



SOCIETY
Atlanta

811 PEACHTREE

MIDTOWN ATLANTA

ESTD 2020
BRIDGER
PROPERTIES

PROPERTY DETAILS

OFFICE

90,000 RSF

GROUND LEVEL
RETAIL

14,500 RSF

APARTMENTS

460 UNITS



- LOCATED IN MIDTOWN, ATLANTA, A HIGHLY COVETED RETAIL OFFICE & RESIDENTIAL SUBMARKET
- CLOSE PROXIMITY TO GEORGIA TECH, PIEDMONT PARK & PONCE CITY MARKET

MIXED-USE PROJECT CONTAINING 460 APARTMENTS AND 90,000 RSF OF CLASS A OFFICE SPACE



RETAIL OPPORTUNITY

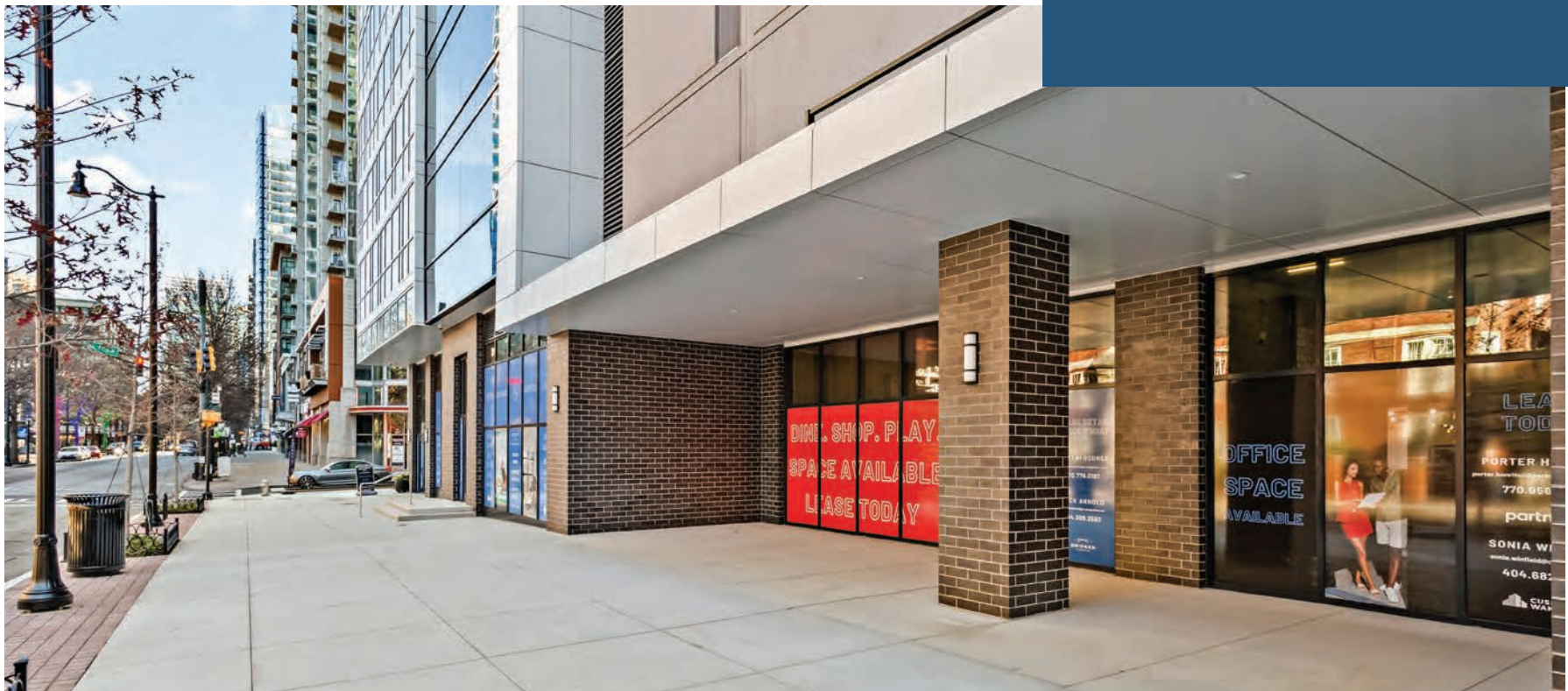
SIZE 736 - 14,500 SF

CEILING HEIGHT 20'

POSSESSION Q3 2024

FRONTAGE PEACHTREE ST.
& 6TH ST. NE

- RETAIL SPACE IS SITUATED ON PEACHTREE STREET WITH INCREDIBLE VISIBILITY
- PATIO SEATING AVAILABLE FOR RESTAURANT USES
- EXPANSIVE CLEAR GLASS STOREFRONTS



