



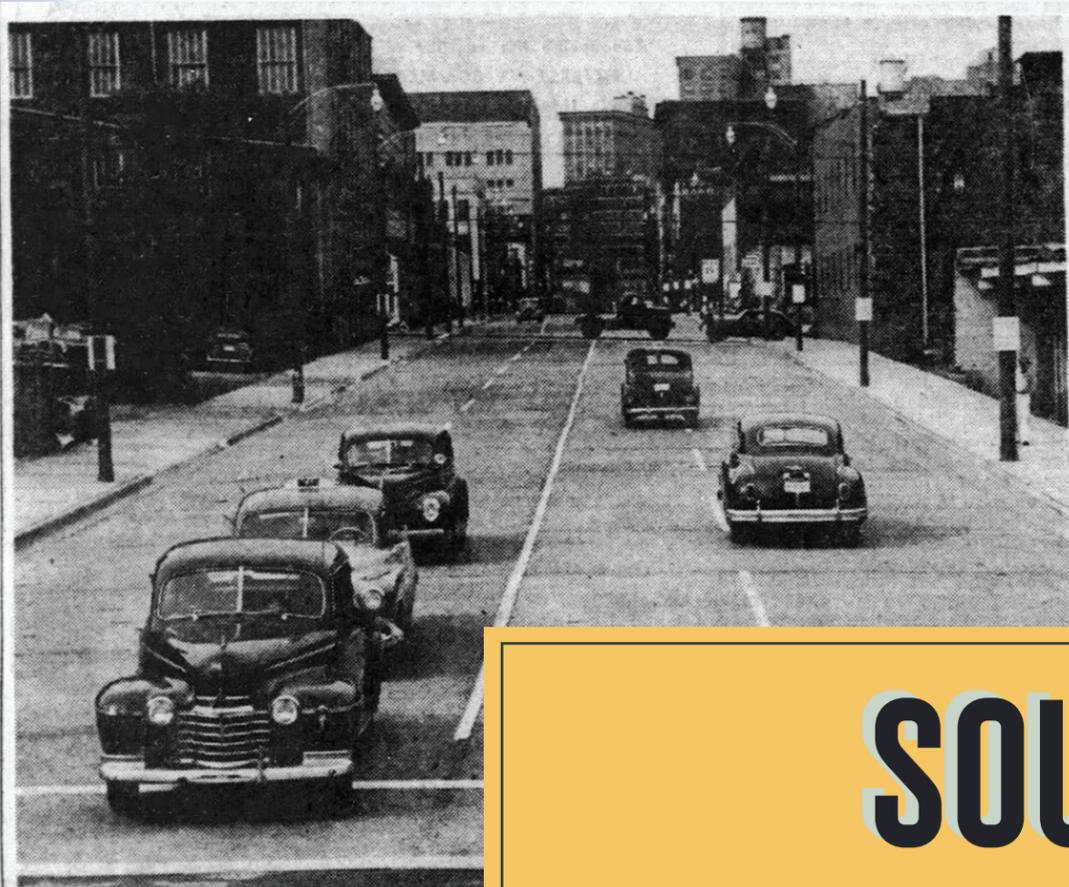
SOUTH DOWNTOWN
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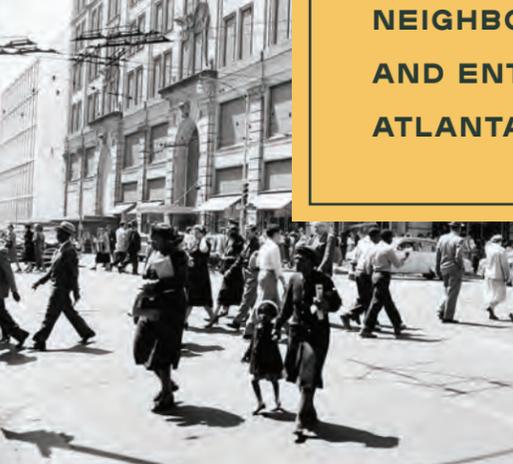


SOUTH DOWNTOWN

SOUTH DOWNTOWN IS ATLANTA'S ORIGINAL NEIGHBORHOOD FOR FOUNDERS AND ENTREPRENEURS, NOW UNDERGOING A BOLD TRANSFORMATION TO RECONNECT HISTORY WITH MODERN VIBRANCY. ONCE THE CITY'S BUSTLING CORE, THIS DISTRICT IS BEING REVITALIZED WITH A MIX OF ADAPTIVE REUSE AND NEW DEVELOPMENT—BRINGING HISTORIC BUILDINGS BACK TO LIFE, CREATING DYNAMIC PUBLIC SPACES, AND WELCOMING A NEW WAVE OF STARTUPS, RESIDENTS, LOCAL BUSINESSES, AND CULTURAL EXPERIENCES. WITH A FOCUS ON CREATING A SAFE, WALKABLE, LIVABLE NEIGHBORHOOD, SOUTH DOWNTOWN IS ATTRACTING THE MOST CREATIVE AND AMBITIOUS DOERS AND ENTREPRENEURS FROM EVERY CORNER OF THE CITY, RECLAIMING ITS PLACE AS THE HEART OF ATLANTA'S URBAN ENERGY.

