

FOR LEASE

Modera Midtown

8th Street & Williams Street | Atlanta, GA



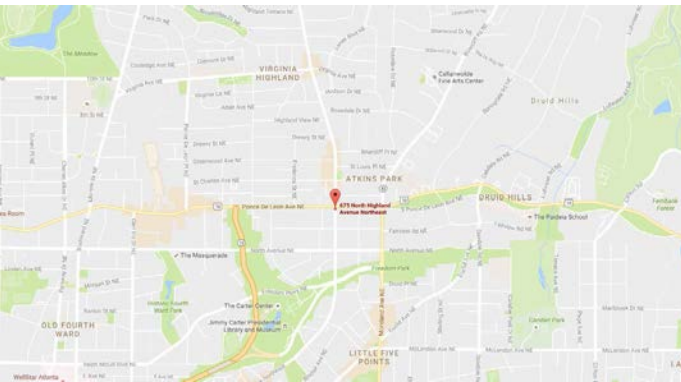
Overview

AVAILABLE

12,500 SF

RATE

Call for Rates



Description

- Join the second restaurant location from Brush Izakaya, Momonoki.
- Mill Creek Partners presents Modera Midtown, a 29 story, 435 unit Luxury Residential Tower in the heart of Midtown.
- Modera Midtown is adjacent to NCR's New World Headquarters under construction at 8th and Spring Street bringing approximately 5,600 workers to the site.
- Surrounded by multiple student housing developments with over 1,000 units in the immediate blocks.
- Delivery 1st Quarter 2017.
- Restaurant with patio and Retail spaces available.

Demographics

	1 MILE	2 MILE	3 MILE
Daytime Population	65,752	215,917	296,142
Current Est Population	38,416	91,882	167,234
Avg HH Income	\$90,403	\$87,999	\$89,602

Year: 2016 | Source: Esri

Contact

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Traffic Counts

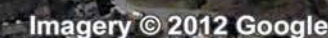
75/85 Connector	332,000 VPD
10th St/Williams St Exit	15,300 VPD
Spring Street	17,200 VPD

Year: 2015 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326 | 404.231.2232

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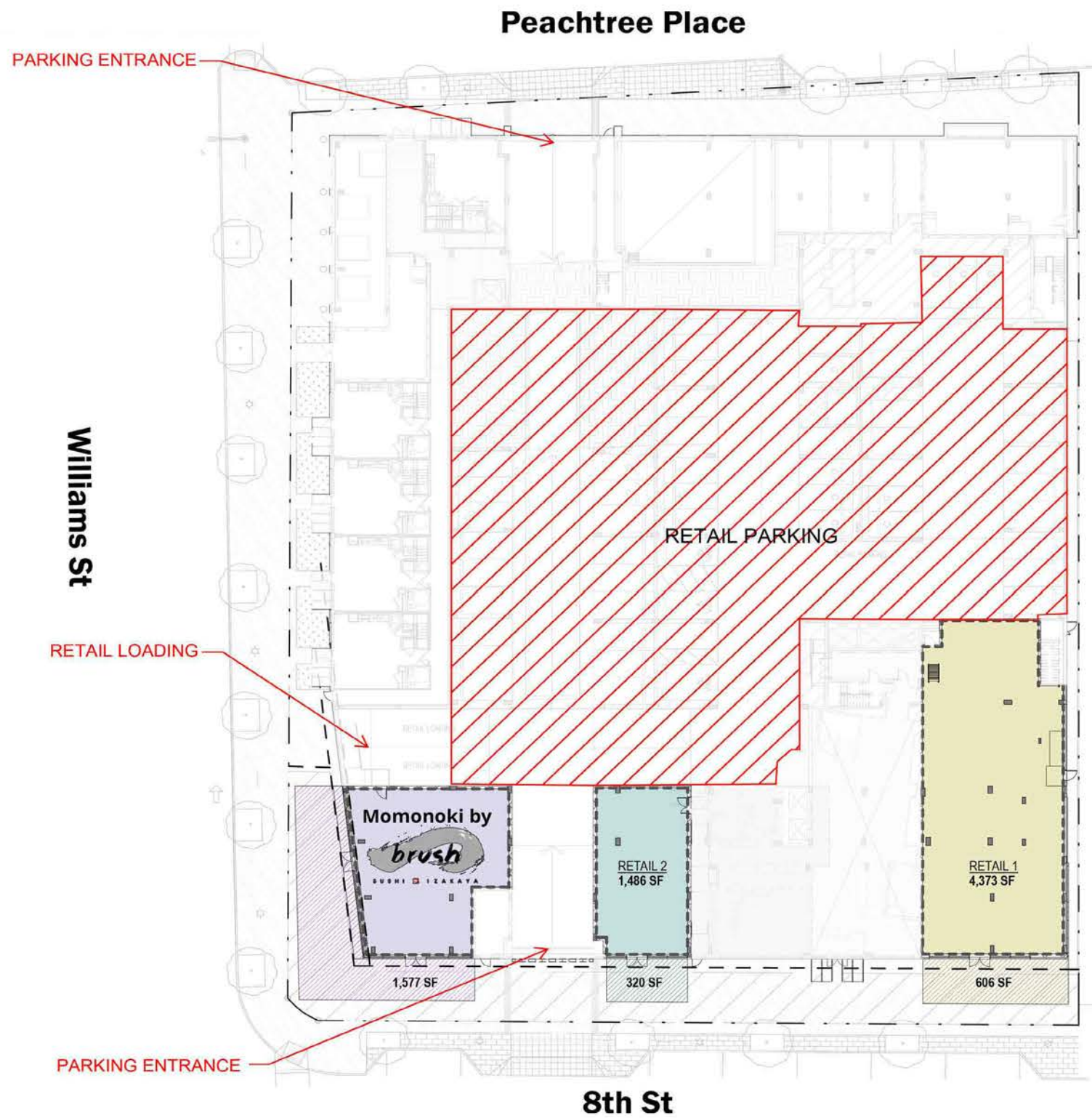


