

Premium Retail Space For Lease

788 WEST MIDTOWN

788 West Marietta Street
Atlanta, GA 30318



788 West Midtown is a 19-story, 279-unit, residential tower with a street level component located in the heart of Downtown Atlanta's West Midtown District.



McWhirter

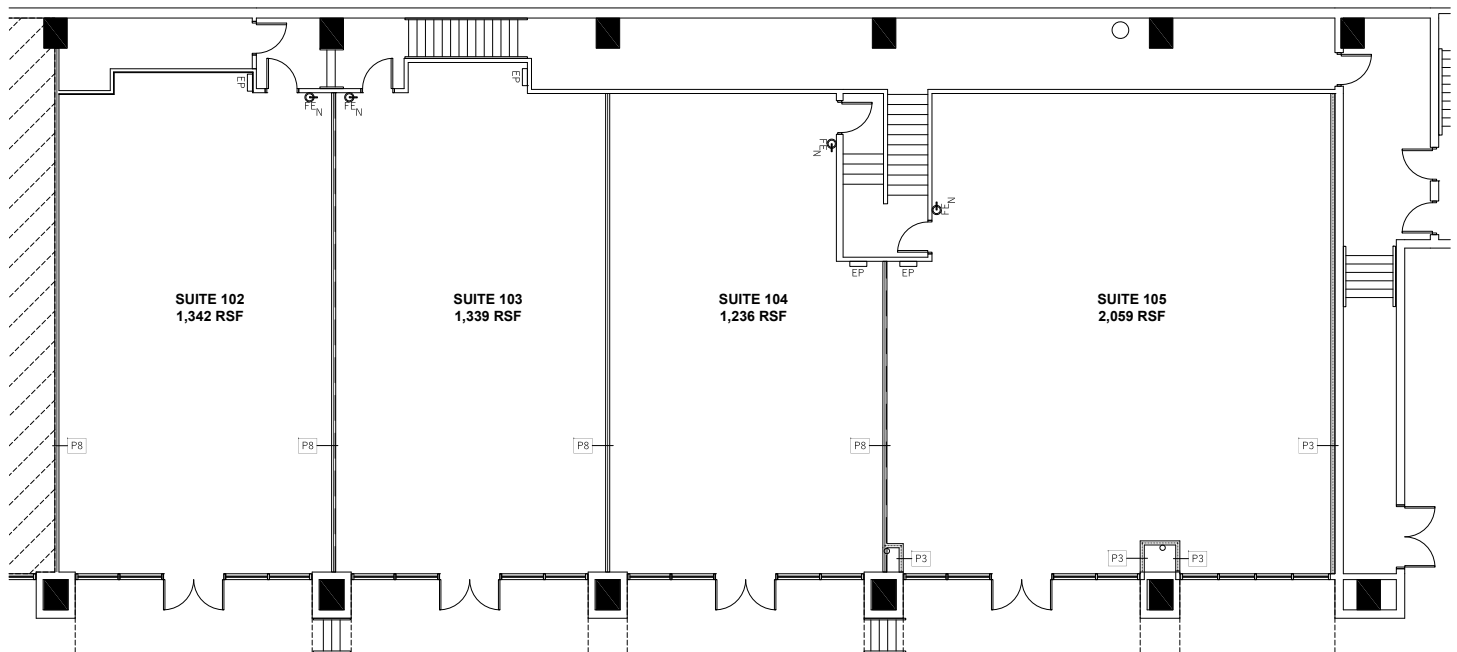
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1,300sf to 6,000sf of retail space available for lease!

A walkable, bikeable, neighborhood in the burgeoning West Midtown section of downtown Atlanta!