AREA MAP



DRIVE TIMES



Piedmont Park
3 MINUTES

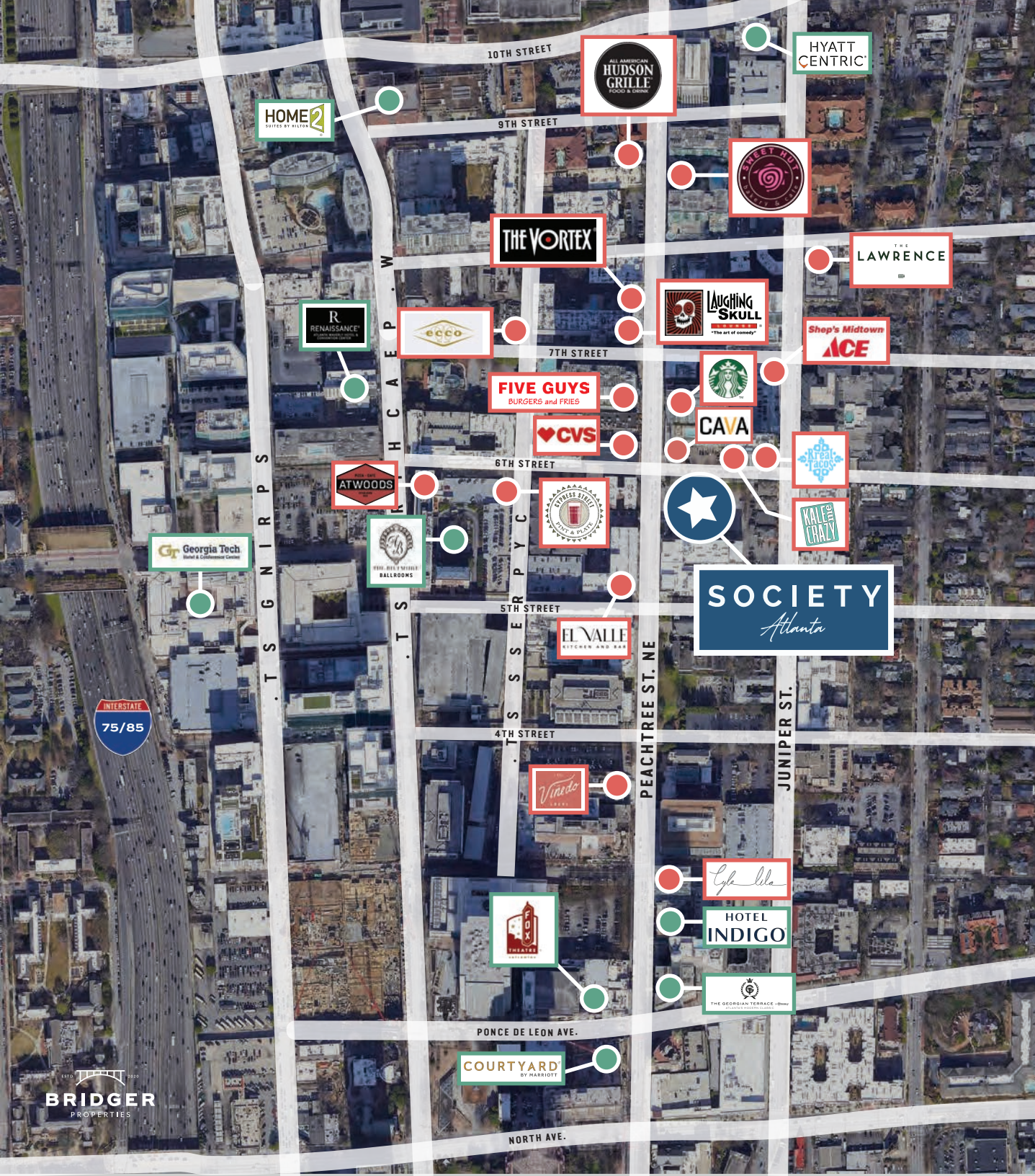
Ponce City Market
5 MINUTES

Georgia Tech
3 MINUTES

Downtown Atlanta
6 MINUTES

Atlantic Station
5 MINUTES

Westside Atlanta
6 MINUTES



SOCIETY
Atlanta

ALL AMERICAN
HUDSON GRILLE
COOKS & CHEFS

HYATT CENTRIC

HOME2
SUITES BY HILTON

SPICE HOY
CASA & CANTINA

THE VORTEX

THE LAWRENCE

LAUGHING SKULL
"The art of comedy"

Shep's Midtown
ACE

R RENAISSANCE
HOTEL & CONFERENCE CENTER

ecco

FIVE GUYS
BURGERS and FRIES

CAVA

CVS

KALE & CHAI

Blue TACO

ATWOODS

PIZZERIA MARIANO

NEW BEE SWINE BALLROOMS

EL VALLE
KITCHEN AND BAR

Georgia Tech
Hotel & Conference Center

VinoCo

Life like

HOTEL INDIGO

FOX THEATRE

THE GEORGIAN TERRACE

PONCE DE LEON AVE.

