



# CITY WALK

171 Auburn Ave NE, Atlanta GA 30303


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## DEMOGRAPHICS

### 1 MILE


 31,863  
Estimated population


 191,732  
Estimated daytime population


 \$105,861  
Average household income

 14,624  
Households

### 3 MILE


 205,720  
Estimated population


 350,678  
Estimated daytime population


 \$127,662  
Average household income

 99,110  
Households

### 5 MILE

 381,150  
Estimated population

 572,519  
Estimated daytime population

 \$129,610  
Average household income

 177,324  
Households

## DRIVE TIME POPULATION

**5**  
Min  38,809

**10**  
Min  233,869

**15**  
Min  557,075

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**

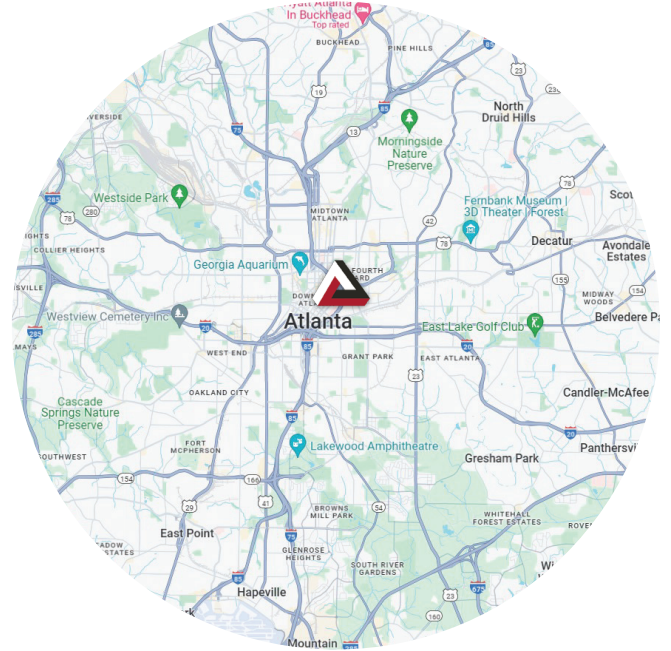
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A-B	Moe's Southwest Grill	2,201 SF	F	The Peach Cobbler Factory	966 SF	K	AVAILABLE	1,632 SF
C	Sweet Stack Creamery	1,102 SF	G	AVAILABLE	947 SF	L	AVAILABLE	1,741 SF
D1	Pizza Hut	2,348 SF	H1	For Keeps Bookstore	953 SF	M	AVAILABLE	2,215 SF
D2	Hungry AF	2,258 SF	H2-H3	AVAILABLE	1,319 SF	N-P	Sweet Auburn Brunch	4,140 SF
E1	AVAILABLE	1,610 SF	I	AVAILABLE	1,772 SF			
E2	AVAILABLE	1,597 SF	J	AVAILABLE	1,170 SF			



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## HIGHLIGHTS

- City Walk is located at Auburn Ave and Piedmont Ave in Atlanta's Sweet Auburn district, and is adjacent to Georgia State University with 32,082 students enrolled currently.
- Up to 6,753 SF of continuous retail available.
- 161 residential units are located above retail space, and 750 student dorms rooms are located nearby on Piedmont Ave.
- Located just north of Grady Hospital with 500 beds, and Children's Healthcare of Atlanta - Hughes Spalding Hospital with 24 beds.
- Ample parking with two private parking decks, a city parking lot, and street parking available around the property.



4,380 on Auburn Ave NE  
12,000 on Piedmont Ave NE  
11,500 on Edgewood Ave NE



Street Access for all units



Facade signage available.

