

AVAILABLE

# FOR LEASE Tech Square 2nd Generation Restaurant

75 5th St NW | Atlanta, GA



## Overview

AVAILABLE SF

4,000 SF



## Description

- Fully built out restaurant space with patio in Tech Square
- Located on the ground floor of the Centergy One Building
- Centrally located between Downtown & Buckhead, with easy access to I-75/85
- Walk Score = 90
- Close proximity to MARTA with walkable streets and expanded bike lanes
- Busiest pedestrian intersection in Atlanta with an abundance of Georgia Tech students
- Atlanta's second-largest business district with over 15.5 M SF of Class A office
- 65,000 jobs in Midtown's 1.2 square mile district
- 13,000+ existing residential units plus 8,000+ new residential units under construction or planned

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$79,074	\$72,666	\$70,611
Average HH Income	\$113,576	\$110,826	\$111,820
Households	22,666	91,798	179,567
Daytime Population	88,899	309,814	530,827

Year: 2020 | Source: ESRI

## Contact

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## Traffic Counts

I-85 / I-75	420,000 VPD
W Peachtree St NW	19,400 VPD

Year: 2019 | Source: GDOT

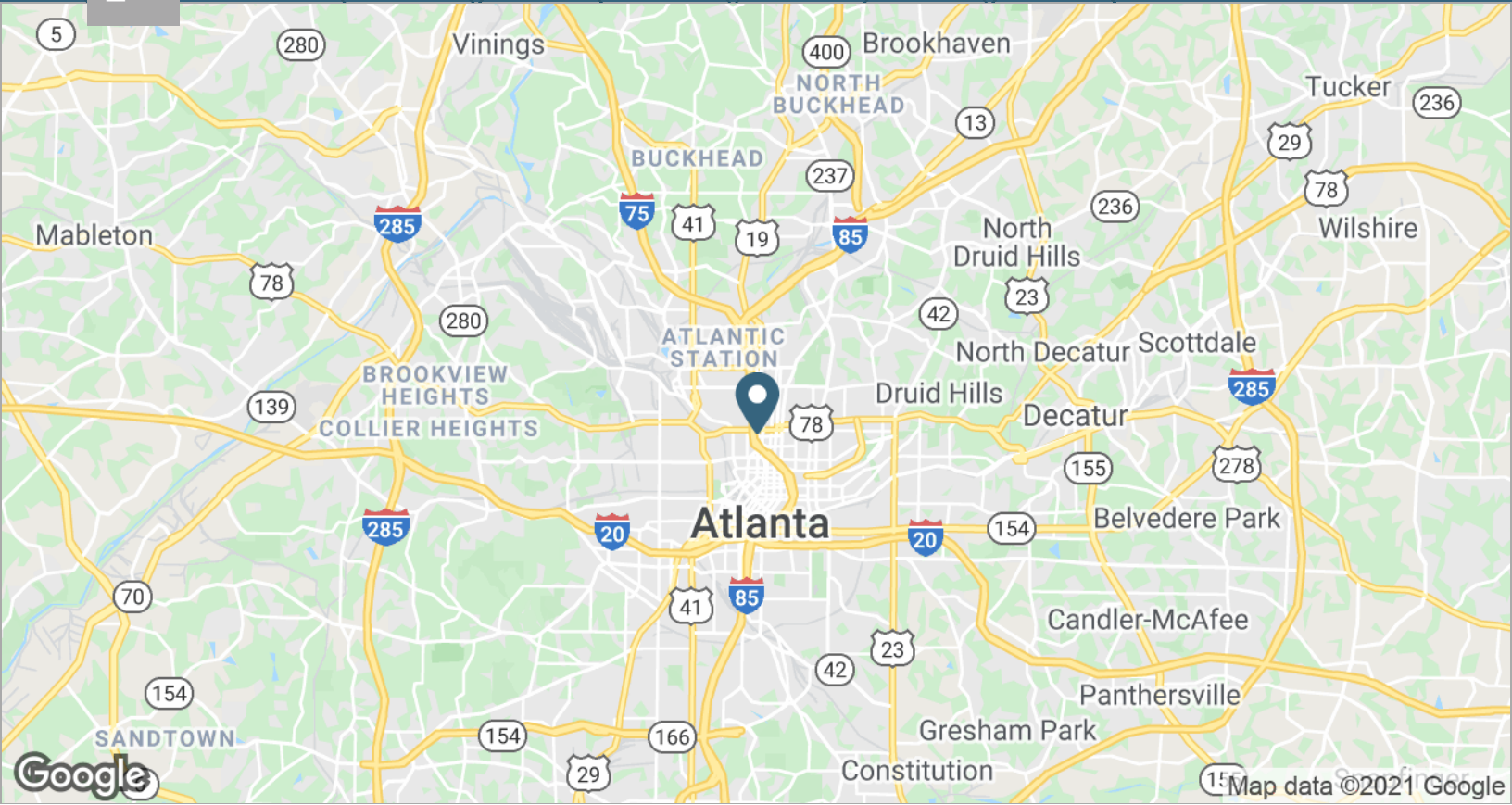
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**SRSRE.COM**

