

RETAIL / RESTAURANT SPACE FOR LEASE



SIGNATURE WEST MIDTOWN

800 Marietta Street NW Atlanta, GA 30318

Presented By:

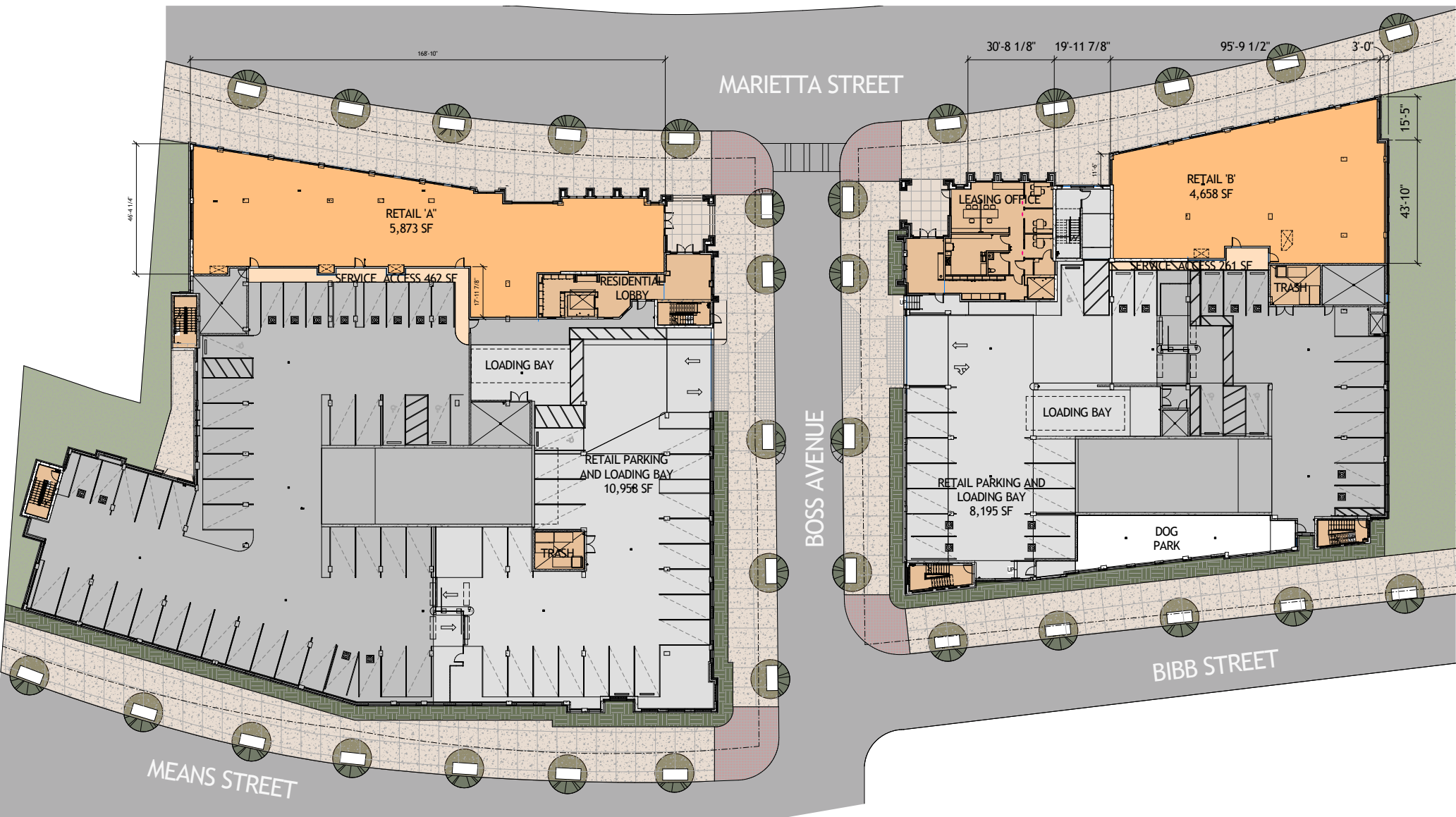
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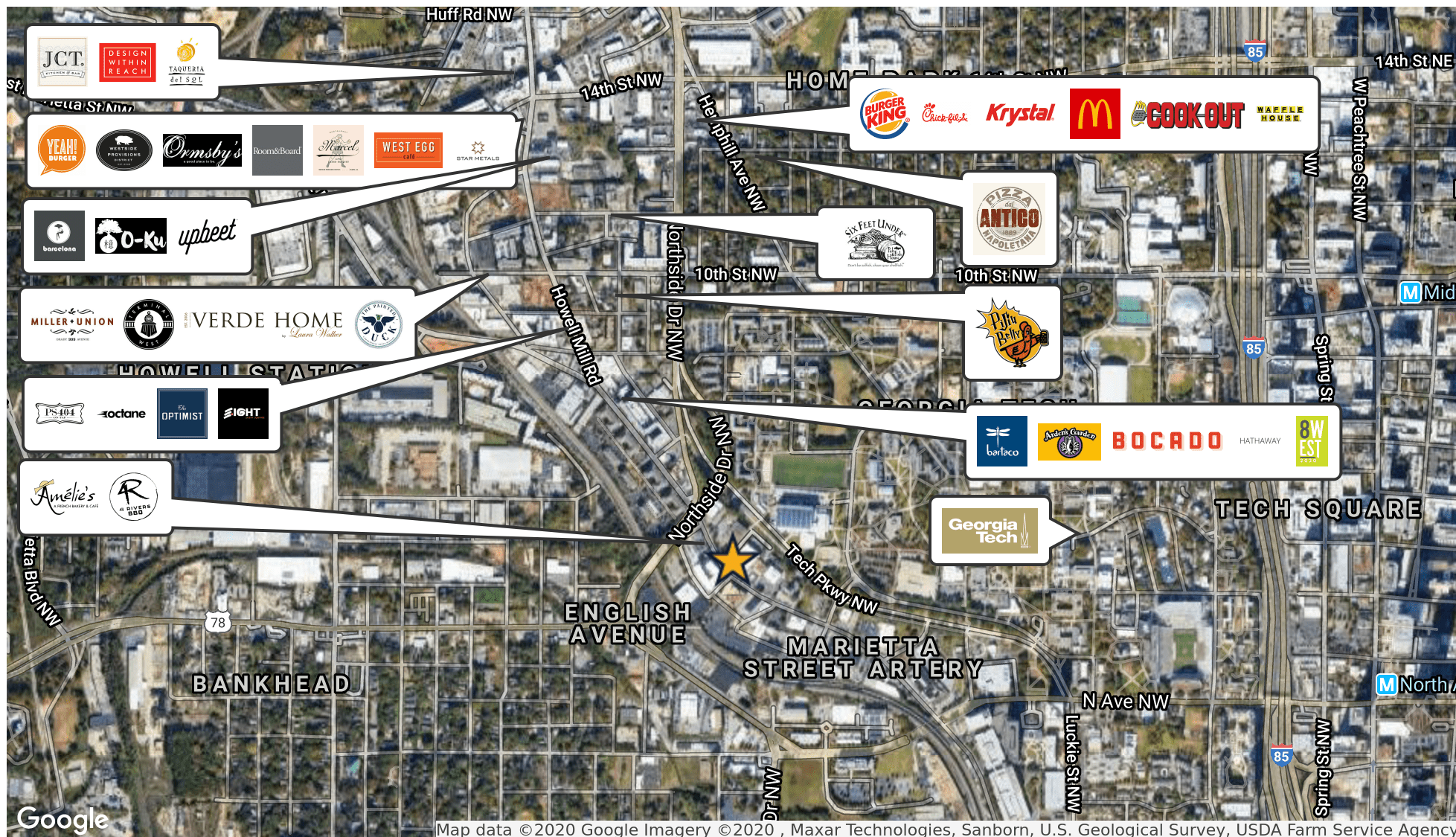