COURTYARD
BY HARRIOTT

NORTH AVE.

INTERSTATE
75/85

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PEACHTREE ST. NE

2024 DEMOGRAPHICS



DAYTIME POPULATION
(2-MILE RADIUS)

227,201

15,000

NEW RESIDENTS IN
10 YEARS

MEDIAN AGE

32.4



ANNUAL RETAIL SALES

\$540M

SPENDING POWER

\$940M



RESTAURANTS

150+

2 miles from

Population	117,802
Average HH Income	\$118,216
Total Consumer Spending	\$1,857,889,865

5 miles

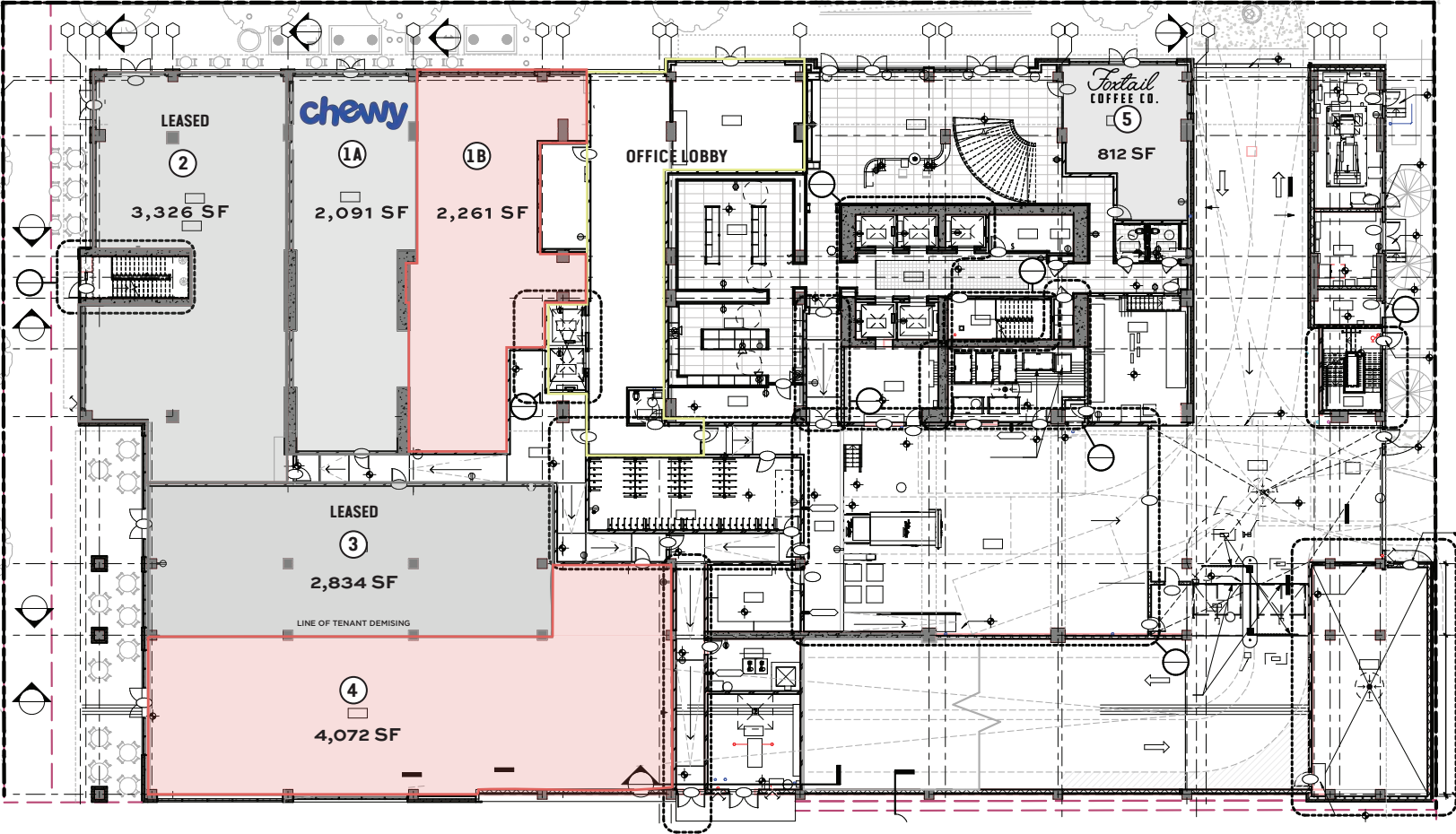
Population	418,764
Average HH Income	\$116,227
Total Consumer Spending	\$6,148,239,605

10 miles

Population	1,078,125
Average HH Income	\$109,560
Total Consumer Spending	\$14,605,841,438



LEVEL 1





SOCIETY LIVING





LEASING INFO

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