



AVAILABLE FOR SUBLLEASE

10TH ST & JUNIPER CREATIVE USE BUILDING

130 10TH STREET, ATLANTA, GA 30309

AUSTEN WILEY

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**HARRISON
PROPERTIES**

HARRISON PROPERTIES
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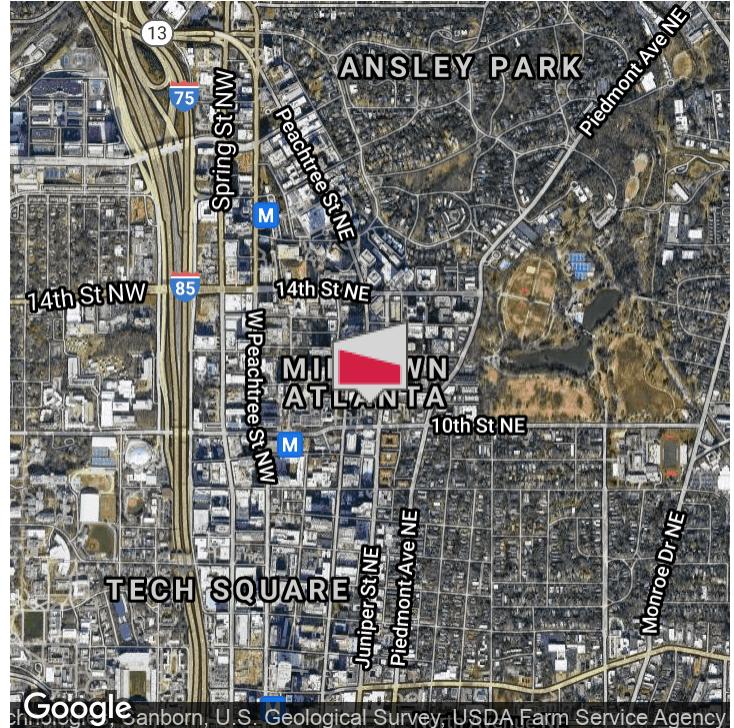
Executive Summary

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,600 SF
Building Type:	Warehouse, Storage, Mixed-Use
Number of Units:	1
Bay Doors:	2

PROPERTY OVERVIEW

The subject property is located in the heart of Midtown-Atlanta and provides an outstanding opportunity to lease space in one of the Metro's most economically robust neighborhoods. The site is conveniently located at the corner of 10th Street and Juniper with easy immediate access to Interstate 75-85. The property ingress provides convenient access points from both 10th St and Juniper. The building is 3,600 SF with two large bay doors and high ceilings. The site sits within easy walking distance of all Midtown amenities including Piedmont Park, Atlanta's finest dining/clubs/retail, high-end apartments, hotels, Class-A office and many others.

PROPERTY HIGHLIGHTS

- 3,600 SF Warehouse, Storage, Mixed-Use located in the heart of Midtown-Atlanta
- Production rental/storage. Perfect last-mile distribution space.
- Access points from both 10th St & Juniper
- Easy access to Interstate 75-85
- Two large bay doors and high ceilings
- Multiple parking spots available
- Located within easy walking distance of all Midtown amenities including Piedmont Park, Atlanta's finest dining/clubs/retail, high-end apartments, hotels, Class-A office and many others

