



SOUTH DOWNTOWN
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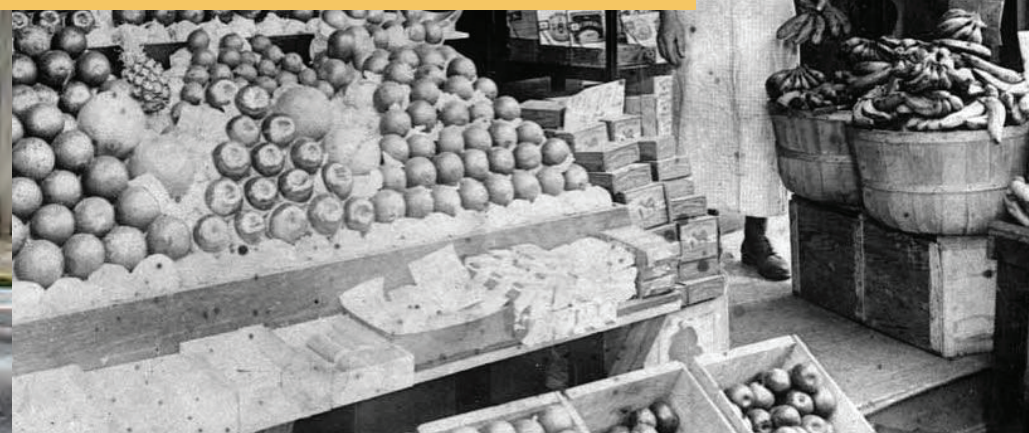
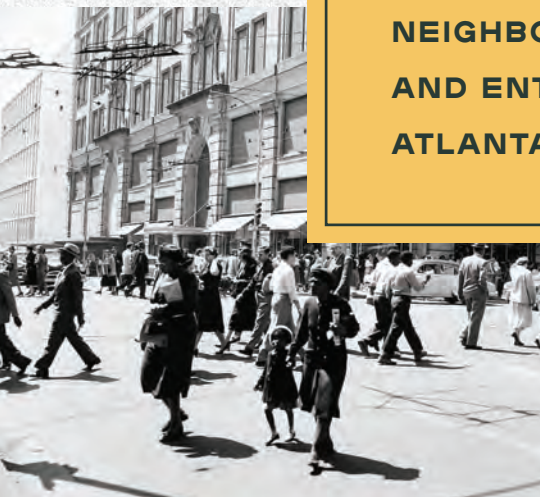


SOUTH DOWNTOWN

SOUTH DOWNTOWN IS ATLANTA'S ORIGINAL NEIGHBORHOOD FOR FOUNDERS AND ENTREPRENEURS, NOW UNDERGOING A BOLD TRANSFORMATION TO RECONNECT HISTORY WITH MODERN VIBRANCY. ONCE THE CITY'S BUSTLING CORE, THIS DISTRICT IS BEING REVITALIZED WITH A MIX OF ADAPTIVE REUSE AND NEW DEVELOPMENT—BRINGING HISTORIC BUILDINGS BACK TO LIFE, CREATING DYNAMIC PUBLIC SPACES, AND WELCOMING A NEW WAVE OF STARTUPS, RESIDENTS, LOCAL BUSINESSES, AND CULTURAL EXPERIENCES. WITH A FOCUS ON CREATING A SAFE, WALKABLE, LIVABLE NEIGHBORHOOD, SOUTH DOWNTOWN IS ATTRACTING THE MOST CREATIVE AND AMBITIOUS DOERS AND ENTREPRENEURS FROM EVERY CORNER OF THE CITY, RECLAIMING ITS PLACE AS THE HEART OF ATLANTA'S URBAN ENERGY.

TRAFFIC FLOWS ON
"To unlock our tr

Broad Street City's 50-Year



AREA MAP

MIDTOWN
ATLANTA

I-75

I-85

DOWNTOWN
ATLANTA

I-20

I-20



WALK STATS

CENTENNIAL YARDS	4 MINUTES
MERCEDDES-BENZ STADIUM	5 MINUTES
GARNETT MARTA STATION	5 MINUTES
FIVE POINTS MARTA STATION	6 MINUTES
GEORGIA STATE CAMPUS	9 MINUTES
THE MASQUERADE	8 MINUTES
GWCC	10 MINUTES
CENTENNIAL OLYMPIC PARK	10 MINUTES
UNDERGROUND ATLANTA	10 MINUTES
STATE FARM ARENA	10 MINUTES

