RESTAURANTS | RETAIL

# SPX Alley

Old Fourth Ward | Atlanta, GA

COLUMBIA VENTURES

**spxalley.com**

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SRS Real Estate Partners

FOR LEASE

# SPX Alley

Auburn Ave & Irwin St
Atlanta, GA

31,000 SF
**RESTAURANT & RETAIL SPACE**

Fall 2018
**OPENING**

# Project Highlights

- Studioplex Lofts, the 1999 renovation of a cotton compress warehouse, a vibrant group of creative class businesses and loft residences, anchored by award winning Serpas: True Food, Studioplex ties into the surrounding urban fabric.
- 31,000 SF of retail & restaurant space below 19 luxury townhomes.
- Prime location in Old Fourth Ward, directly across from Krog Street Market and Stoveworks.
- Conveniently located along the Atlanta Eastside Beltline Trail between Irwin Street and Edgewood Avenue.
- Adjacent property under contract for new boutique hotel with a restaurant component.
- New parking deck with 380 spaces in addition to 75 surface spaces.
- Walk Score of 92 which will increase with the completion of the Beltline.

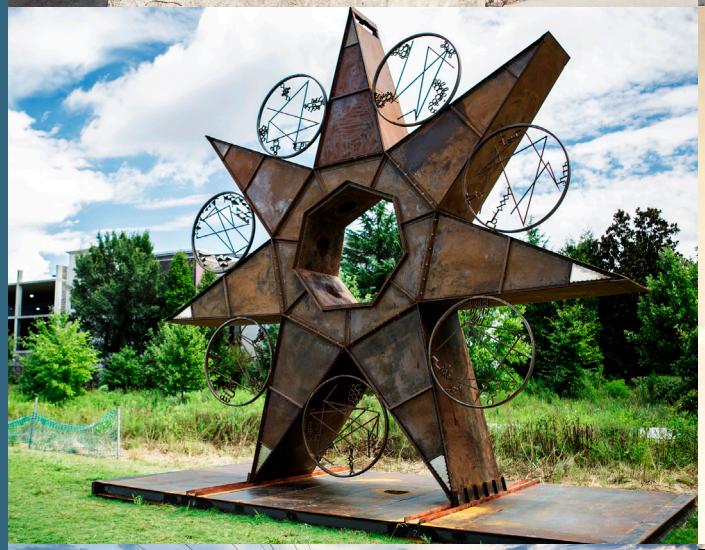
AREA INFORMATION

# Atlanta Beltline

## WHERE ATLANTA COMES TOGETHER

First conceived as a 1999 master's thesis by Georgia Tech student Ryan Gravel, the Atlanta Beltline evolved from an idea, to a grassroots campaign of local citizens and civic leaders, into a robust new vision of an Atlanta dedicated to an integrated approach to transportation, land use, greenspace, and sustainable growth.

