



## 131 WALKER STREET

131 Walker Street SW, Atlanta GA 30313

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## DEMOGRAPHICS

### 1 MILE

 19,449  
Estimated population

 156,068  
Estimated daytime population

 \$62,745  
Average household income

 6,366  
Households

### 3 MILE

 188,851  
Estimated population

 321,165  
Estimated daytime population

 \$113,493  
Average household income

 89,326  
Households

### 5 MILE

 358,516  
Estimated population

 401,678  
Estimated daytime population

 \$120,895  
Average household income

 166,035  
Households

## DRIVE TIME POPULATION

**5**  
Min  26,584

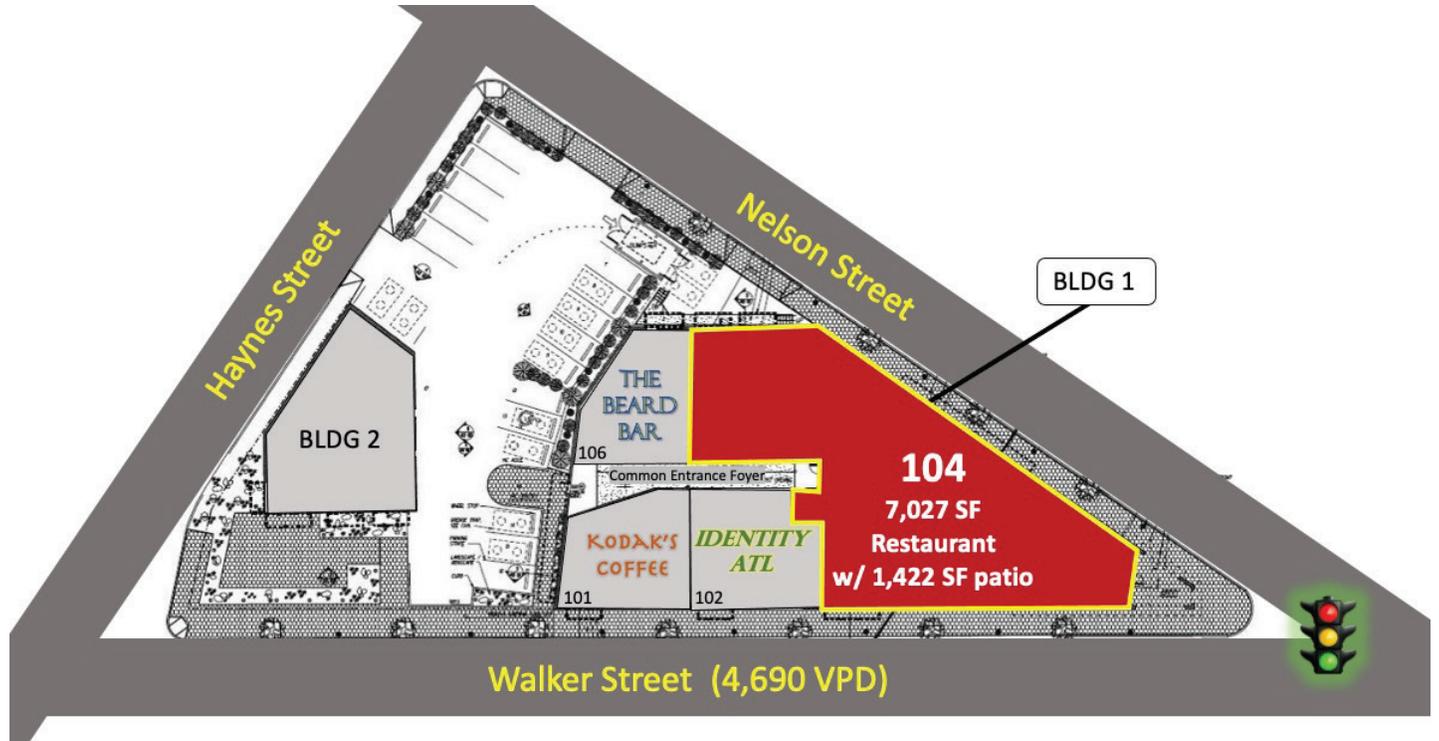
**10**  
Min  198,409

**15**  
Min  475,161

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

SUITE	TENANT	SIZE
BLDG 2	Castle Hill Studios	2,246 SF
101	Kodak's Coffee	1,472 SF
102	Identity ATL	1,584 SF
<b>104</b>	<b>Available</b>	<b>7,027 SF</b>
106	The Beard Bar	1,229 SF



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## HIGHLIGHTS

- 2nd generation restaurant with rooftop patio and retail space available for lease.
- Located in Castleberry Hill, a historic industrial neighborhood that has since been converted to house lofts and retail spaces.
- A quarter mile from the central business district (Downtown) and 4 minutes walking distance from the Nelson Street Pedestrian Bridge.
- Close to Mercedes-Benz Stadium, the Gulch, the GA World Congress Center, and the State Farm Arena.
- Nearby businesses include the Reverb Hotel by Hard Rock - Downtown Atlanta, Old Lady Gang Southern Cuisine, No Mas! Cantina, Antlantcky Brewing, and The Original Selfie Museum.



**Traffic Counts**  
4,690 on Walker Street.



**Full access from Nelson St.**  
Street parking available.



**Signage options available.**

