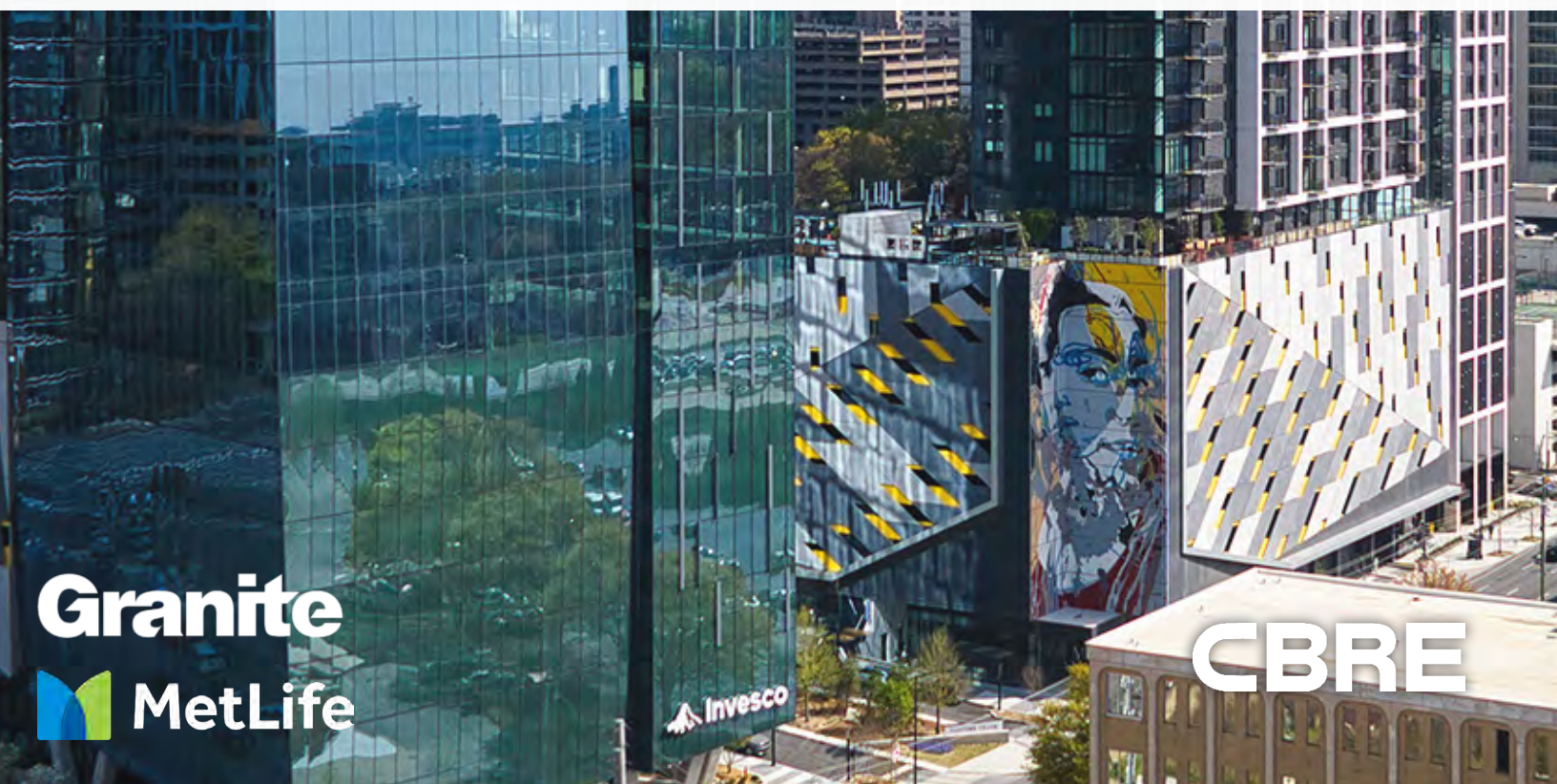


MIDTOWN UNIONSM

1331 Spring Street NW, Atlanta, GA 30309



Granite
 **MetLife**

CBRE

31,000 SF

OF RETAIL AND RESTAURANT
SPACE AVAILABLE



MIDTOWN UNIONSM

Project Highlights:

