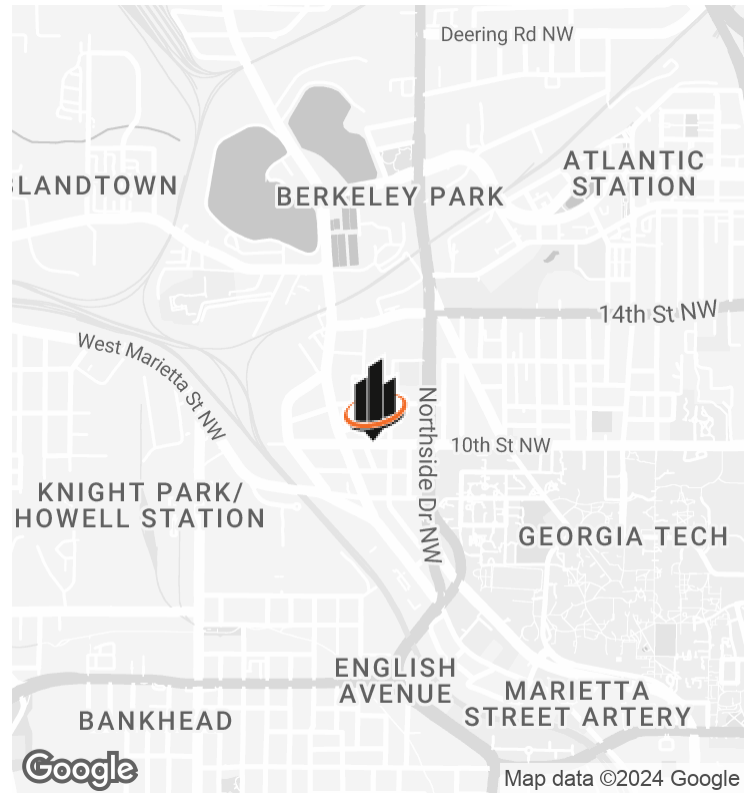


FOR LEASE BELOW MARKET FULLY EQUIPPED RESTAURANT



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr + \$5.00 SF NNN
AVAILABLE SF:	4,200 SF
ON SITE PARKING:	20+- Spaces
FURNISHED & EQUIPPED:	Yes

PROPERTY DESCRIPTION

For lease below market is a fully equipped and furnished 4,200 SF+ restaurant and bar in Midtown West. There is 70+- seating capacity inside plus a 30 seat+- fenced exterior patio on the front. Prominent pylon street signage is visible by over 17,000 vehicles per day. The 20+ on site parking is augmented by nearby hourly street parking. The location between Northside Drive and Howell Mill Road is in a new densely developed Midtown West neighborhood and 5 minutes from the Georgia Tech campus. The lease will have a landlord termination right in the event of a property sale or redevelopment.

PROPERTY HIGHLIGHTS

- For lease below market equipped restaurant\bar in Midtown West
- 70 seat+- / 4,200 SF+-
- 30 seat +- outdoor fenced patio area
- Prominent street sign pylon with 17,000+ daily traffic count
- 20+ off street parking with nearby hourly street parking
- Midtown West densely developed neighborhood
- 5 minutes form Georgia Tech campus
- Landlord early termination right for redevelopment

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,810	175,415	368,347
AVERAGE AGE	30	35	37
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,115	84,437	177,461
# OF PERSONS PER HH	2.6	2.1	2.1
AVERAGE HH INCOME	\$113,938	\$120,150	\$131,651
AVERAGE HOUSE VALUE	\$600,505	\$579,314	\$623,751

Demographics data derived from AlphaMap

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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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