BIKE + DRIVE STATS

COLLEGE FOOTBALL HALL OF FAME	5 MINUTES
AMERICASMART	5 MINUTES
GEORGIA AQUARIUM	6 MINUTES
TABERNACLE	7 MINUTES
WORLD OF COCA-COLA	7 MINUTES
CHILDREN'S MUSEUM OF ATLANTA	7 MINUTES
NATIONAL CENTER FOR CIVIL AND HUMAN RIGHTS	7 MINUTES

DOWNTOWN BY THE NUMBERS



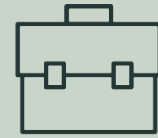
33,500

RESIDENTS



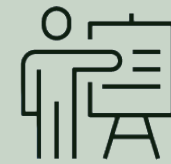
17,000

HOUSING UNITS



204,900

TOTAL JOBS



10,000

AUCC STUDENTS



13,200

HOTEL ROOMS

*1,200 ADDITIONAL HOTEL ROOMS CURRENTLY UNDER CONSTRUCTION + IN DEVELOPMENT



36,500

GEORGIA STATE UNIVERSITY STUDENTS DOWNTOWN CAMPUS

• **18,600** PEOPLE ON AVERAGE NIGHTLY IN THE HOTELS WITHIN WALKING DISTANCE TO SOUTH DOWNTOWN

MULTI-FAMILY UPDATE Q1 2025

MULTI-FAMILY MARKET + PIPELINE

12,487

MULTI-FAMILY UNITS

790

UNITS UNDER CONSTRUCTION

2,524

UNITS IN 5-YEAR PIPELINE

\$2.15

ASKING RENTS (PER SF)

87%

OCCUPANCY RATE

HAPPENINGS WITHIN A 10 MINUTE WALK TO SOUTH DOWNTOWN

GWCC

OVER 160 ANNUAL EVENTS THAT HOST NEARLY 3.3 MILLION VISITORS

THE MASQUERADE

OVER 700 ANNUAL EVENTS WITH A SEATING CAPACITY OF 2,300

COLLEGE FOOTBALL HALL OF FAME

250,000 ANNUAL VISITORS

THE TABERNACLE

OVER 200 EVENTS ANNUALLY WITH A SEATING CAPACITY OF 2,600 PEOPLE

MERCEDES-BENZ STADIUM

OVER 300 ANNUAL EVENTS WITH AN AVERAGE SEATING CAPACITY OF 57,116

STATE FARM ARENA

NEARLY 200 ANNUAL EVENTS HOSTING CLOSE TO 2 MILLION GUESTS

AMERICASMART

16 ANNUAL MARKETS ATTRACTING MORE THAN 548,000 ATTENDEES

GEORGIA STATE CAMPUS

52,000 STUDENTS



SITE PLAN

MITCHELL STREET

- 235 ATLANTA TECH VILLAGE
- 233 SPILLER PARK COFFEE
- 231 LEASED TBA
- 229 TYDE TATE KITCHEN
- 227 DELILAH'S EVERYDAY SOUL
- 219 **AVAILABLE - 2,368 SF**
- 217 LEASED TBA
- 215 CRATES
- 213 LEASED TBA
- 211 **AVAILABLE - 1,416 SF**
- 209 FRIEDMAN'S SHOES
- 201 ATLANTA CLEANERS
- 191 **AVAILABLE - 2,100 SF**
- 186 CAT EYE CREATIVE
- 185 **AVAILABLE - 918 SF**
- 171 IN LEASE NEGOTIATIONS
- 170 TERMINUS HUB BY ATLANTA TECH VILLAGE

BROAD STREET

- 115 **AVAILABLE - 1,318 SF**
- 111 **AVAILABLE - 948 SF**
- 100 IN LEASE NEGOTIATIONS
- 99 COMMON AREA
- 97 **AVAILABLE - 2,494 SF**
- 96/98 IN LEASE NEGOTIATIONS
- 94 **AVAILABLE - 2,106 SF**
- 93 **AVAILABLE - 5,506 SF**
- 90 **AVAILABLE - 2,857 SF**
(LEVEL ONE: 1,374 SF / LEVEL TWO: 1,523 SF)
- 89 **AVAILABLE - 3,200 SF**
- 87 **AVAILABLE - 1,682 SF**
- 86E ATLANTA TECH VILLAGE
- 86W **AVAILABLE - 6,543 SF**
(BASEMENT LEVEL: 3,197 SF / STREET LEVEL: 3,346 SF)

PEACHTREE STREET

- 138 **AVAILABLE - 2,970 SF**

LEASING INFO

SHELBI BODNER

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