Welcome to Signature West Midtown – Atlanta’s newest and most in-demand student apartment community. With our designer homes and resort-style amenities, we’re redefining college-living. When you choose our apartments near Georgia Tech, you’ll enjoy the convenience of being close to campus as well as everything the neighborhood has to offer. Whether you’re taking a walk or riding your bike, there are plenty of local favorites to discover. Plus, with the newly opened tree-lined PATH Parkway connecting you to Centennial Olympic Park, your journey will be beautifully scenic. Common Amenities will include: swimming pool, rooftop amenity deck, fitness center, business center, study rooms, conference areas, bike storage and 236 parking spaces. Retail and Restaurant Spaces are flexible in size at this time.

- 15'4" Retail Floor Height
- Fitness Center + Swimming Pool + Rooftop Amenity Deck
- Business Center + Study Rooms + Conference Areas + Bike Barn
- Ample Parking 3.45 : 1000 parking ratio
- 10,531 SF Retail / Restaurant Space
- 385,000 SF Student Housing
- Located In Atlanta's Bustling West Midtown



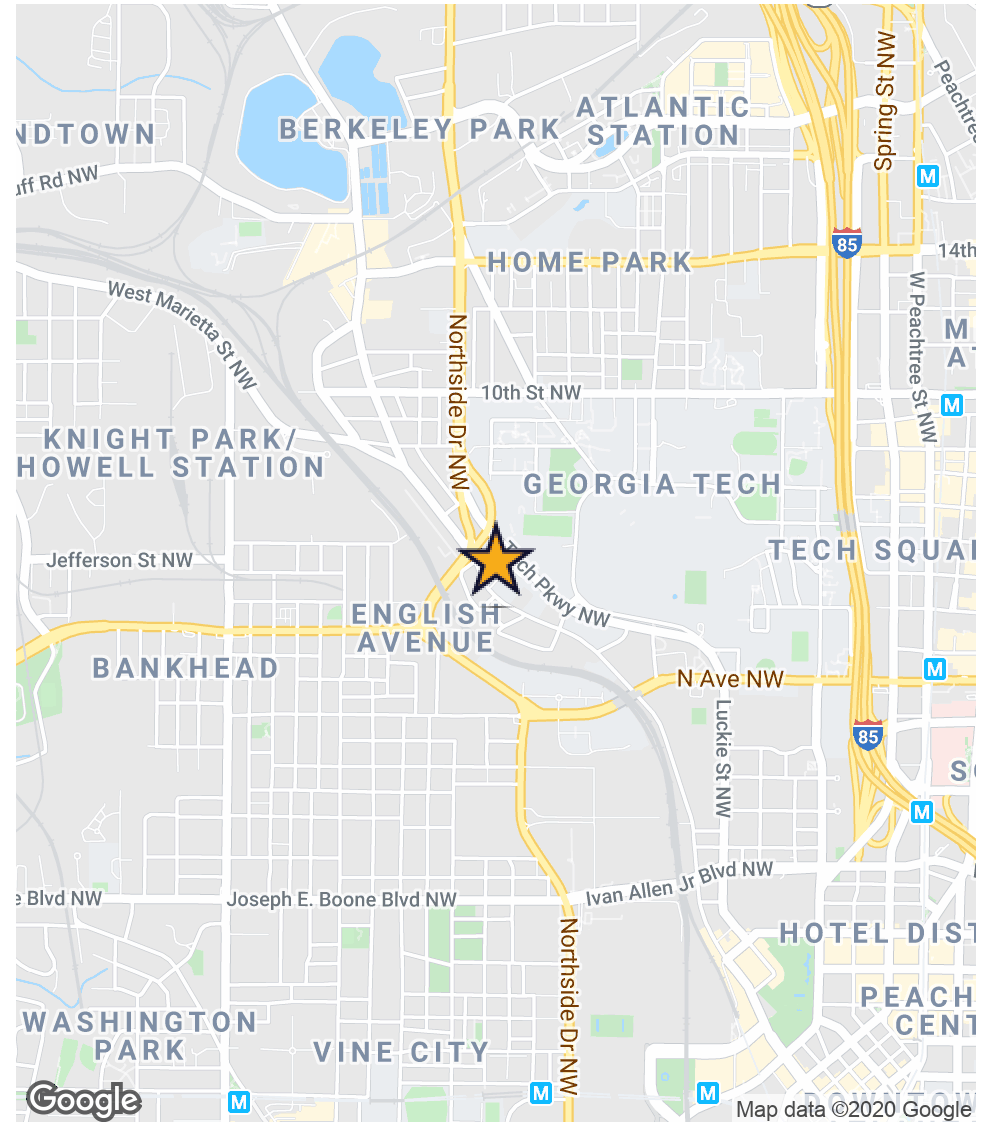
Retailer Map



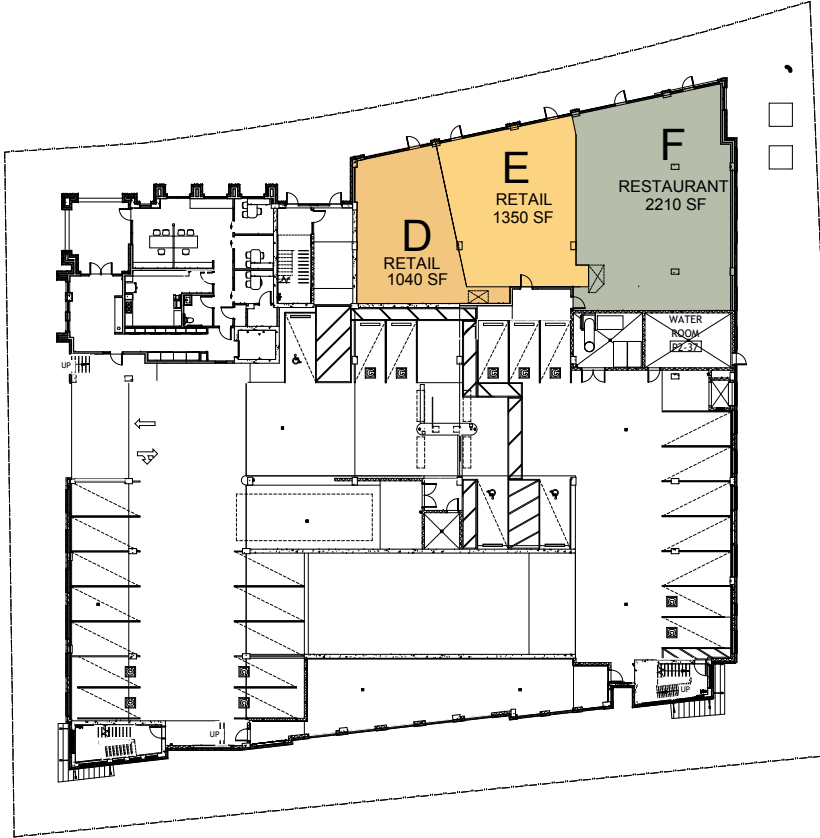
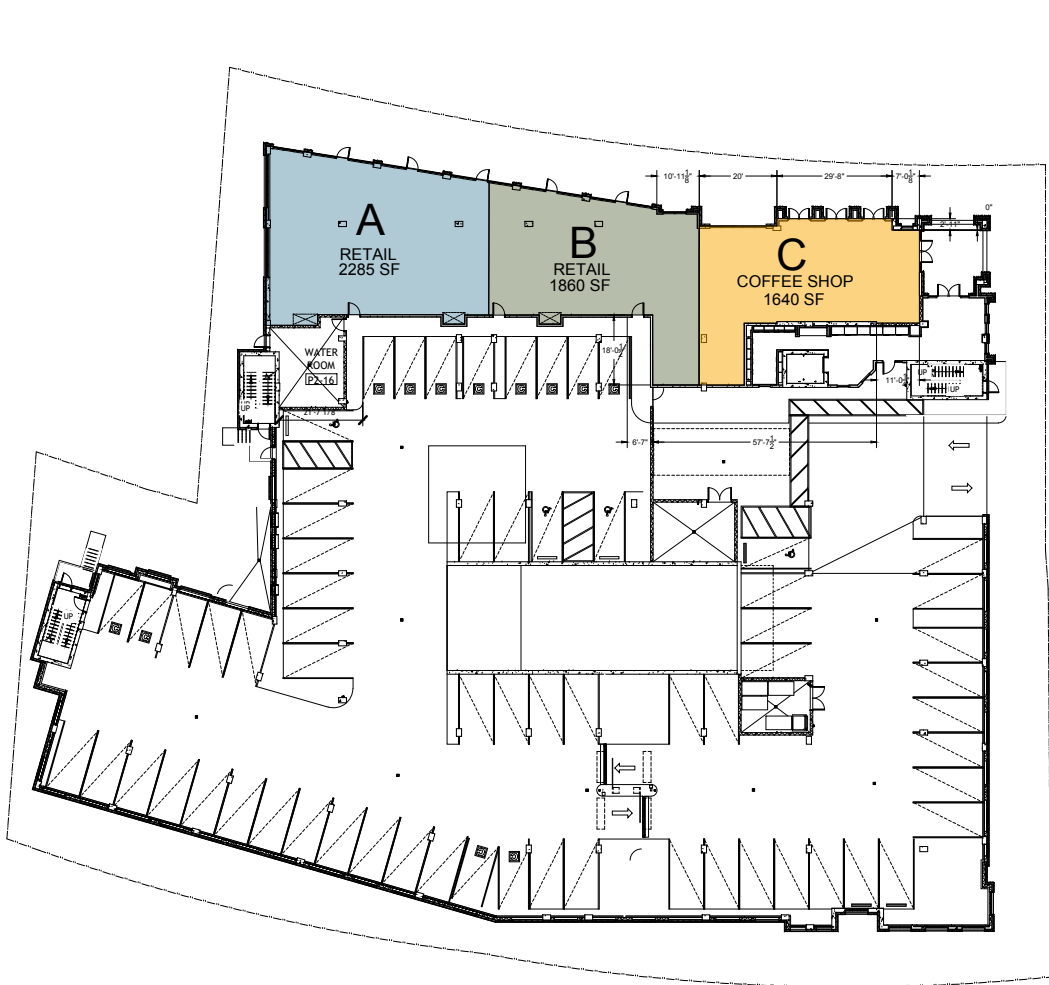
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,097	143,108	315,951
Average age	24.3	31.3	33.4
Average age (Male)	25.6	32.0	33.4
Average age (Female)	22.5	31.1	33.6