TRAFFIC FLOWS ON
"To unlock our tr

Broad Street City's 50-Year



AREA MAP

MIDTOWN
ATLANTA

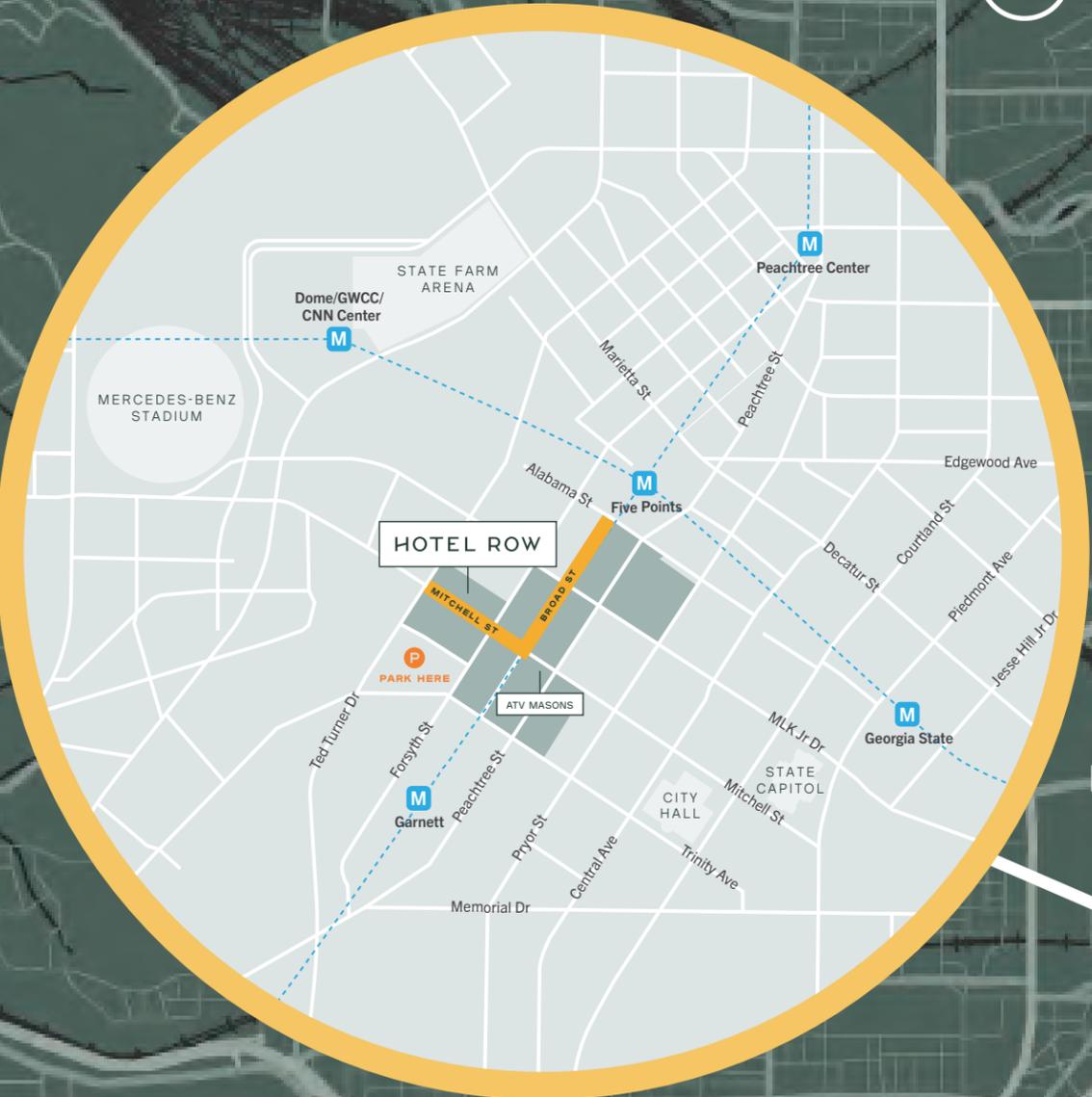
I-75

I-85

DOWNTOWN
ATLANTA

I-20

I-20



WALK STATS

CENTENNIAL YARDS	4 MINUTES
MERCEDDES-BENZ STADIUM	5 MINUTES
GARNETT MARTA STATION	5 MINUTES
FIVE POINTS MARTA STATION	6 MINUTES
GEORGIA STATE CAMPUS	9 MINUTES
THE MASQUERADE	8 MINUTES
GWCC	10 MINUTES
CENTENNIAL OLYMPIC PARK	10 MINUTES
UNDERGROUND ATLANTA	10 MINUTES
STATE FARM ARENA	10 MINUTES