Additional Photos

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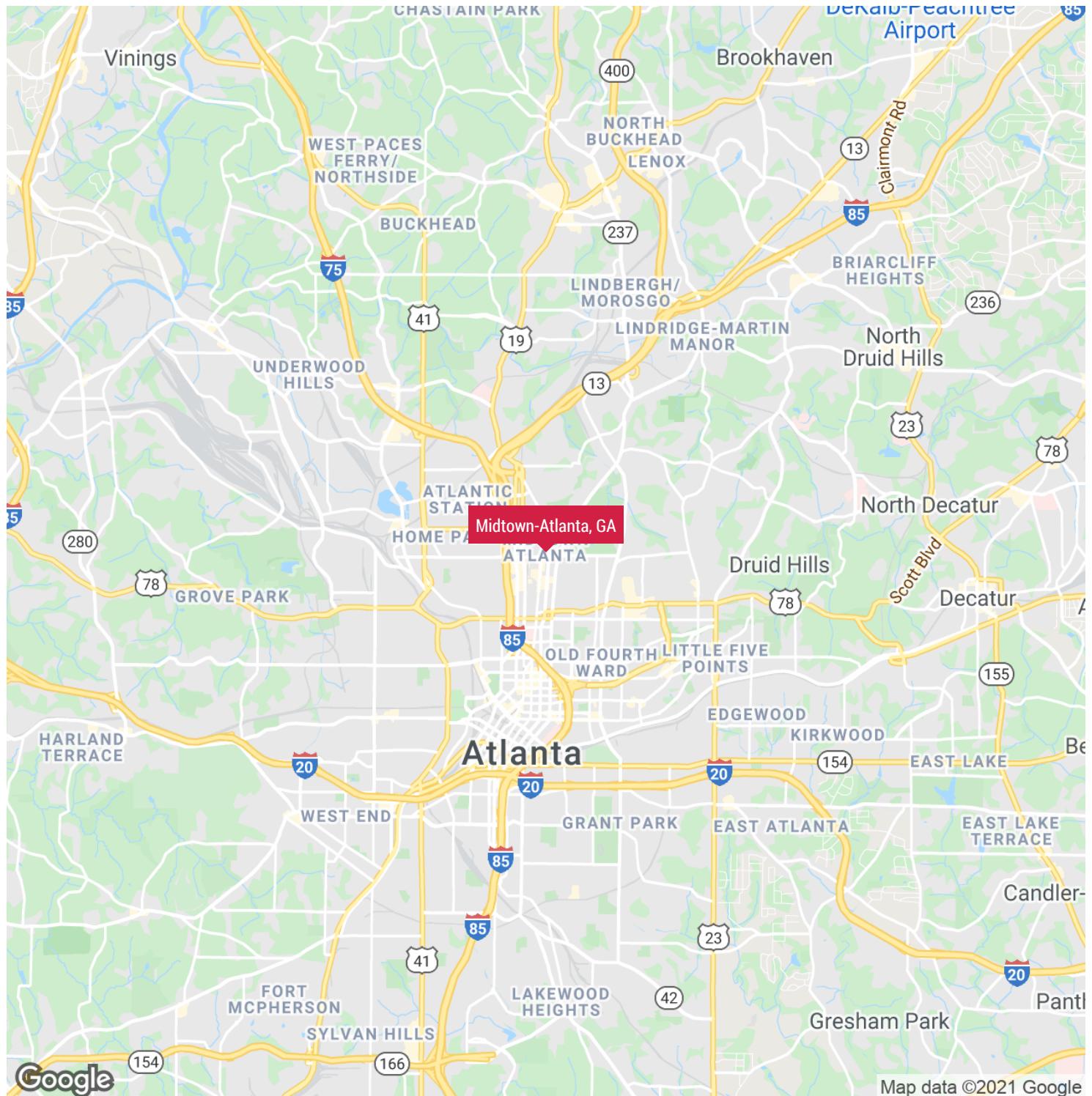
Regional Map

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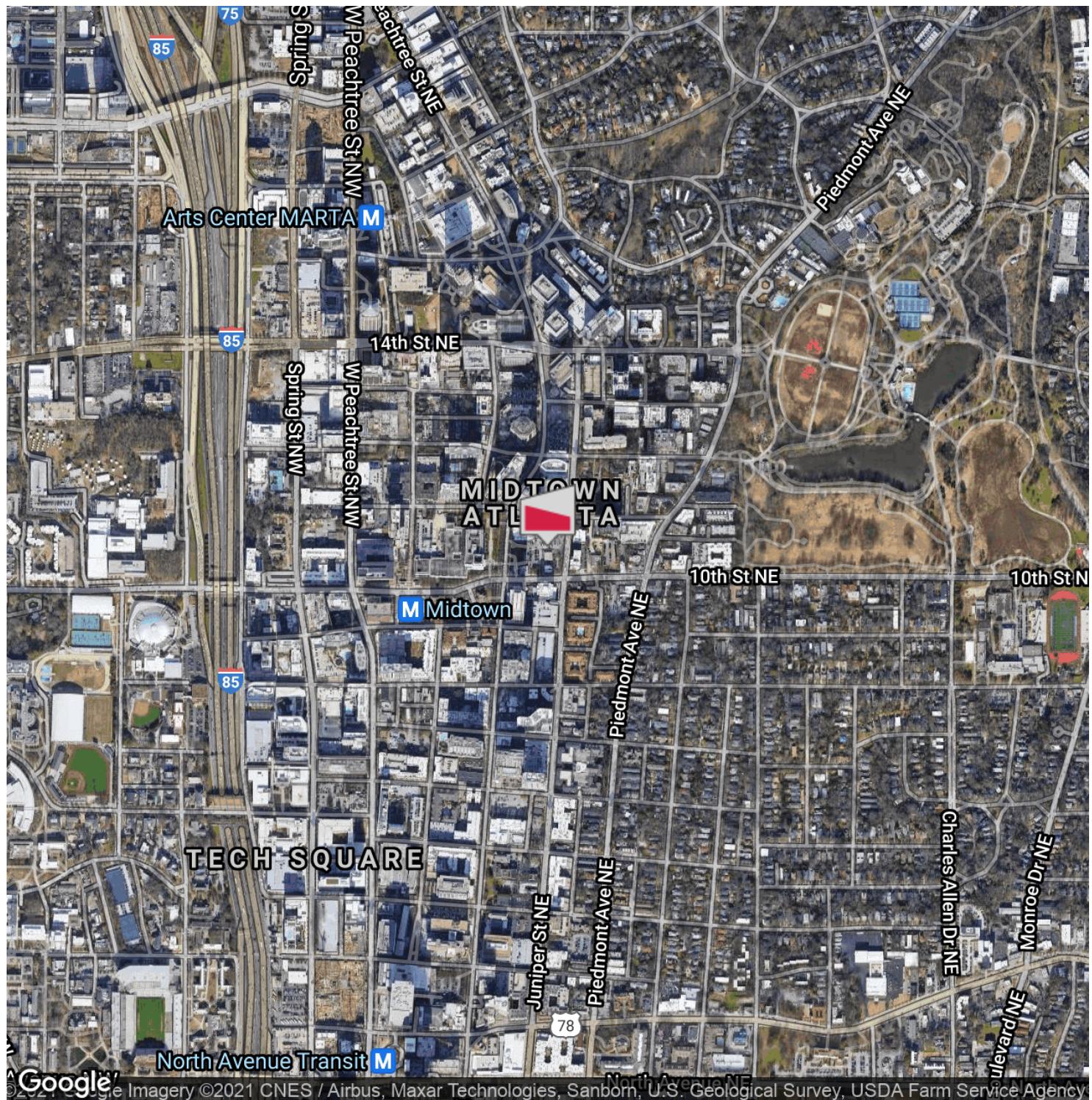
Location Map

