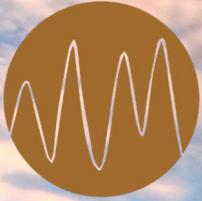



MOMENTUM
MIDTOWN

**1018 W PEACHTREE ST
MIDTOWN, ATLANTA**



 **SRS** | *Toll Brothers*
APARTMENT LIVING




MOMENTUM
MIDTOWN

Luxury
Apartment Homes

 kinetic

Student
Housing

PROJECT HIGHLIGHTS

- 376 unit, 36-story luxury apartment homes located in Midtown Atlanta
- Adjacent to 34-story Kinetic Student Housing with 752 beds
- Restaurant / Retail space with exclusive use outdoor seating patio

RESTAURANT

A Taste of MIDTOWN



90
WALK SCORE

120+
ACRES OF PARKS

6.1M
ANNUAL VISITORS

16 Miles
BIKE LANES



4000+
HOTEL ROOMS

150+
RESTAURANTS &
SHOPPING EXPERIENCES




MOMENTUM
MIDTOWN
Toll Brothers
APARTMENT LIVING

DEMOGRAPHICS

POPULATION

	1 mile	3 miles	5 miles
2023 Estimated Population	43,401	199,537	412,039
2028 Projected Population	50,638	213,640	434,415
Projected Annual Growth Rate 2023 to 2028	3.13%	1.38%	1.06%

DAYTIME POPULATION

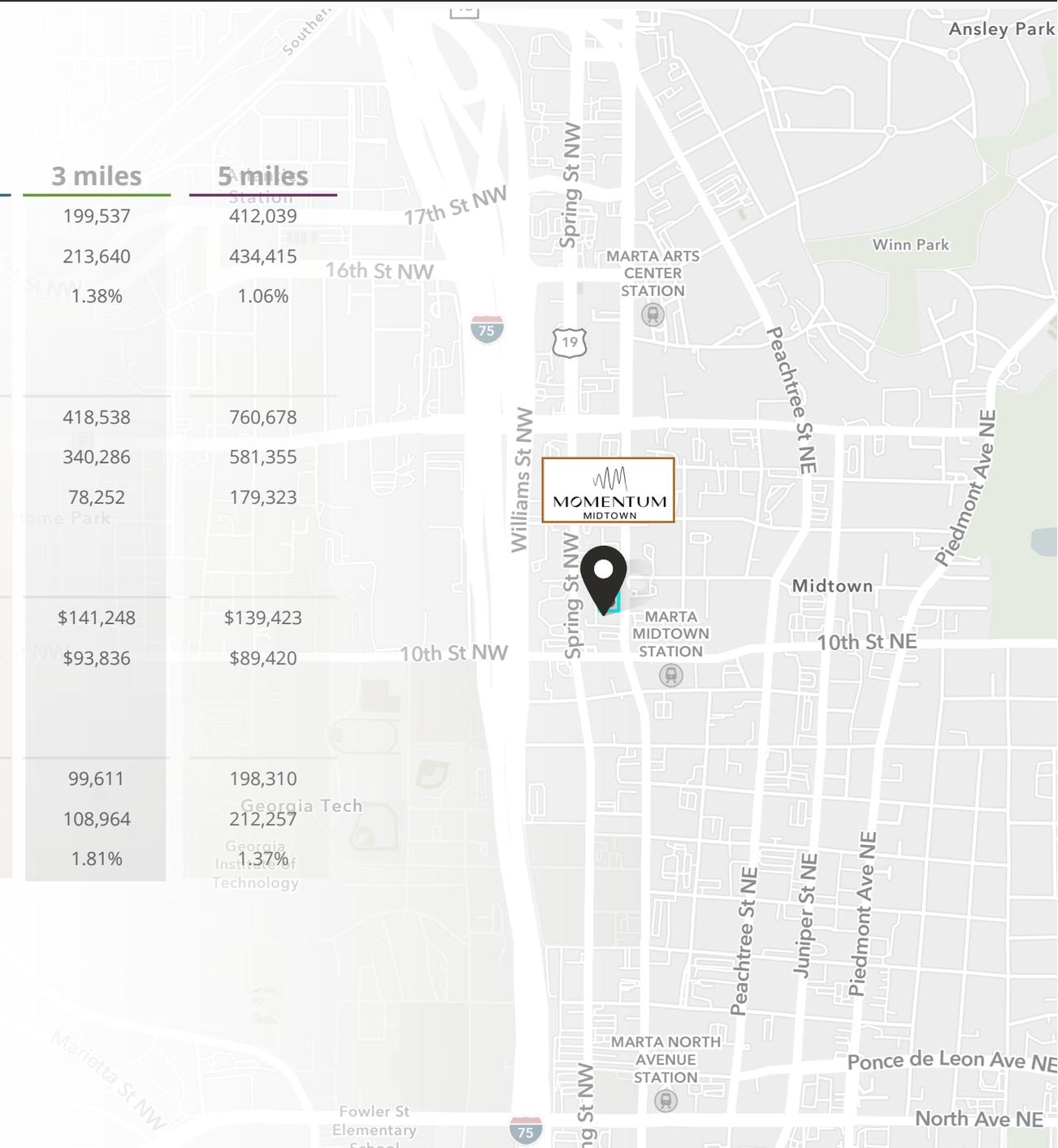
	1 mile	3 miles	5 miles
2023 Daytime Population	111,250	418,538	760,678
Workers	94,952	340,286	581,355
Residents	16,298	78,252	179,323