- 613,000 SF Class A + office building anchored by Invesco Global Headquarters, American Express and McKinsey
- 355 Class A new residential units called Mira at Midtown
- New Kimpton Shane Hotel with 230 keys and the Hartley and Aveline restaurants
- Ingress/Egress from 17th Street, Spring Street, 16th Street and West Peachtree with easy access to 1,900+ parking spaces
- Close proximity to Woodruff Arts Center, SCAD, High Museum of Art, Center for Puppetry Arts, Center Stage and MODA
- The project is connected via a private thoroughfare called Arts Center Way

- 3,807 of apartments within half mile
- 4,700 households within half mile
- 16 million square feet of office space within half mile



DEMOGRAPHICS

POPULATION

30,006

2022 POPULATION WITHIN
1 MILE OF 1331 SPRING ST NW

Projected 1.81% growth within next 5 years

RESIDENTIAL DEVELOPMENT

20,790
HOUSEHOLDS
WITHIN 1 MILE

ESTIMATED 1.52%
GROWTH IN THE
NEXT 5 YEARS

61%
ARE MILLENNIALS

21%
ARE
GENERATION

X

60% ARE SINGLE

75% HAVE A BACHELOR'S
DEGREE OR HIGHER

AVERAGE
HOUSEHOLD
INCOME IS

\$168K

DEMOGRAPHIC BRIEF

	.5 Miles	1 Mile	3 Miles	5 Miles
Population				
2022 Population - Current Year Estimate	5,944	33,573	191,507	405,115
2027 Population - Five Year Projection	7,425	36,176	199,215	421,557
2020-2022 Annual Population Growth Rate	0.11%	0.38%	1.43%	1.59%
2022-2027 Annual Population Growth Rate	4.55%	1.50%	0.79%	0.80%

Households				
2022 Households - Current Year Estimate	3,792	20,790	98,299	195,842
2027 Households - Five Year Projection	4,744	22,419	103,041	205,073
2022-2027 Annual Household Growth Rate	4.58%	1.52%	0.95%	0.93%
2022 Average Household Size	1.57	1.56	1.74	1.90

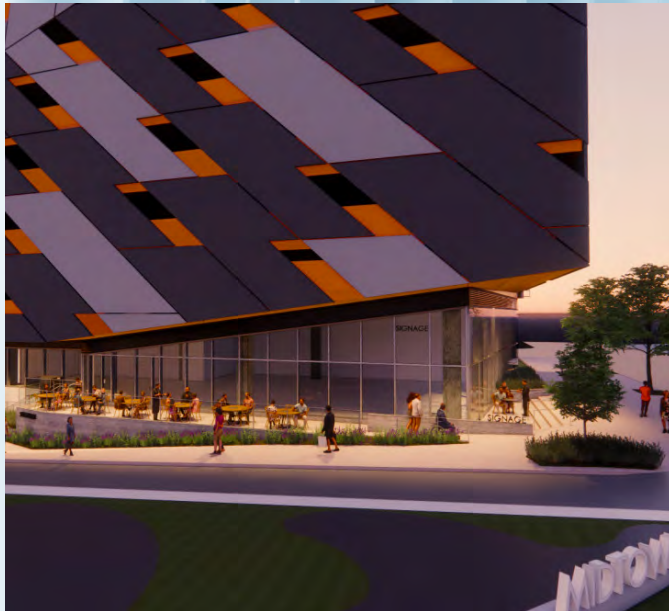
Household Income				
2022 Average Household Income	\$167,075	\$168,553	\$147,663	\$144,519
2022 Median Household Income	\$120,822	\$120,273	\$100,555	\$94,428

Housing Units				
2022 Housing Units	4,675	23,737	112,059	222,620
2022 Occupied Housing Units	3,791	20,790	98,298	195,842
2022 Owner Occupied Housing Units	1,932	9,281	40,379	87,874
2022 Renter Occupied Housing Units	1,859	11,509	57,919	107,968

Education				
2022 Population 25 and Over	4,811	27,129	136,629	284,870
HS and Associates Degrees	992	4,427	30,819	76,579
Bachelor's Degree or Higher	3,793	22,505	101,174	194,130

Place of Work				
2022 Businesses	1,221	3,178	14,236	25,438
2022 Employees	25,698	63,844	348,351	633,556

