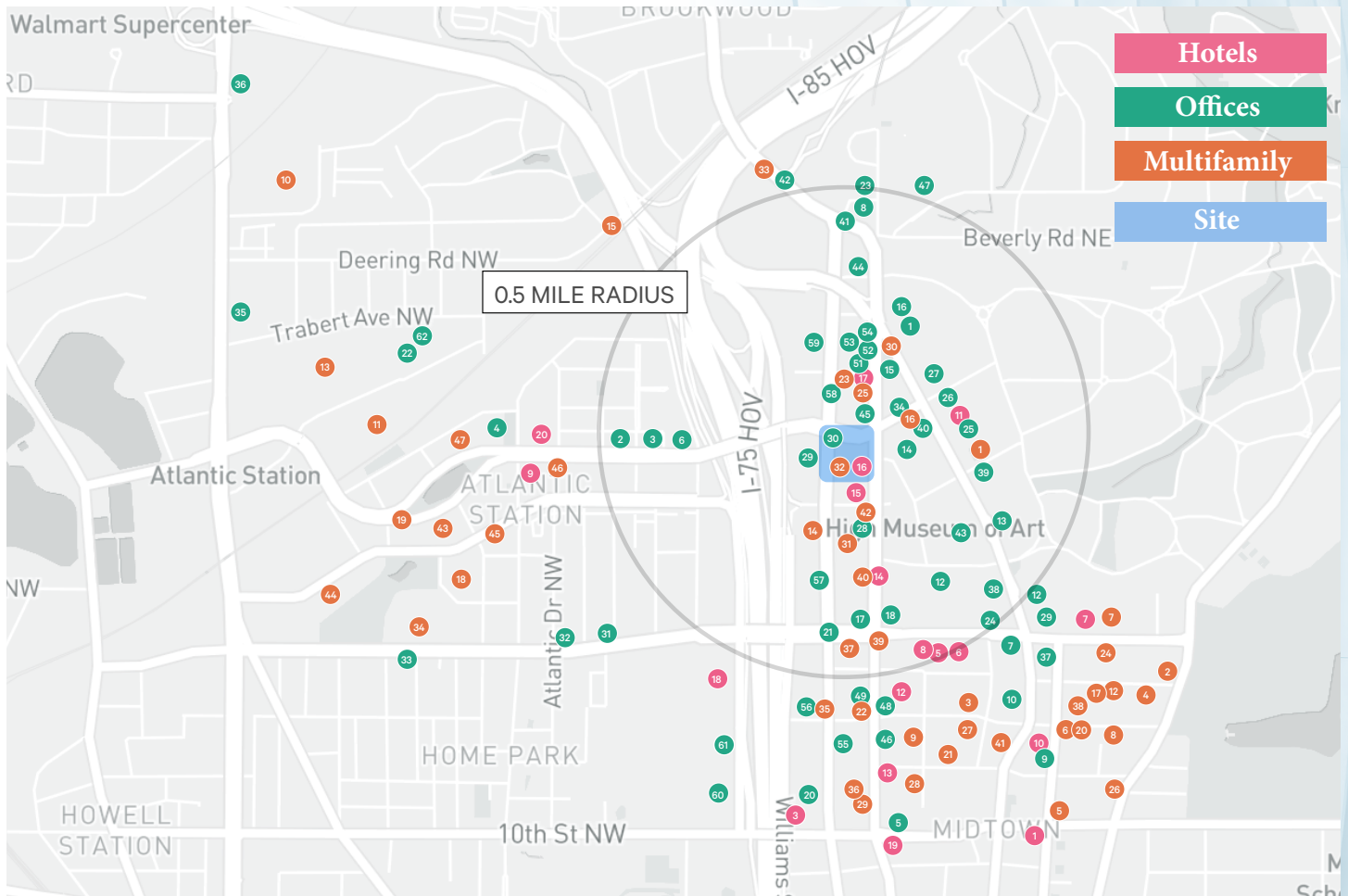




SITE PLAN



OFFICE/MULTIFAMILY/HOTEL MAP



Office

1. Silhouette Midtown
2. 271 17th
3. Atlantic Station
4. T3 West Midtown at Atlantic Station
5. 10 10th
6. 171 17th Street
7. The Proscenium
8. One Peachtree Pointe
9. 1075 Peachtree St NE
10. Eleven Hundred Peachtree Street
11. 100-500 Colony Square
12. Promenade Tower
13. 1275 Peachtree St NE
14. One Midtown Plaza
15. Pershing Park Plaza
16. Federal Home Loan Bank
17. Regions Plaza
18. One Atlantic Center
19. Two Midtown Plaza
20. Spring Quarter
21. 14th & Spring
22. 433 Bishop St NW
23. Two Peachtree Pointe
24. 1180 Peachtree
25. The Peachtree
26. 1375 Peachtree
27. Boundary 65, 65
28. 1270 W Peachtree St NW
29. Midtown Heights
30. Midtown Union
31. 275 14th St NW
32. 315 14th St NW
33. 450 14th Street
34. 14 17th St NE
35. Northside Summit
36. 1675 Northside Dr NW
37. The Campanile Building
38. Promenade Central
39. 1315 Peachtree St NE
40. 1372 Peachtree St NE
41. Equifax Worldwide Headquarters

42. 1601-1605 Peachtree Street
43. Woodruff Arts Center
44. Rhodes Hall
45. 1374 W Peachtree Rd
46. 1073 W Peachtree St NE
47. WSB Bldg
48. 1105 WP
49. Northside Medical Midtown
50. 1280 W Peachtree St NW
51. 1422 W Peachtree St NW
52. 1430 W Peachtree St NW
53. 1438 West Peachtree
54. Master Mind Thinker Building
55. 1065 Spring St NW
56. 1100 Spring St NW
57. 1210-1228 Spring St NW
58. 1388 Spring St NW
59. 1440 Spring St NW
60. Turner Entertainment Networks
61. 1050 Techwood Dr NW
62. 9426 Trabert Ave NW

Multifamily

1. Reid House Condominiums
2. Ansley Above The Park Condominium
3. Twelfth Street West Apartments
4. The Parc Vue
5. Juniper & 10th Highrise
6. Midtown Tower Building I
7. Windsor at Midtown
