

## 2ND GENERATION BARBERSHOP SPACE

Available Immediately



## AMLI Arts Center

1240 W. PEACHTREE STREET  
ATLANTA, GA 30309

### HIGHLIGHTS

- **2nd Generation Barbershop or Salon Space**
- **1,584SF Fully Renovated Turn Key Space**
- 10 Styling Stations with Wash Bowls
- Hot Towel Cabinets
- Breakroom and Laundry
- Office and Reception Desk
- Wall Mounted TV's
- Alarm System
- Free Deck Parking



**OAKHURST  
REALTY  
PARTNERS**

### **For More Information:**

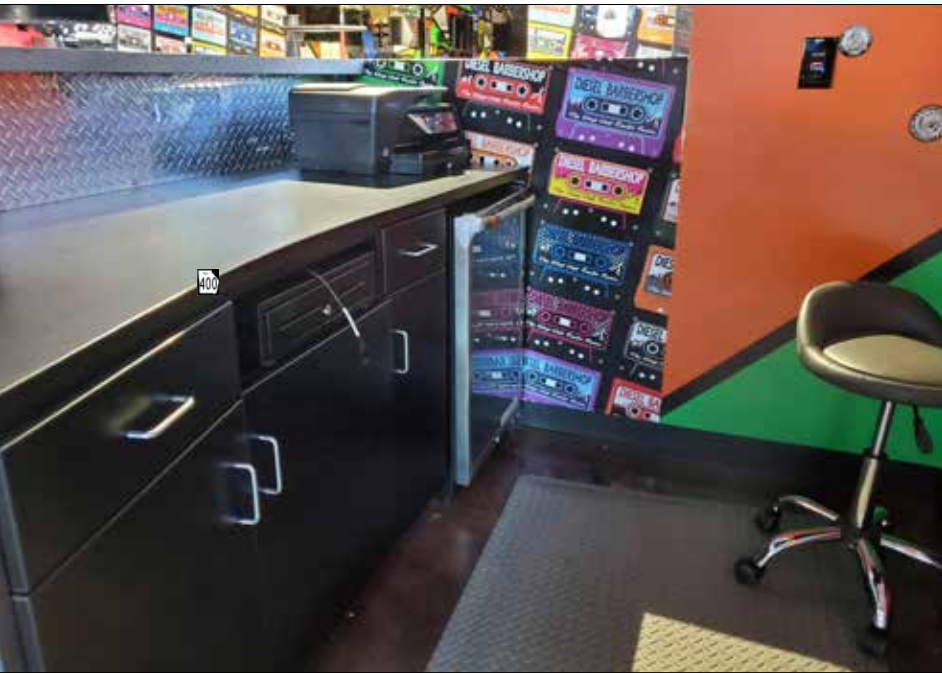
Todd Semrau | (404) 371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)  
Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



# AMLI ARTS CENTER

1240 W. PEACHTREE STREET ATLANTA, GA 30309



## For More Information:

Todd Semrau | (404) 371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)  
Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