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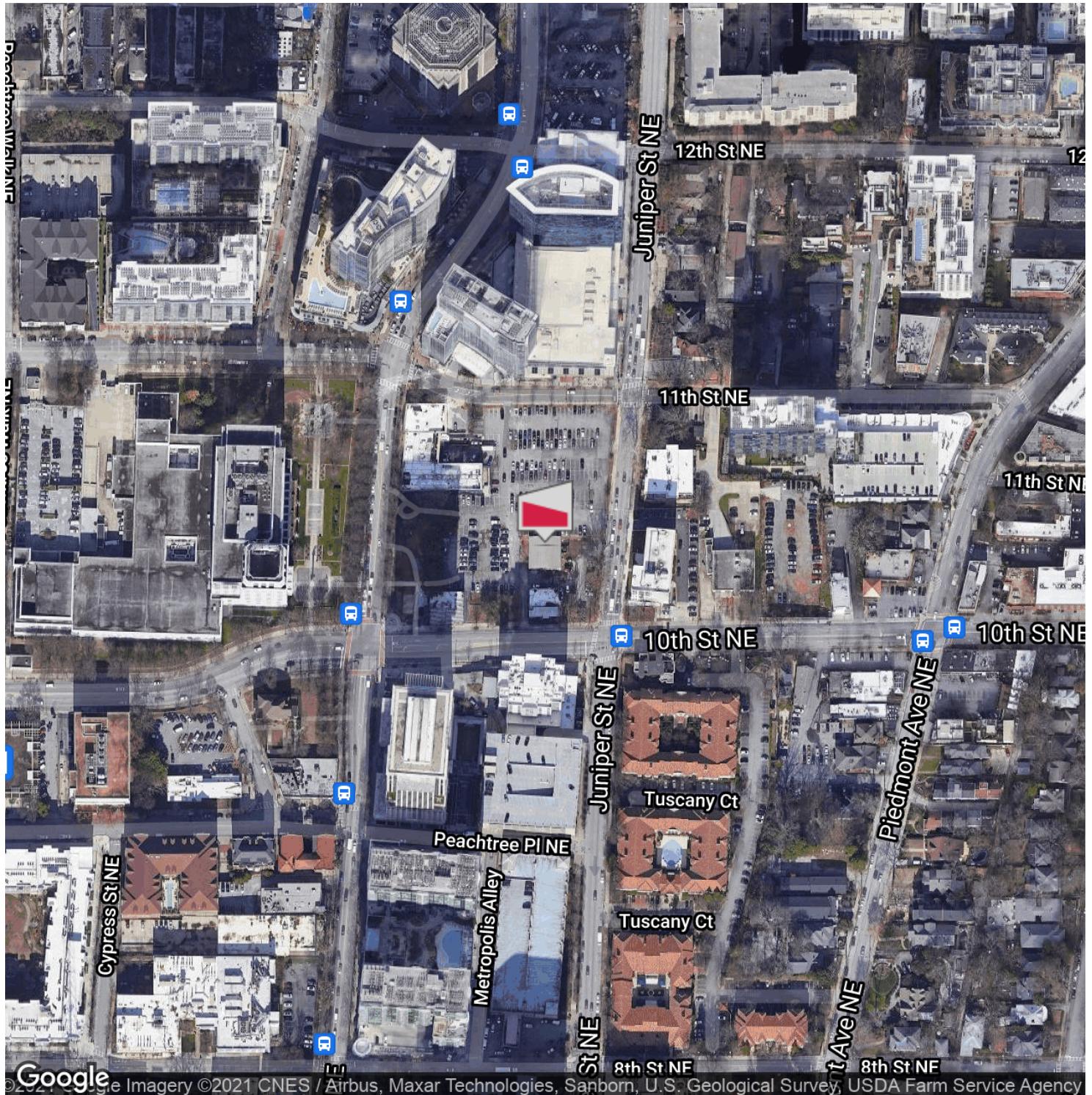
Aerial Map