8. Piedmont House
9. Peachtree Walk

10. Renew MidTown
11. Radius West Midtown
12. The Registry on the Park
13. The Mark at West Midtown
14. Spectrum on Spring
15. Atlantic Loring Heights
16. Nomia
17. Vireo
18. Steelworks
19. 80 17th St
20. Midtown Towers Building II
21. Sixty11th
22. The M by RADIUS
23. 1405 Spring
24. Mayfair Tower
25. Ascent Midtown
26. Azure on the Park
27. 77 12th Midtown
28. MAA Midtown
29. Tens on West
30. 1441 Peachtree
31. AMLI Arts Center
32. Mira at Midtown Union
33. 1660 Peachtree
34. The Local On 14th
35. 1000 Spring
36. Momentum Midtown
37. ICON Midtown
38. Park Central
39. Atlantic House
40. 1230 West Peachtree
41. 1010 Midtown
42. 1280 West Condominiums
43. The Art Foundry At Atlantic Commons
44. The Exchange
45. The Element
46. The Atlantic
47. Ellington Midtown

Hotels

1. Hyatt Centric Midtown Atlanta
2. Homewood Suites by Hilton Atlanta Midtown
3. Hilton Garden Inn Atlanta Midtown
4. MOXY Atlanta Midtown
5. AC Hotel Atlanta Midtown
6. Four Seasons Hotel Atlanta
7. The Starling Atlanta Midtown
8. Marriott Atlanta Midtown Suites
9. Embassy Suites by Hilton Atlanta Midtown
10. Loews Atlanta Hotel
11. Residence Inn Atlanta Midtown Peachtree @ 17th
12. Epicurean Atlanta, Autograph Collection
13. Residence Inn Atlanta Midtown Georgia Tech
14. Hampton Inn & Suites Atlanta Midtown Artmore Hotel
15. Kimpton Shane Hotel
16. Canopy by Hilton Atlanta Midtown
17. Sonesta Select Atlanta Midtown Georgia Tech
18. Home2 Suites by Hilton Atlanta Midtown
19. Autograph Collection Twelve Midtown

Site

- 30 Midtown Union
- 32 Mira at Midtown Union
- 16 Kimpton Shane Hotel

MIDTOWN UNIONSM

Invesco

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NAIOP

DEVELOPER

OF THE YEAR

Granite
2022

CBRE