# AMLI ARTS CENTER

1240 W. PEACHTREE STREET ATLANTA, GA 30309



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



**OAKHURST  
REALTY  
PARTNERS**

### For More Information:

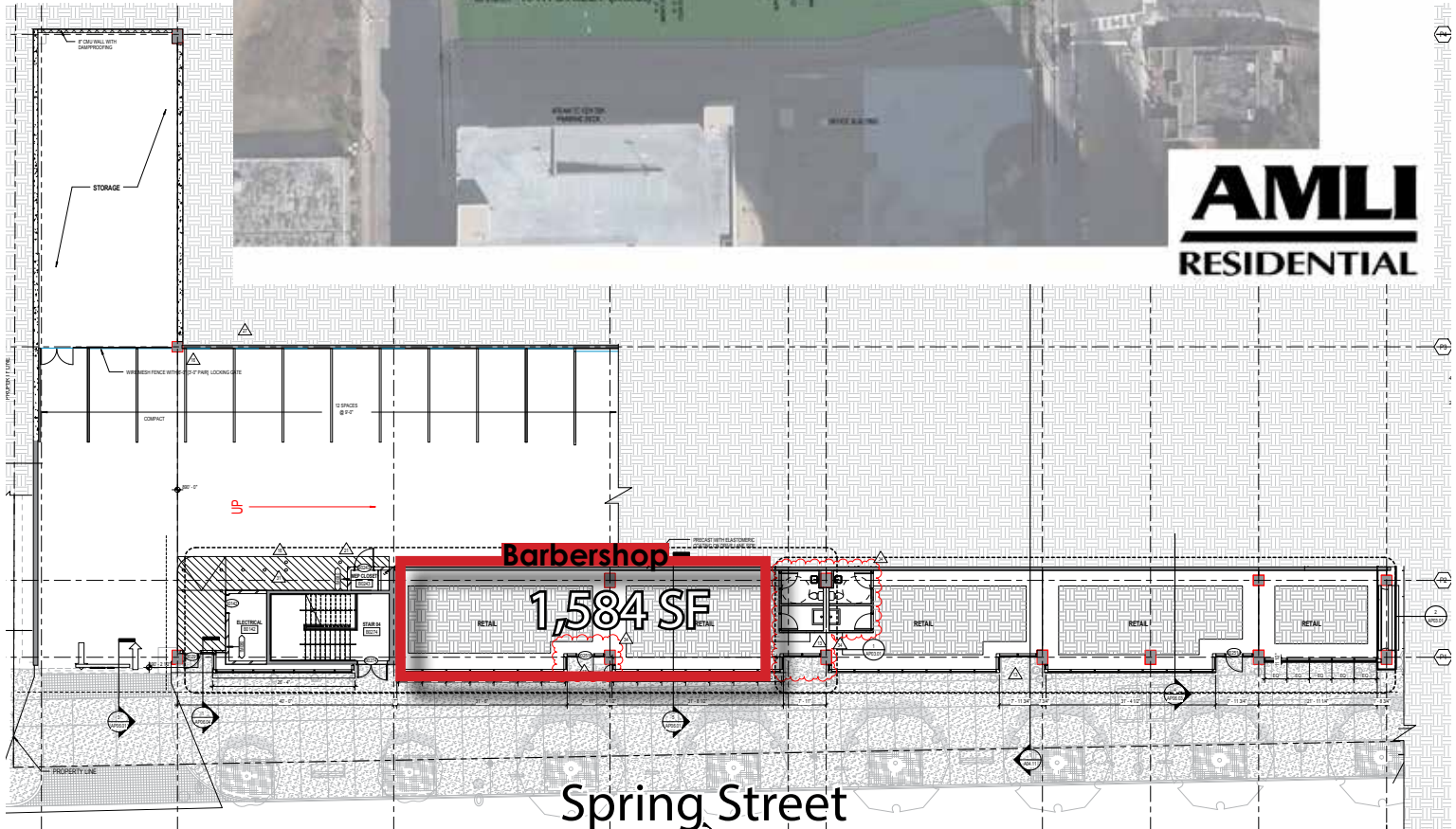
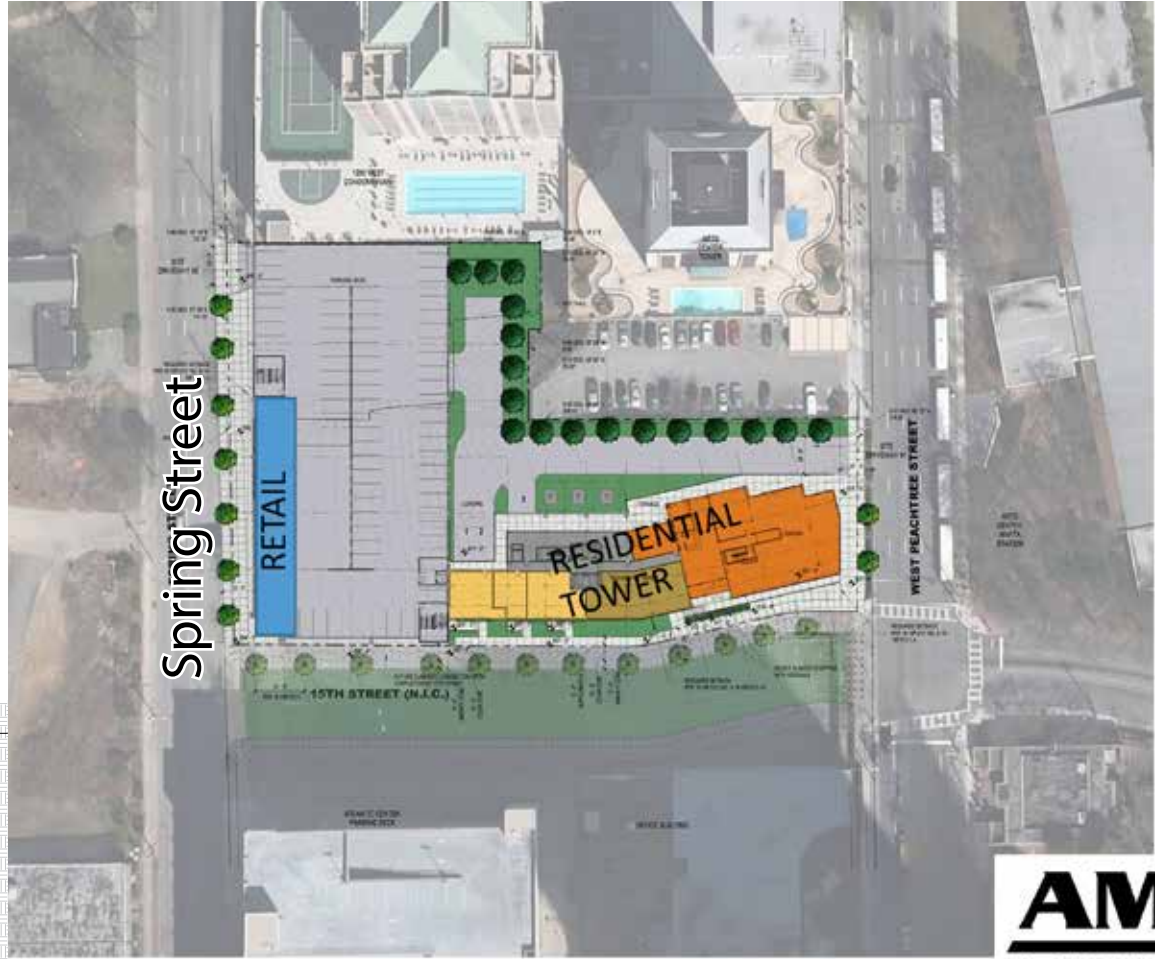
Todd Semrau | (404) 371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)  
Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# AMLI ARTS CENTER

1240 W. PEACHTREE STREET ATLANTA, GA 30309

## SITE PLAN



OAKHURST  
REALTY  
PARTNERS

### For More Information:

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

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



# AMLI ARTS CENTER

1240 W. PEACHTREE STREET ATLANTA, GA 30309



## 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



**OAKHURST  
REALTY  
PARTNERS**

### For More Information:

Todd Semrau | (404) 371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)  
Oakhurst Realty Partners | [www.oakrep.com](http://www.oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.