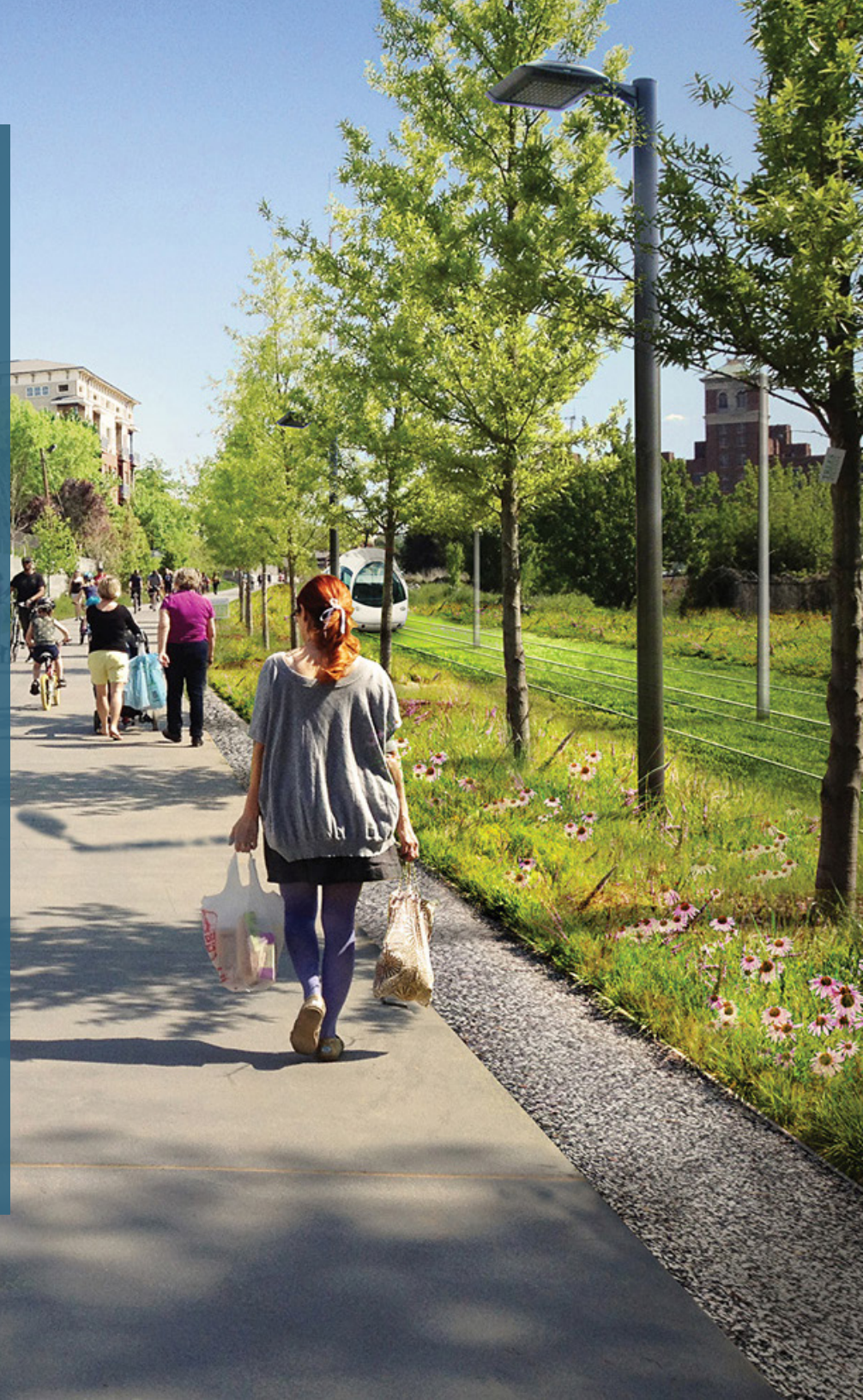
- 22 miles of pedestrian friendly rail transit
- 33 miles of mixed-use trails
- 1,300 Acres of parks
- 5,600 units of affordable housing
- 1,100 acres of brownfields remediated
- $10-20 billion in economic development
- 30,000 permanent jobs
- 48,000 one-year construction jobs
- Public art
- Historic preservation