BIKE + DRIVE STATS

COLLEGE FOOTBALL HALL OF FAME	5 MINUTES
AMERICASMART	5 MINUTES
GEORGIA AQUARIUM	6 MINUTES
TABERNACLE	7 MINUTES
WORLD OF COCA-COLA	7 MINUTES
CHILDREN'S MUSEUM OF ATLANTA	7 MINUTES
NATIONAL CENTER FOR CIVIL AND HUMAN RIGHTS	7 MINUTES

DOWNTOWN BY THE NUMBERS



33,500

RESIDENTS



17,000

HOUSING UNITS



204,900

TOTAL JOBS



10,000

AUCC STUDENTS



13,200

HOTEL ROOMS

*1,200 ADDITIONAL HOTEL ROOMS CURRENTLY UNDER CONSTRUCTION + IN DEVELOPMENT



36,500

GEORGIA STATE UNIVERSITY STUDENTS DOWNTOWN CAMPUS

• **18,600** PEOPLE ON AVERAGE NIGHTLY IN THE HOTELS WITHIN WALKING DISTANCE TO SOUTH DOWNTOWN

MULTI-FAMILY UPDATE Q1 2025

MULTI-FAMILY MARKET + PIPELINE

12,487

MULTI-FAMILY UNITS

790

UNITS UNDER CONSTRUCTION

2,524

UNITS IN 5-YEAR PIPELINE

\$2.15

ASKING RENTS (PER SF)

87%

OCCUPANCY RATE

HAPPENINGS WITHIN A 10 MINUTE WALK TO SOUTH DOWNTOWN

GWCC

OVER 160 ANNUAL EVENTS
THAT HOST NEARLY 3.3
MILLION VISITORS

THE MASQUERADE

OVER 700 ANNUAL
EVENTS WITH A SEATING
CAPACITY OF 2,300

COLLEGE FOOTBALL HALL OF FAME

250,000 ANNUAL
VISITORS

THE TABERNACLE

OVER 200 EVENTS
ANNUALLY WITH
A SEATING CAPACITY
OF 2,600 PEOPLE

MERCEDES-BENZ STADIUM

OVER 300 ANNUAL
EVENTS WITH AN
AVERAGE SEATING
CAPACITY OF 57,116

STATE FARM ARENA

NEARLY 200 ANNUAL
EVENTS HOSTING
CLOSE TO 2 MILLION
GUESTS

AMERICASMART

16 ANNUAL
MARKETS ATTRACTING
MORE THAN 548,000
ATTENDEES

GEORGIA STATE CAMPUS

52,000
STUDENTS



SITE PLAN

MITCHELL STREET

- 235 ATLANTA TECH VILLAGE
- 233 SPILLER PARK COFFEE
- 231 BOTTLE ROCKET
- 229 TYDE TATE KITCHEN
- 227 DELILAH'S EVERYDAY SOUL
- 219 **AVAILABLE - 2,368 SF**
- 217 IN LEASE NEGOTIATIONS
- 215 CRATES
- 213 BOOKSTORE TBA
- 211 **AVAILABLE - 1,416 SF**
- 209 FRIEDMAN'S SHOES
- 201 ATLANTA CLEANERS
- 191 LEASE EXECUTED (TBA)
- 186 CAT EYE CREATIVE
- 185 CORNER DINER (TODD GINSBERG)
- 171 EL TESORO
- 170 TERMINUS HUB BY ATLANTA TECH VILLAGE

BROAD STREET

- 115 IN LEASE NEGOTIATIONS
- 111 LEASE EXECUTED (TBA)
- 101 IN LEASE NEGOTIATIONS
- 99 COMMON AREA
- 97 **AVAILABLE - 2,957 SF**
- 96 BROAD STREET BBQ
- 94 **AVAILABLE - 1,140 SF** + 595 SF EXTERIOR COURTYARD
- 93 **AVAILABLE - 2,009 SF**
- 90 **AVAILABLE - 2,780 SF**
(LEVEL ONE: 1,397 SF / LEVEL TWO: 1,383 SF / ROOFTOP PATIO: 1,028 SF)

- 89 BREWHOUSE PUB
- 87 LEASE EXECUTED (TBA)
- 86E ATLANTA TECH VILLAGE
- 86W **AVAILABLE - 6,281 SF**
(BASEMENT LEVEL: 2,834 SF / STREET LEVEL: 3,447 SF)

PEACHTREE STREET

- 136 **AVAILABLE - 2,722 SF** + 1,908 SF PATIO

LEASING INFO

SHELBI BODNER

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