

FOR LEASE



314 N. 2ND STREET

Lease Rate: Negotiable

PROPERTY OVERVIEW

Located in Historic Jackson Ward among lively, cultural restaurants and entertainment such as JKogi, Soul Taco, Fighting Fish, The Hippodrome, Lucy's and Mama J's. Easy access off Broad - one of the few signalized intersections allowing crossover on Broad Street.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|----------|----------|
| Households: | 6,319 | 52,225 | 101,647 |
| Population: | 17,687 | 127,409 | 243,040 |
| Avg HH Income: | \$32,055 | \$49,809 | \$54,336 |

PROPERTY HIGHLIGHTS

- Ground floor consists of 1,828 SF of open retail space with two restrooms
- Large basement included with space for storage or prep area
- Up to 1,500 SF available upstairs that can be leased together or separately, and has exposed brick and tin ceiling

AVAILABLE SPACES

| | |
|----------------------------|----------|
| Ground Level Retail | 1,828 SF |
| Second Floor Space | 1,500 SF |

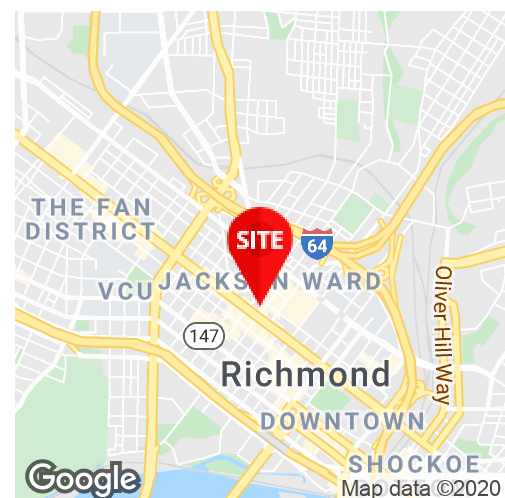
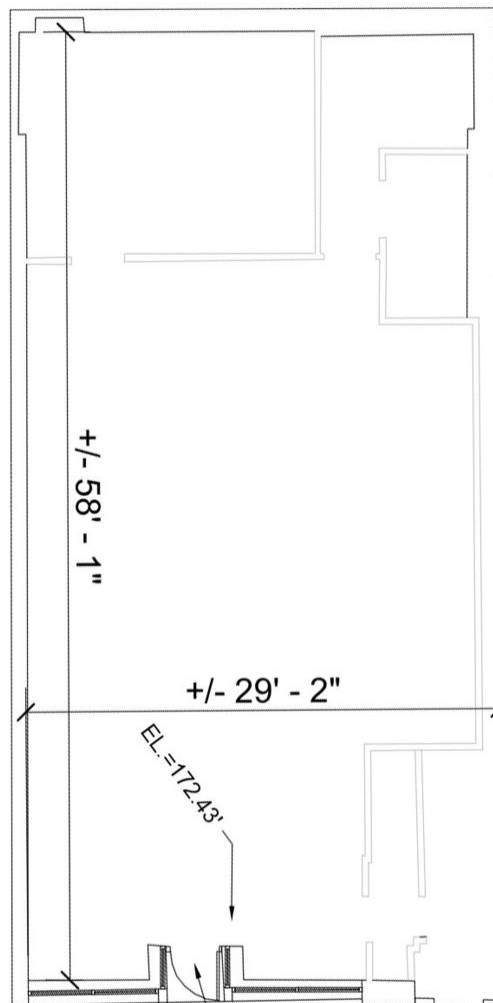
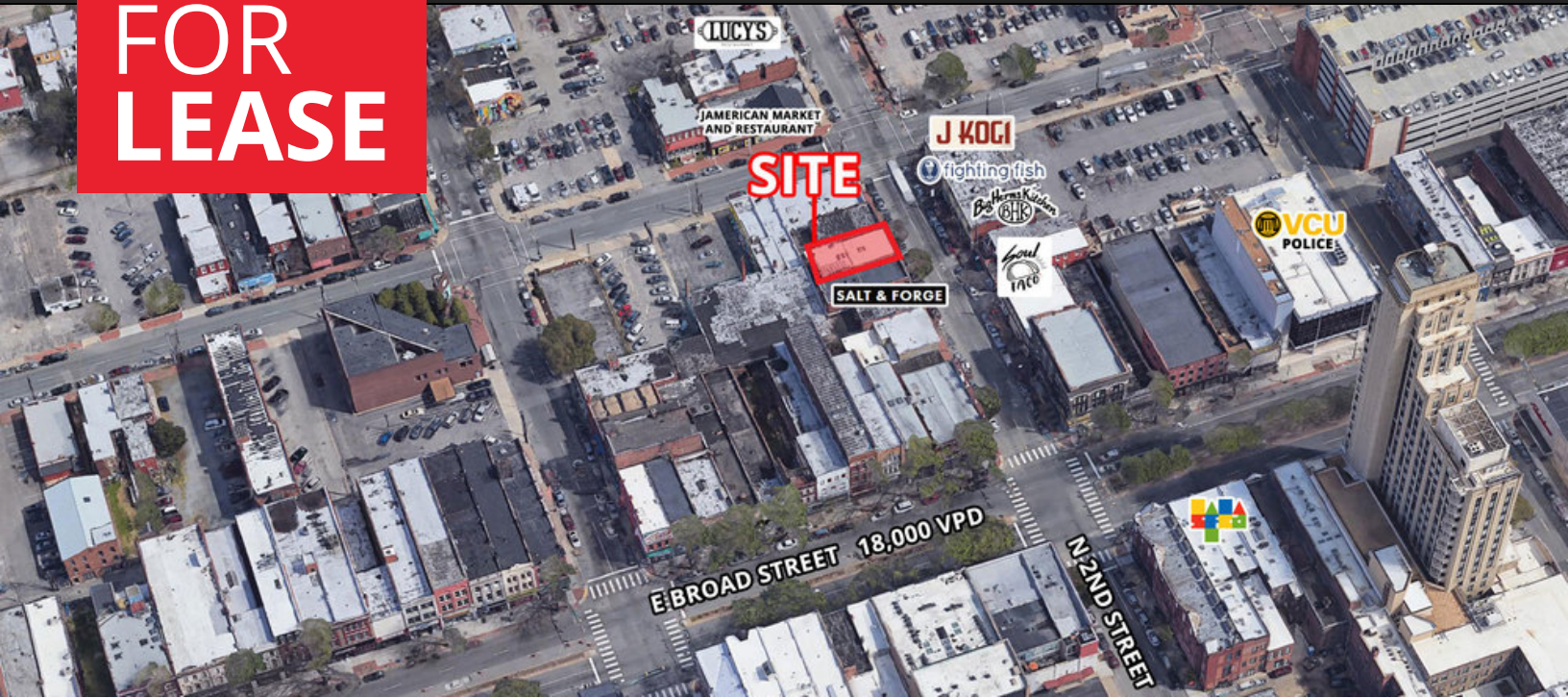
FOR FURTHER INFORMATION, PLEASE CONTACT:

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