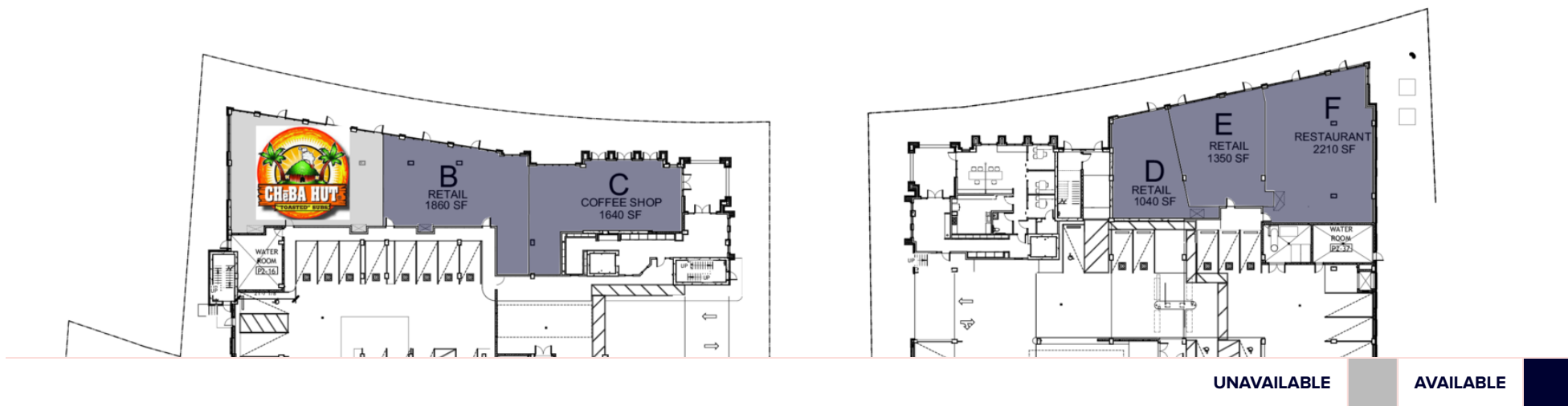
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,728	60,540	138,551
# of persons per HH	5.3	2.4	2.3
Average HH income	\$44,700	\$71,258	\$80,470
Average house value	\$130,258	\$331,240	\$379,157







Available Spaces



LEASE TYPE **NNN** | TOTAL SPACE **1,040 - 4,600 SF** | LEASE TERM **3 - 10 YEARS** | LEASE RATE **NEGOTIABLE**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
A	Cheba Hut	2,285 SF	NNN	-	Restaurant Space
B	Available	1,860 - 3,500 SF	NNN	Negotiable	Retail / Restaurant Space
C	Available	1,640 - 3,500 SF	NNN	Negotiable	Coffee Shop Space
D	Available	1,040 - 4,600 SF	NNN	Negotiable	Retail / Restaurant Space
E	Available	1,350 - 4,600 SF	NNN	Negotiable	Retail / Restaurant Space
F	Available	2,210 - 4,600 SF	NNN	Negotiable	Retail / Restaurant Space