Modera Midtown Renderings & Elevations

Atlanta, GA







Executive Summary

8th Street & Williams Street | Atlanta, GA



Atlanta, GA Modera Midtown		1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	Current Estimated Population	38,416	91,882	167,234
	2021 Projected Population	41,477	99,324	180,236
	2010 Census Population	33,588	81,496	150,106
	2000 Census Population	24,543	70,255	139,195
	Historical Annual Growth 2000 to 2010	3.19%	1.50%	0.76%
	Historical Annual Growth 2010 to 2016	2.17%	1.94%	1.74%
	Projected Annual Growth 2016 to 2021	1.55%	1.57%	1.51%
	Median Age	28.50	30.20	31.20
Households	Current Estimated Households	17,322	44,052	78,844
	2021 Projected Households	19,144	48,278	85,791
	2010 Census Households	14,908	38,892	70,770
	2000 Census Households	9,721	31,133	61,581
	Historical Annual Growth 2000 to 2010	4.37%	2.25%	1.40%
	Estimated Annual Growth 2010 to 2016	2.43%	2.01%	1.74%
	Projected Annual Growth 2016 to 2021	2.02%	1.85%	1.70%
	Population per Household	1.58	1.66	1.78
Population by Race	White	57.63%	52.10%	51.36%
	Black or African American	20.19%	32.39%	36.80%
	Asian & Pacific Islander	17.36%	10.79%	7.36%
	Other Races	1.21%	1.40%	1.38%
	Non-Hispanic or Latino Population	95.34%	95.51%	95.62%
	Hispanic or Latino Population	4.66%	4.49%	4.38%
Income	Average Household Income	\$90,403	\$87,999	\$89,602
	Median Household Income	\$61,867	\$57,307	\$57,201
	Per Capita Income	\$46,277	\$46,028	\$45,005
Education (Age 25+)	Elementary	0.85%	1.16%	1.65%
	Some High School	2.14%	4.95%	5.19%
	High School Graduate	7.32%	9.49%	10.19%
	Some College	13.55%	14.31%	14.48%
	Associates Degree Only	3.87%	4.12%	4.28%
	Bachelors Degree Only	38.65%	35.98%	34.90%
	Graduate Degree	32.28%	28.01%	27.52%
Business	Number of Businesses	3,417	11,258	16,474
	Total Number of Employees	65,752	215,917	296,142
	Employees per Business	19.00	19.00	18.00
	Residential Population per Business	11.00	8.00	10.00

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.