PROPERTY PHOTOS



RETAIL AERIAL MAP

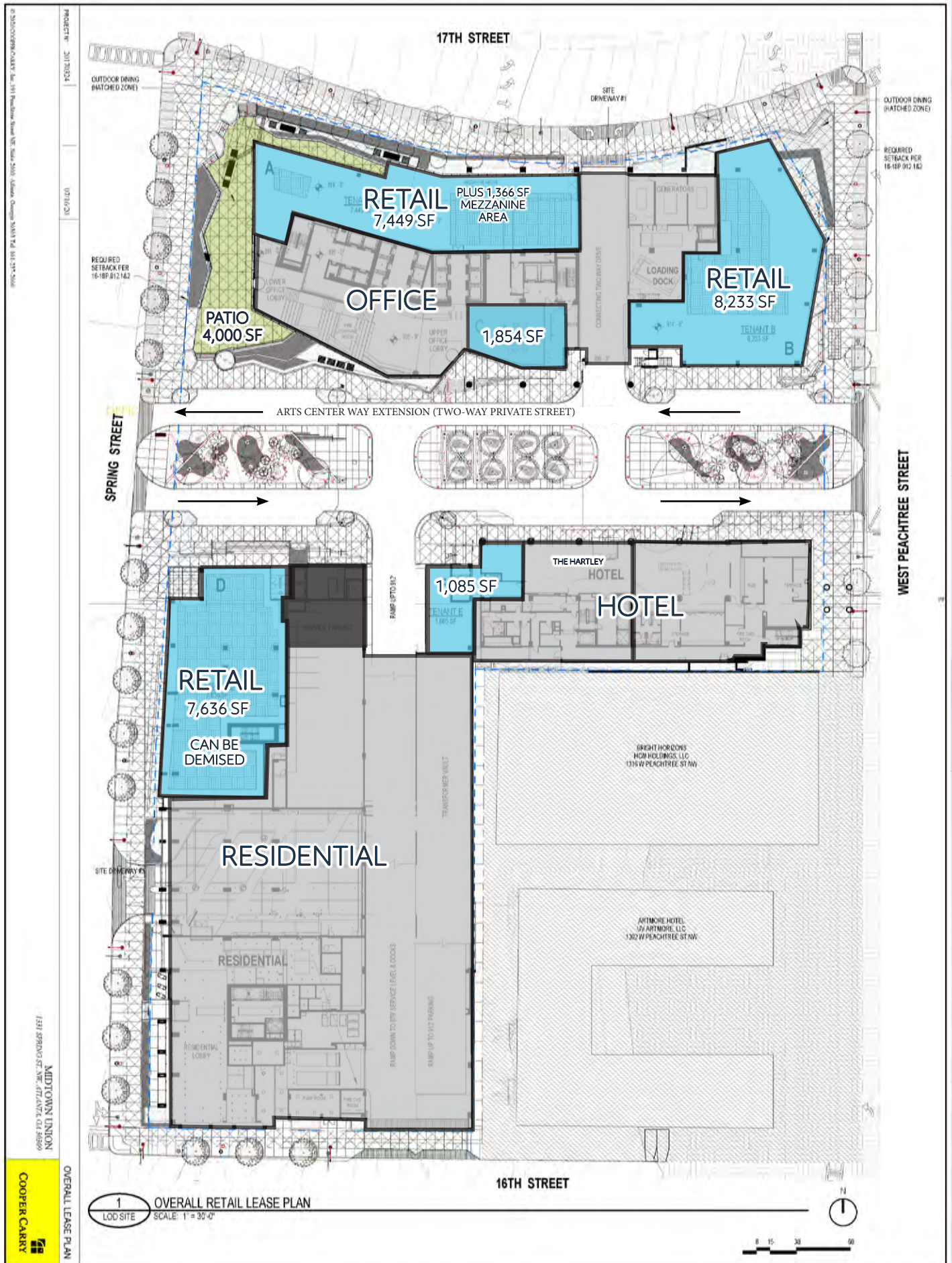


- EXISTING MULTIFAMILY UNITS
- UNDER CONSTRUCTION MULTIFAMILY UNITS
- HOTELS

0.5 MILE RADIUS

- | | |
|---|---|
| 1. Canopy by Hilton Atlanta Midtown | 10. Sonesta Select |
| 2. Twelve Midtown | 11. Epicurean Atlanta |
| 3. Residence Inn by Marriott | 12. Hilton Garden Inn Atlanta Midtown |
| 4. Kimpton Shane Hotel | 13. Embassy Suites by Hilton Atlanta Midtown |
| 5. Hampton Inn & Suites Atlanta Midtown | 14. Artmore Hotel |
| 6. The Starling Atlanta Midtown | 15. Homewood Suites by Hilton Atlanta Midtown |
| 7. Four Seasons Hotel Atlanta | 16. MOXY Atlanta Midtown |
| 8. AC Hotel by Marriott Atlanta Midtown | 17. Loews Atlanta Hotel |
| 9. Atlanta Marriott Suites Midtown | |