INCOME

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$149,228	\$141,248	\$139,423
2023 Est. Median Household Income	\$105,155	\$93,836	\$89,420

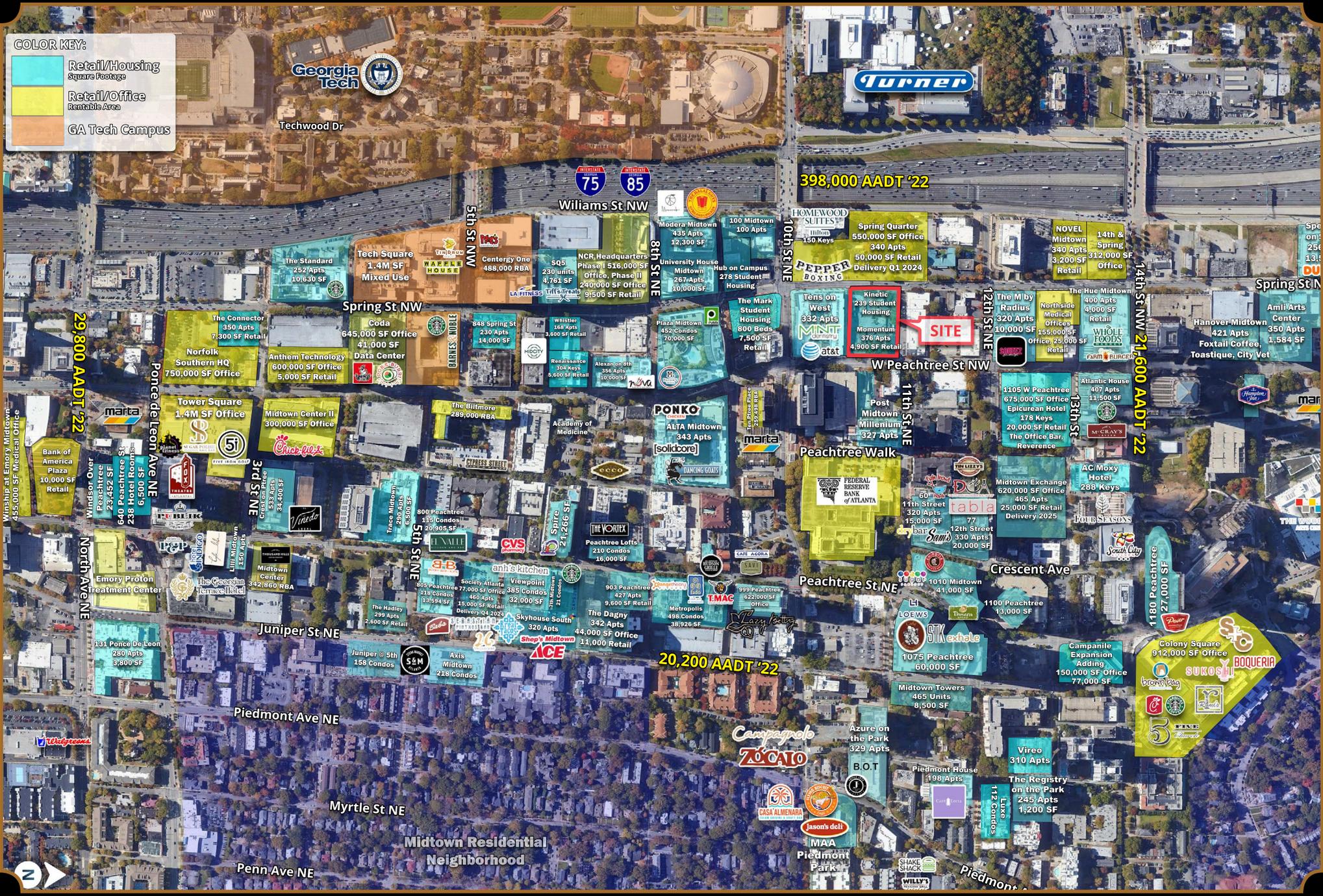
HOUSEHOLDS & GROWTH

	1 mile	3 miles	5 miles
2023 Estimated Households	23,147	99,611	198,310
2028 Estimated Households	27,918	108,964	212,257
Projected Annual Growth Rate 2023 to 2028	3.82%	1.81%	1.37%