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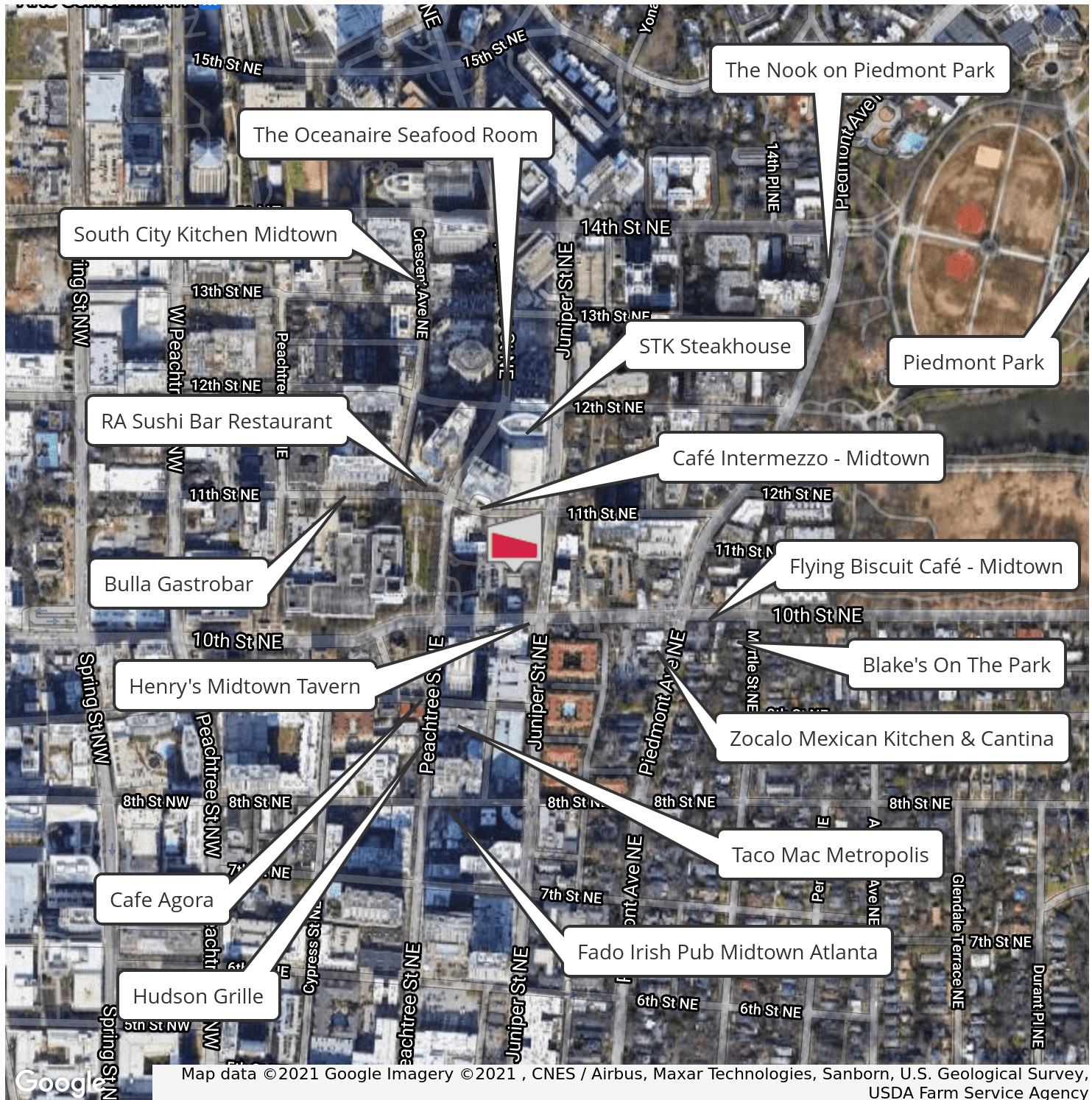
Retailer Map