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370,000 AADT '18



Williams St NW

Spring St NW

W Peachtree St NW

Modera Midtown  
435 Apts

University House  
Midtown  
267 Apts

Plaza Midtown  
452 Condos

ALTA Midtown  
343 Apts

NCR Headquarters  
Phase I 516,000 SF  
Office, Phase II  
240,000 SF Office

Alexan 880  
356 Apts

8th @ West  
470,000 SF  
Office

SQ5  
230 units

7th St NE

Academy of  
Medicine

Centergy One  
488,000 RBA

6th St NE

**SITE**

The Biltmore  
289,000 RBA

5th St NW

Tech Square  
1.4M SF  
Mixed Use

Coda  
645,000 SF Office  
20,000 SF Data Center

AT&T  
Midtown  
Campus  
2M+ SF

The Standard  
252 Apts

Anthem  
Technology  
600,000 SF  
Office

3rd St NE



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## Tech Square 2nd Generation Restaurant

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	45,913	188,459	388,166
2000 Population	25,574	138,000	315,108
2010 Population	34,369	148,498	323,156
2025 Population	52,033	209,728	427,174
2000-2010 Annual Rate	3.00%	0.74%	0.25%
2010-2020 Population: Annual Growth Rate	2.87%	2.35%	1.80%
2020-2025 Population: Annual Growth Rate	2.53%	2.16%	1.93%
2020 Median Age	30.6	32.3	33.8
<b>Households</b>			
2000 Households	10,427	60,365	131,773
2010 Households	15,195	69,495	145,106
2020 Total Households	22,666	91,798	179,567
2025 Total Households	26,315	103,702	199,388
2000-2010 Annual Rate	3.84%	1.42%	0.97%
2010-2020 Households: Annual Growth Rate	3.98%	2.75%	2.10%
2020-2025 Households: Annual Growth Rate	3.03%	2.47%	2.12%
2020 Average Household Size	1.52	1.75	1.97
<b>Housing Units</b>			
2020 Total Housing Units	27,288	108,368	210,549
2020 Owner Occupied Housing Units	7,019	30,991	72,274
2020 Renter Occupied Housing Units	15,646	60,808	107,293
2020 Vacant Housing Units	4,622	16,570	30,982
<b>Race and Ethnicity</b>			
2020 White Alone	53.5%	48.9%	46.6%
2020 Black Alone	24.5%	37.9%	40.8%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	17.4%	8.7%	7.1%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	4.2%	4.1%	5.8%
<b>Income</b>			
2020 Median Household Income	\$79,074	\$72,666	\$70,611
2020 Average Household Income	\$113,576	\$110,826	\$111,820
2020 Per Capita Income	\$58,307	\$54,501	\$52,111
<b>2020 Population 25+ by Educational Attainment</b>			
Total	30,960	129,780	267,642
High School Graduate	6.9%	10.1%	12.6%
GED/Alternative Credential	1.0%	1.5%	2.1%
Some College, No Degree	11.4%	12.4%	13.0%
Associate Degree	4.8%	4.5%	4.4%
Bachelor's Degree	35.0%	34.7%	32.5%
Graduate/Professional Degree	37.1%	31.4%	28.6%
<b>Data for all businesses in area</b>			
Total Businesses:	3,106	13,978	21,431
Total Employees:	70,650	342,727	487,490
Total Residential Population:	45,913	188,459	388,166
Employee/Residential Population Ratio:	2:1	2:1	1:1
2020 Total Daytime Population	88,899	309,814	530,827
Workers	68,224	222,022	337,642
Residents	20,675	87,792	193,185