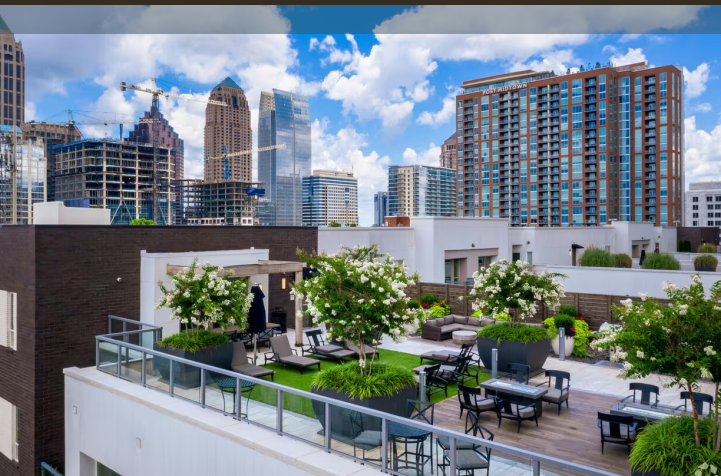




# TENS WEST

1010 WEST PEACHTREE STREET NW, ATLANTA, GA 30309



# TENS WEST

## MIDTOWN OVERVIEW

MIDTOWN is the second largest business district in the city of Atlanta, situated between the commercial and financial districts of Downtown to the south and Buckhead to the north. Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings.

Nowhere else but Midtown can you walk to 150+ restaurants, 300+ acres of parks and greenspace, world class arts and attractions, shopping, events and festivals, and much more.

Midtown is anchored by world-class institutes of higher education. In addition to providing exceptional educational opportunities to the district's 24,000+ student population and thousands more across the region, these colleges and universities are helping to transform Midtown into a thriving hub of innovation.



## TRANSIT

**400k+**

cars each day on I-75, I-85, and GA 400

**20,600**

average daily riders on MARTA (4 Midtown Stations)

**88**

walkscore, with 40 linear miles of sidewalks

## OFFICE

**25.3M SF**

of office space, with 3.6M SF under construction

**65k**

daytime workers in Midtown

**141k**

daytime population (1-mile radius)

## HOTEL

**6.1M**

annual visitors to Midtown

**1.2M**

overnight hotel guests in Midtown annually

**4,000+**

existing rooms in a variety of luxury, boutique and historic hotels

## RESIDENTIAL

**14,000+**

residential units in Midtown

**5,100+**

residential units under construction

**39k**

total population in Midtown

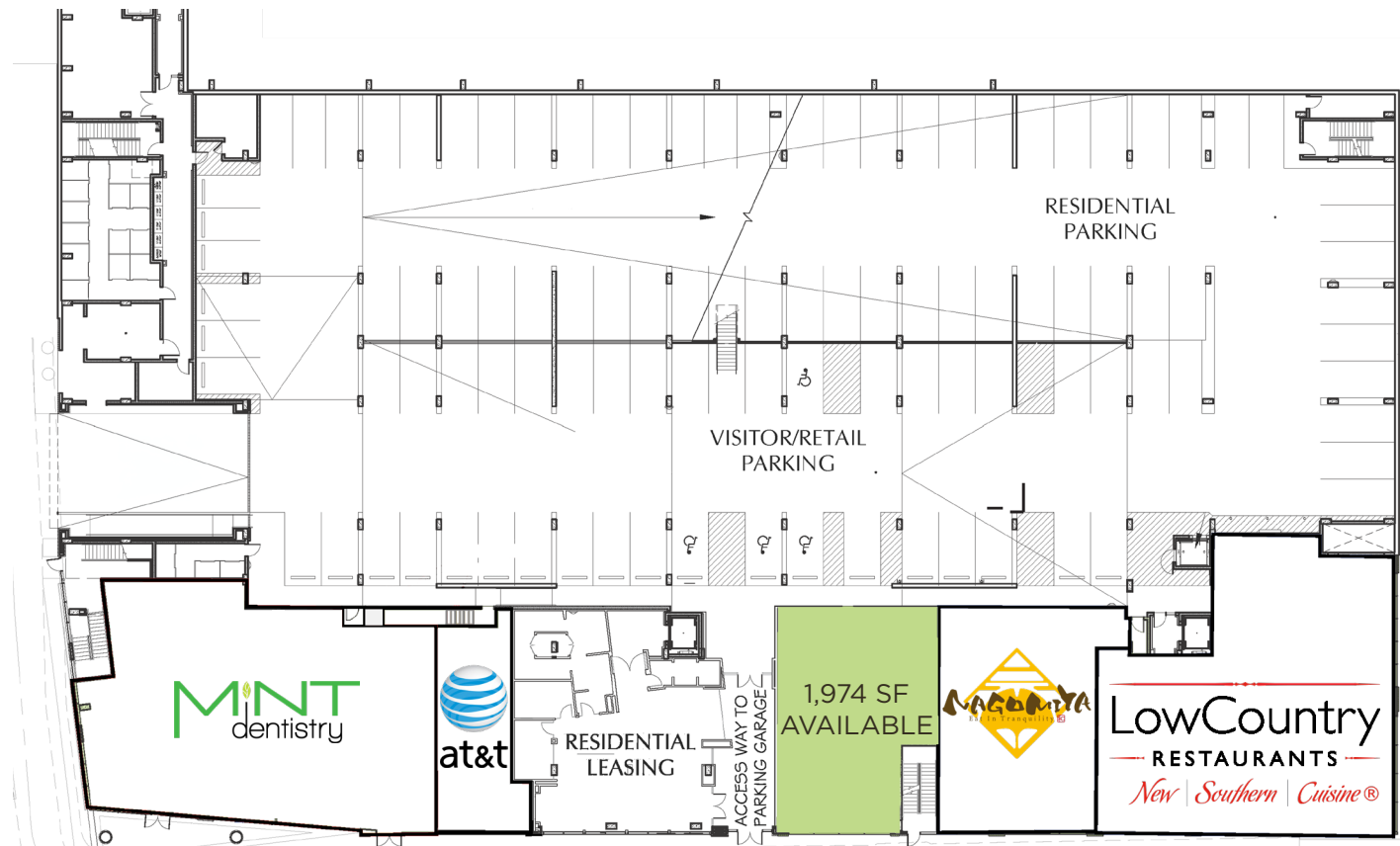


# TENS WEST

## PROPERTY HIGHLIGHTS

- 14,518 SF street-level retail of a midrise luxury apartment building
- 332 units above the retail are 95%+ leased
- In close proximity to GA Tech's campus and easily accessible directly off I-85
- 78 dedicated retail parking spaces in the deck with the ability to valet

## SITE PLAN



### DEMOGRAPHICS (2023)

### 5-MIN DRIVE TIME

### 10-MIN DRIVE TIME

### 15-MIN DRIVE TIME

TOTAL POPULATION

40,992

183,809

476,362

DAYTIME POPULATION

94,841

387,565

846,350

TOTAL HOUSEHOLDS

22,497

94,460

229,470

AVG. HOUSEHOLD INCOME

\$162,605

\$143,834

\$138,471

NO. OF EMPLOYEES

72,161

349,206

713,853

NO. OF ESTABLISHMENTS

3,441

14,320

30,789

# TENS WEST



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