OVERALL LEASE PLAN

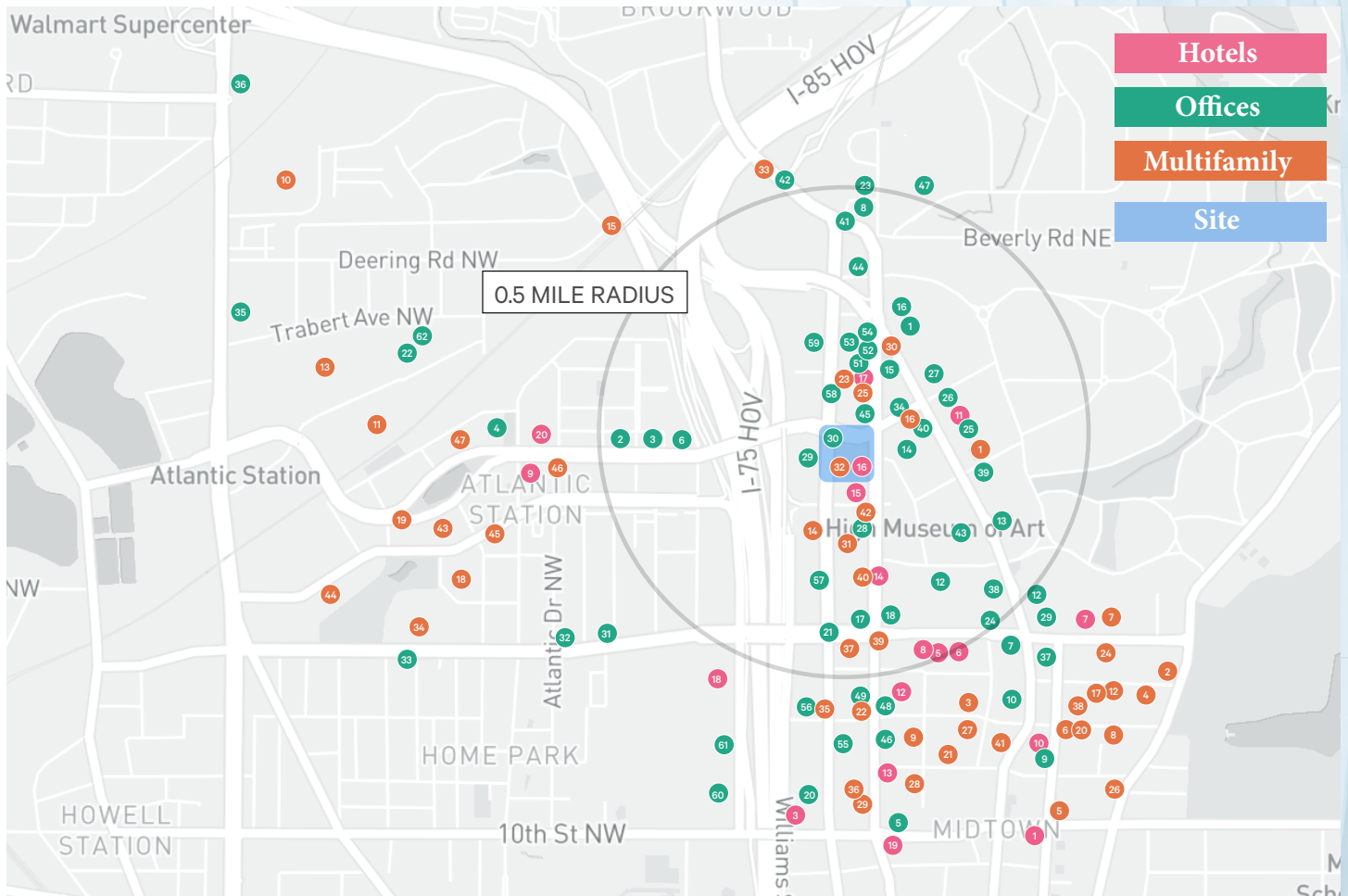




SITE PLAN



OFFICE/MULTIFAMILY/HOTEL MAP



Office

1. Silhouette Midtown
2. 271 17th
3. Atlantic Station
4. T3 West Midtown at Atlantic Station
5. 10 10th
6. 171 17th Street
7. The Proscenium
8. One Peachtree Pointe
9. 1075 Peachtree St NE
10. Eleven Hundred Peachtree Street
11. 100-500 Colony Square
12. Promenade Tower
13. 1275 Peachtree St NE
14. One Midtown Plaza
15. Pershing Park Plaza
16. Federal Home Loan Bank
17. Regions Plaza
18. One Atlantic Center
19. Two Midtown Plaza
20. Spring Quarter
21. 14th & Spring
22. 433 Bishop St NW
23. Two Peachtree Pointe
24. 1180 Peachtree
25. The Peachtree
26. 1375 Peachtree
27. Boundary 65, 65
28. 1270 W Peachtree St NW
29. Midtown Heights
30. Midtown Union
31. 275 14th St NW
32. 315 14th St NW
33. 450 14th Street
34. 14 17th St NE
35. Northside Summit
36. 1675 Northside Dr NW
37. The Campanile Building
38. Promenade Central
39. 1315 Peachtree St NE
40. 1372 Peachtree St NE
41. Equifax Worldwide Headquarters

42. 1601-1605 Peachtree Street
43. Woodruff Arts Center
44. Rhodes Hall
45. 1374 W Peachtree Rd
46. 1073 W Peachtree St NE
47. WSB Bldg
48. 1105 WP
49. Northside Medical Midtown
50. 1280 W Peachtree St NW
51. 1422 W Peachtree St NW
52. 1430 W Peachtree St NW
53. 1438 West Peachtree
54. Master Mind Thinker Building
55. 1065 Spring St NW
56. 1100 Spring St NW
57. 1210-1228 Spring St NW
58. 1388 Spring St NW
59. 1440 Spring St NW
60. Turner Entertainment Networks
61. 1050 Techwood Dr NW
62. 9426 Trabert Ave NW

Multifamily

1. Reid House Condominiums
2. Ansley Above The Park Condominium
3. Twelfth Street West Apartments
4. The Parc Vue
5. Juniper & 10th Highrise
6. Midtown Tower Building I