- **ZONING:** Zoned C-3 (Commercial Residential Neighborhood) in the Upper Westside CID Improvement District
- **CONNECTIVITY TO BELTLINE, WESTSIDE PARK AND GA TECH:** The recently completed Beltline Spur Trail, accessible by bike, scooter or foot, starts ~1500 feet from 788 W Midtown, behind Westside Paper. The Westside Beltline Connector will soon connect Georgia Tech and 788 West Midtown, to City of Atlanta's Westside Park. Westside Park is a 280-acre greenspace with trails, meadows, sculptures, pavilions, playgrounds and stunning skyline views of downtown Atlanta.
- **BRIDGE, BIKE AND WALKING PATH IMPROVEMENTS:** The Railroad Bridge connecting 788 W Midtown, to recently completed Howell Junction Park, is scheduled by Upper Westside CID to be upgraded with enhanced bike, scooter and pedestrian lanes. Planning for RR Bridge upgrades starts in Fall, 2025.
- **WALKABLE RATING:** 82
- **BIKE SCORE:** 62
- **WESTMAR STUDENT LOFTS:** WestMar Student Lofts are just behind 788 W Midtown, with 368 Units, many 4-bedroom apartments.
- **PUBLIC TRANSPORTATION:** MARTA Route 26- Bus stop is ~1,500 feet away, at Joseph Lowery and W Marietta Street



Jeff Graves
678.385.2704
jjg@mcwrealty.com

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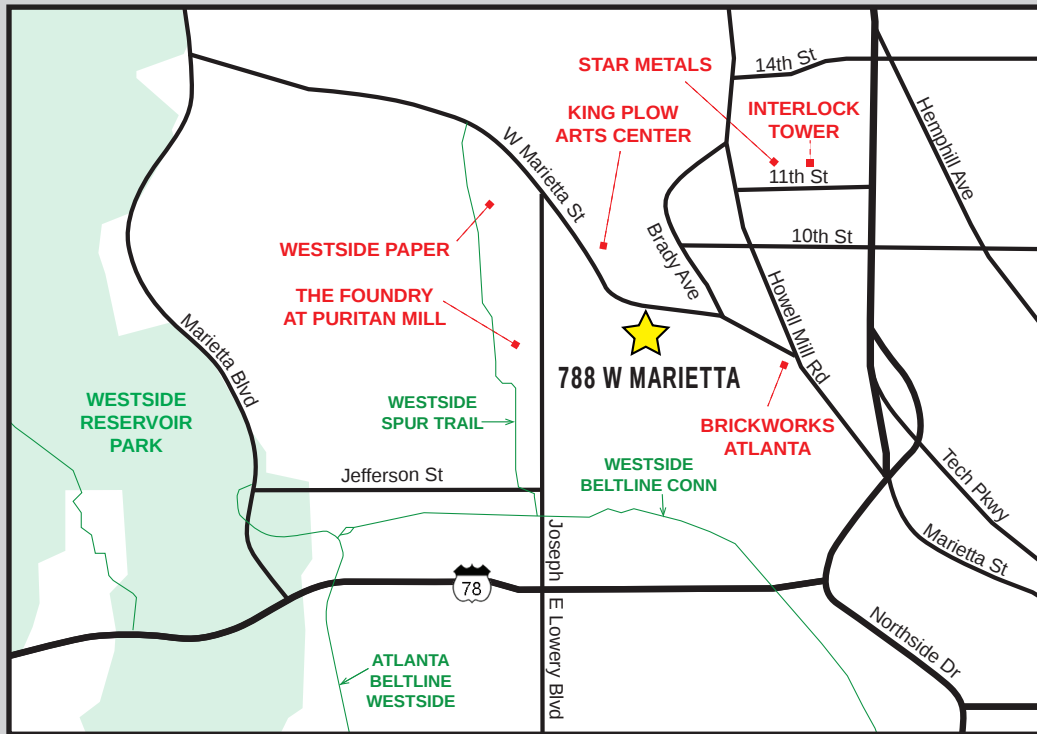
McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



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Commercial Real Estate Since 1981

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West Midtown, Atlanta is a trendy, former industrial district famous for its adaptive-reuse, mixed-use developments, upscale dining, and industrial-chic aesthetic. Roughly bordered by Northside Drive to the east and the railroad and Huff Road to the north, it is an energetic live-work-play hub adjacent to Georgia Tech. A walkable, bikeable, neighborhood in the burgeoning West Midtown section of downtown Atlanta!



