

ONE REMAINING GROUND FLOOR RETAIL SPACE
Available Immediately



AMLI Arts Center

**1240 W. PEACHTREE STREET
ATLANTA, GA 30309**

HIGHLIGHTS

- 350 Luxury Apartments
- Across from Woodruff Arts Center & High Museum
- Adjacent to Arts Center MARTA Rail Station
- Easy access to I-78, I-85, GA 400
- Ample free deck parking
- Near Piedmont Park
- Traffic Counts: 20,000



**OAKHURST
REALTY
PARTNERS**

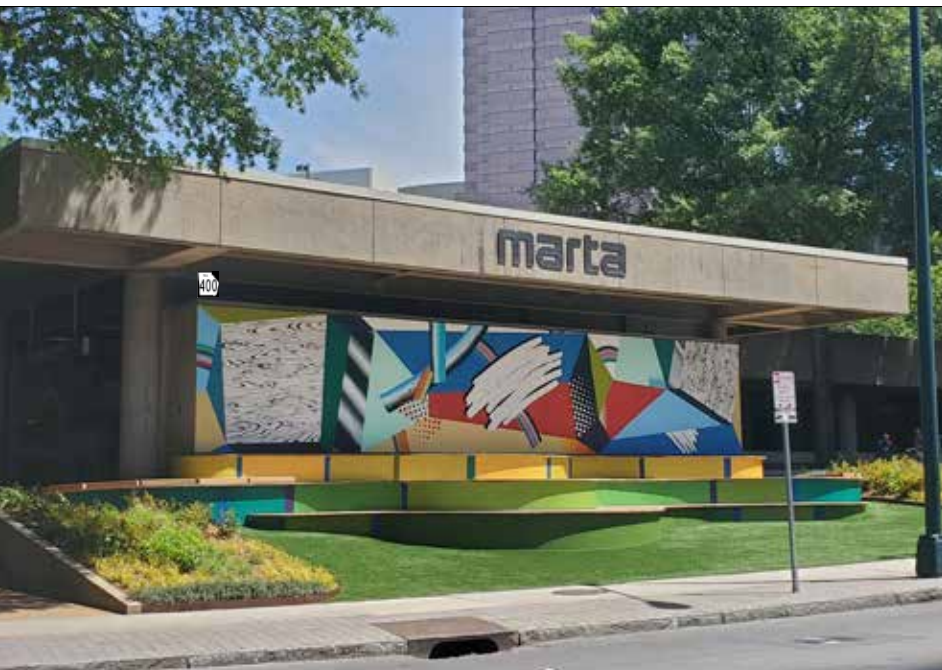
For More Information:

Todd Semrau | (404) 371-4100 | tsemrau@oakrep.com
Oakhurst Realty Partners | www.oakrep.com

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Midtown is one of the most sought after office & retail locations in metro Atlanta