7. Windsor at Midtown
8. Piedmont House
9. Peachtree Walk

10. Renew MidTown
11. Radius West Midtown
12. The Registry on the Park
13. The Mark at West Midtown
14. Spectrum on Spring
15. Atlantic Loring Heights
16. Nomia
17. Vireo
18. Steelworks
19. 80 17th St
20. Midtown Towers Building II
21. Sixty11th
22. The M by RADIUS
23. 1405 Spring
24. Mayfair Tower
25. Ascent Midtown
26. Azure on the Park
27. 77 12th Midtown
28. MAA Midtown
29. Tens on West
30. 1441 Peachtree
31. AMLI Arts Center
32. Mira at Midtown Union
33. 1660 Peachtree
34. The Local On 14th
35. 1000 Spring
36. Momentum Midtown
37. ICON Midtown
38. Park Central
39. Atlantic House
40. 1230 West Peachtree
41. 1010 Midtown
42. 1280 West Condominiums
43. The Art Foundry At Atlantic Commons
44. The Exchange
45. The Element
46. The Atlantic
47. Ellington Midtown

Hotels

1. Hyatt Centric Midtown Atlanta
2. Homewood Suites by Hilton Atlanta Midtown
3. Hilton Garden Inn Atlanta Midtown
4. MOXY Atlanta Midtown
5. AC Hotel Atlanta Midtown
6. Four Seasons Hotel Atlanta
7. The Starling Atlanta Midtown
8. Marriott Atlanta Midtown Suites
9. Embassy Suites by Hilton Atlanta Midtown
10. Loews Atlanta Hotel
11. Residence Inn Atlanta Midtown Peachtree @ 17th
12. Epicurean Atlanta, Autograph Collection
13. Residence Inn Atlanta Midtown Georgia Tech
14. Hampton Inn & Suites Atlanta Midtown Artmore Hotel
15. Kimpton Shane Hotel
16. Canopy by Hilton Atlanta Midtown
17. Sonesta Select Atlanta Midtown Georgia Tech
18. Home2 Suites by Hilton Atlanta Midtown
19. Autograph Collection Twelve Midtown

Site

30. Midtown Union
32. Mira at Midtown Union
16. Kimpton Shane Hotel

MIDTOWN UNIONSM



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