Key Destinations

- Westside Provisions District: One of the pioneering mixed-use developments, located around Howell Mill Road. It features boutique shopping, design showrooms, and top-tier restaurants like The Optimist and Bacchanalia.
- The Interlock: A modern, multi-use development featuring high-end dining, retail, a rooftop pool lounge, and the popular Puttshack mini-golf.
- The Works: An expansive 80-acre development situated further north on Chattahoochee Avenue. It houses Chattahoochee Food Works (a massive food hall), breweries, and entertainment spaces.
- The Goat Farm Arts Center & King Plow Arts Center: Creative complexes offering unique event spaces, artist studios, and theatrical performances in repurposed 19th-century factory buildings.

The Vibe & Lifestyle

- Dining & Nightlife: West Midtown boasts some of Atlanta's most acclaimed culinary offerings, ranging from high-end steakhouses like Marcel to casual taco joints. The area is heavily populated with chic cocktail lounges and breweries.
- Living: Real estate mostly consists of luxury lofts, modern apartments, and contemporary townhomes. It is highly attractive to young professionals, singles, and creatives.
- Logistics & Traffic: Centrally located, it is a 5-to-15-minute drive to Midtown, Downtown, and Buckhead.

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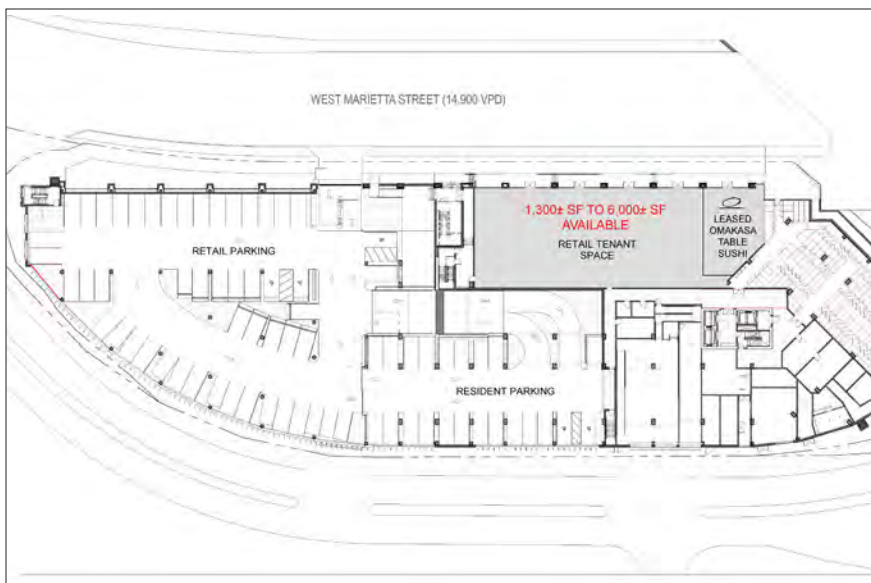
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C-3 Commercial Residential District
Westside 12 Overlay / Beltline Overlay

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DEMOGRAPHICS:	1 Mile	2 Mile	3 Mile
2020 Population	18,154	164,356	352,145
2024 Population	19,767	175,487	376,930
2029 Population	20,609	182,706	392,007
Annual Growth 2020-2024	2.2%	1.7%	1.8%
Annual Growth 2024-2029	0.9%	0.8%	0.8%
Daytime Employment	26,216	20,719	393,907
Avg HH Income	\$87,641	\$104,410	\$111,676
Median HH Income	\$62,202	\$75,237	\$79,917



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