AREA DEMOGRAPHICS

Within 1 Mile



76%

Bachelor's/Grad/Prof. Degree

\$106.3k

Average Household Income



28.3k

Population with a **69k** daytime population



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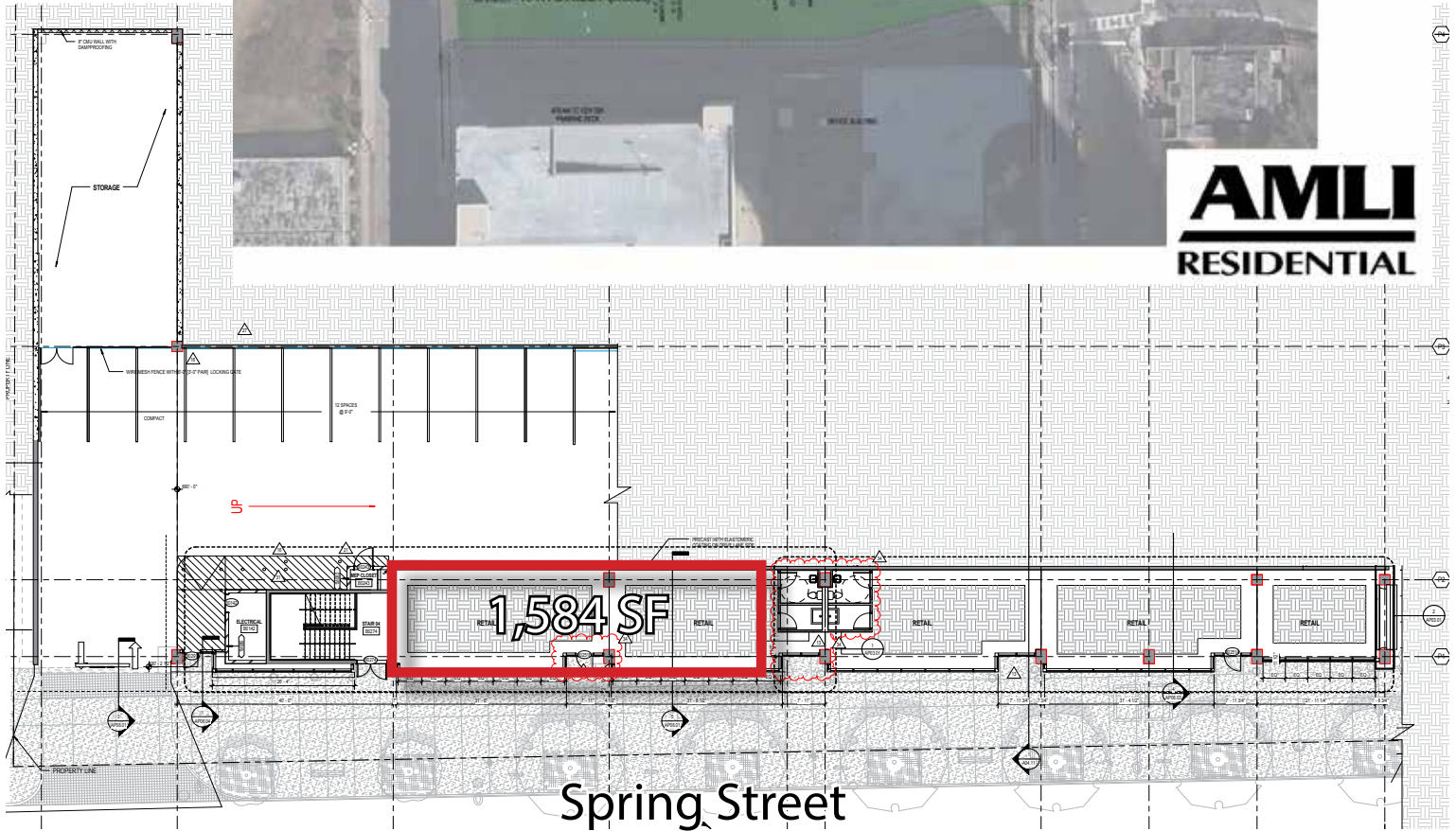
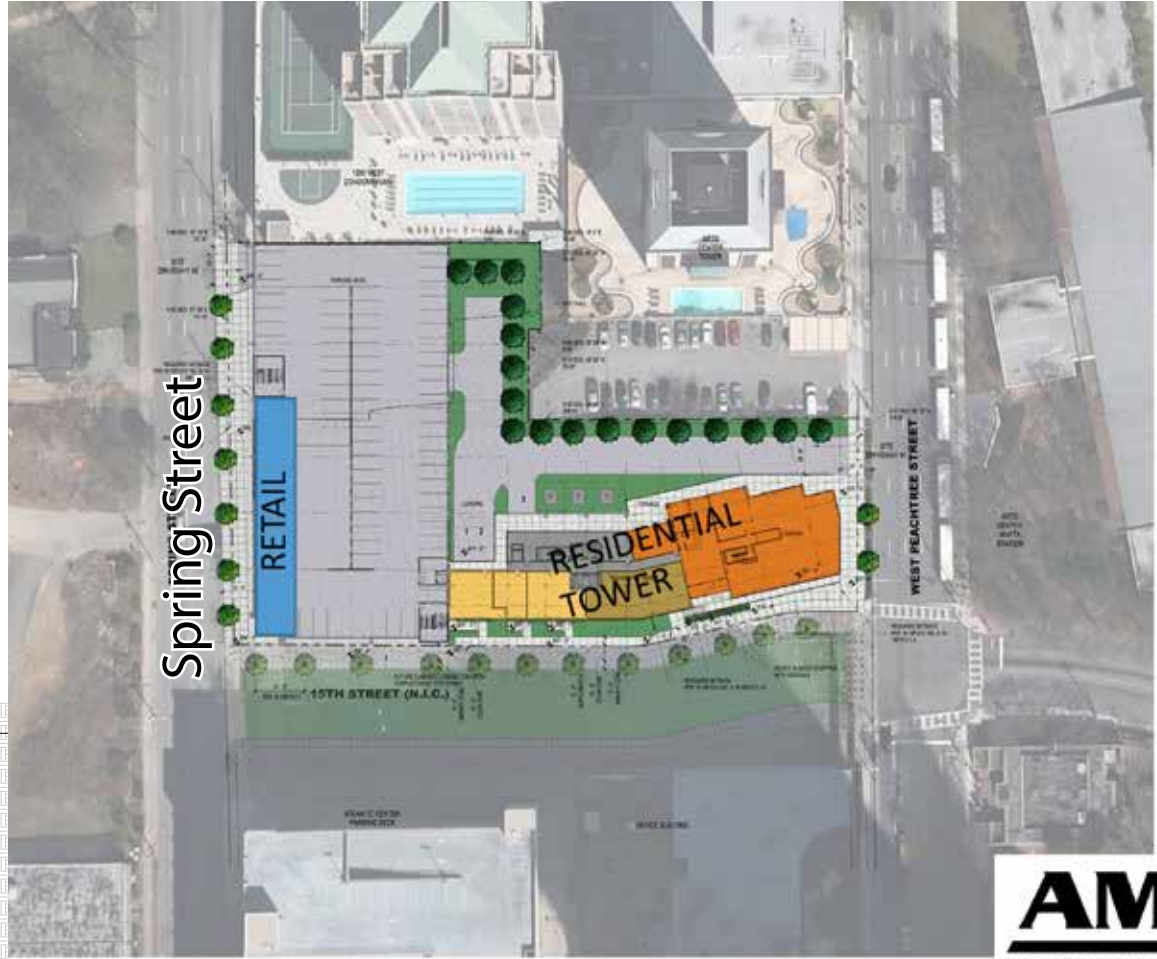
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SITE PLAN



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IN 1.2 SQUARE MILE AREA

- 15,000 residents
- 65,000 daytime workers
- 6M annual visitors
- 20M SF office space
- Lots of dining
- Great parks
- Walkable
- Clean & attractive
- One of Southeast's most sustainable urban districts

MIDTOWN



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