# Demographic Summary

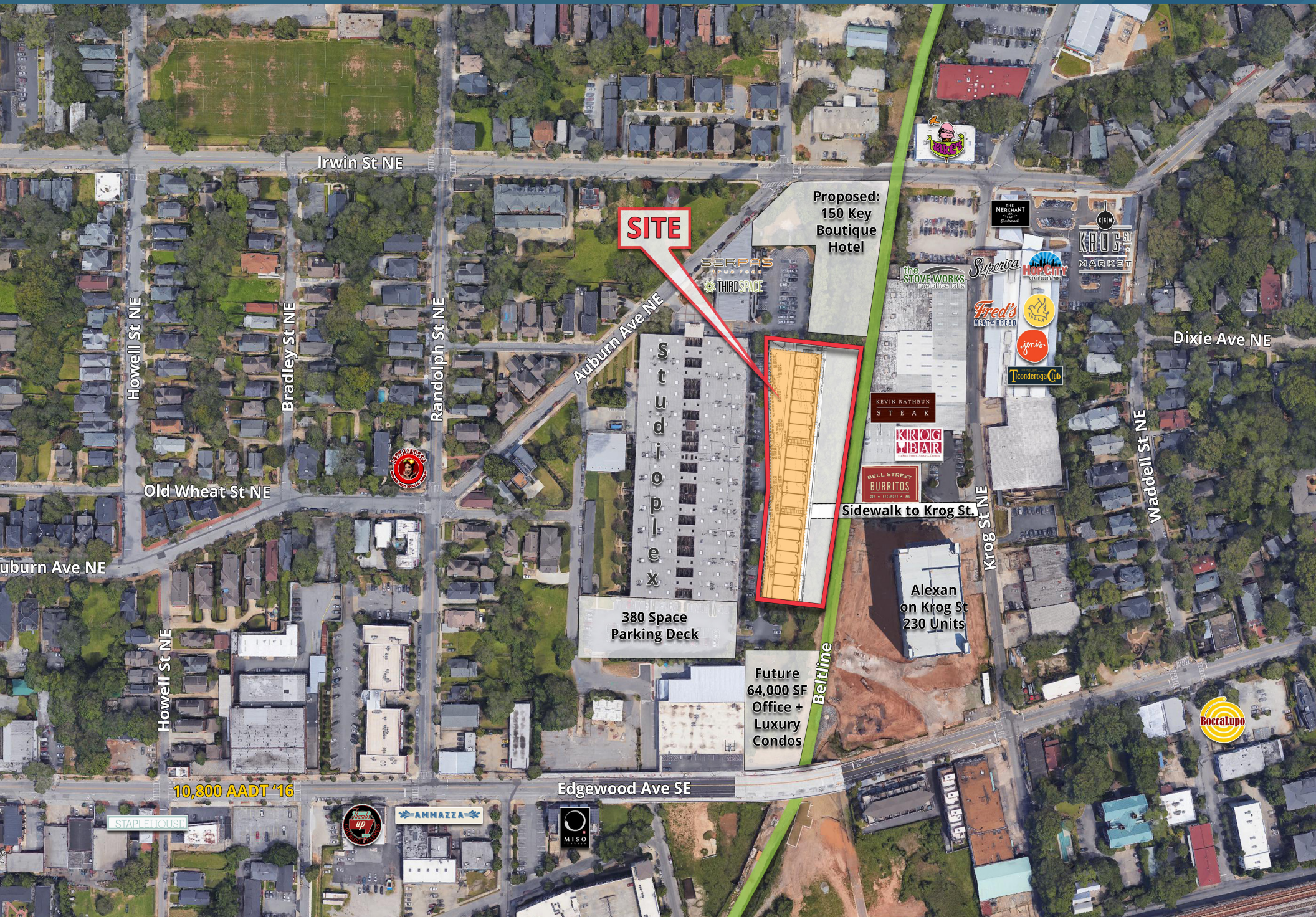
| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| **POPULATION** | | | |
| 2000 Population | 17,254 | 141,972 | 324,197 |
| 2010 Population | 20,933 | 149,469 | 322,469 |
| 2017 Population | 25,132 | 167,741 | 357,017 |
| 2022 Population | 27,542 | 178,982 | 379,641 |
| Daytime Population | 29,610 | 341,612 | 569,160 |
| **HOUSEHOLDS** | | | |
| 2000 Households | 8,714 | 59,187 | 131,230 |
| 2010 Households | 10,739 | 67,325 | 142,591 |
| 2017 Total Households | 13,211 | 76,521 | 160,129 |
| 2022 Total Households | 14,708 | 82,740 | 172,043 |
| **MEDIAN HOUSEHOLD INCOME** | | | |
| 2017 Median Household Income | $56,452 | $58,569 | $53,857 |
| **AVERAGE HOUSEHOLD INCOME** | | | |
| 2017 Average Household Income | $82,255 | $90,681 | $85,814 |

Source: Esri



# Market Aerial

# Studioplex Alley



# Site Plan

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# Studioplex Alley Site Aerial

# Studioplex Alley Site Aerial

# For leasing information, contact:


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