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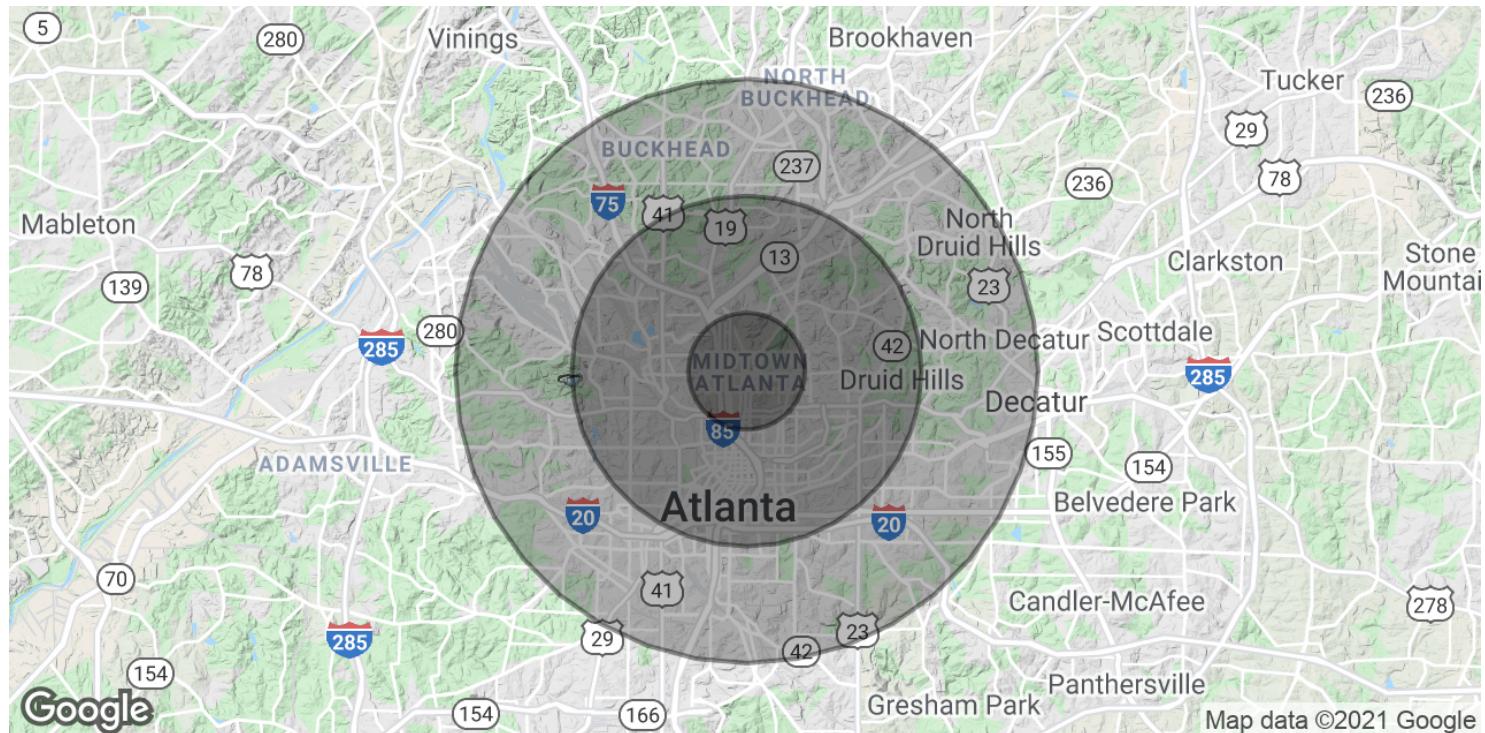
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,271	154,764	333,081
Average age	29.0	31.7	33.5
Average age (Male)	29.9	32.7	33.7
Average age (Female)	27.5	31.1	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,446	69,304	149,684
# of persons per HH	2.4	2.2	2.2
Average HH income	\$85,258	\$86,953	\$86,061
Average house value	\$247,921	\$454,178	\$399,704

* Demographic data derived from 2010 US Census