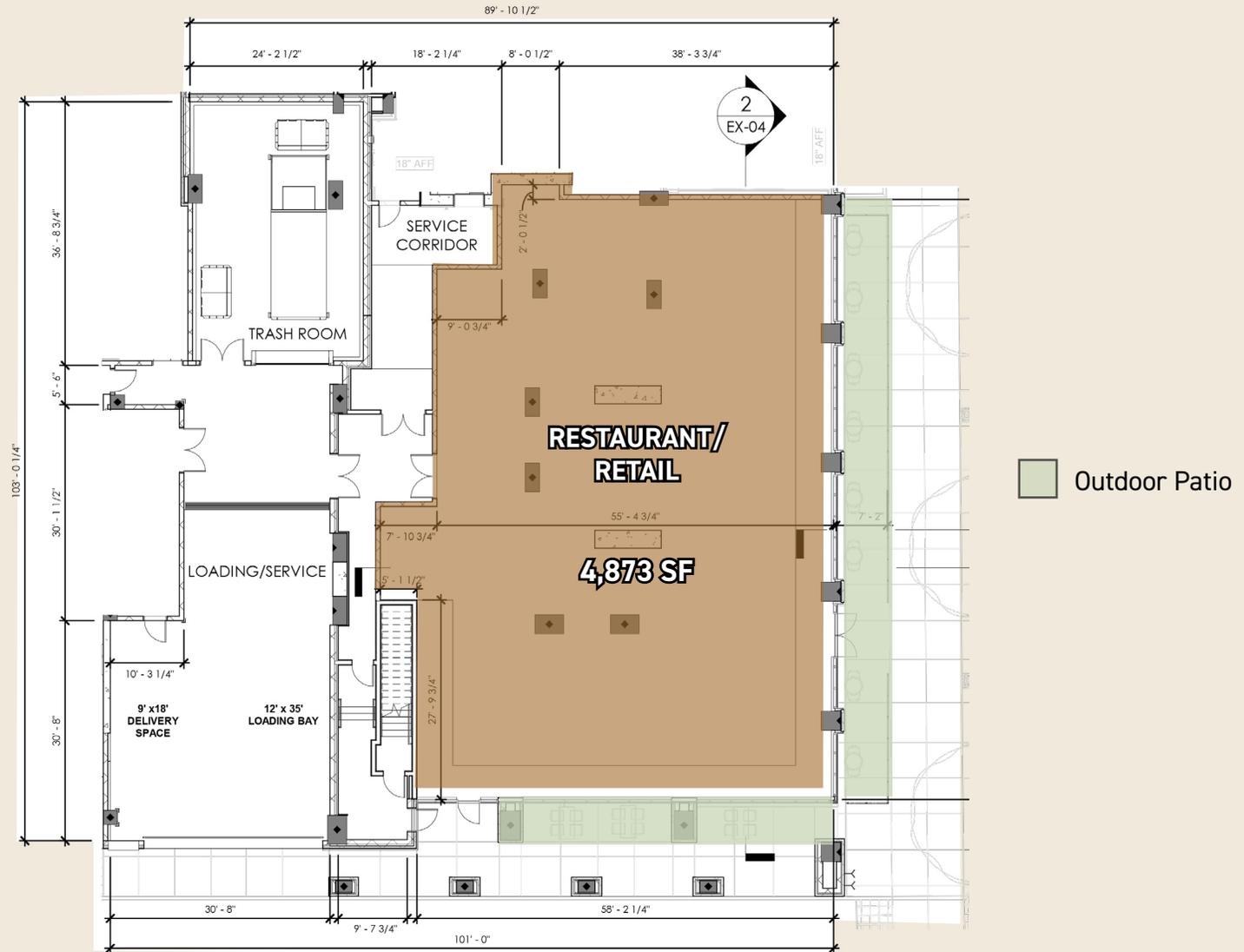


COLOR KEY:

- Retail/Housing Square Footage
- Retail/Office Rentable Area
- GA Tech Campus



SITE PLAN



PRIME STREET-LEVEL RESTAURANT SPACE



4,873 SF
with OUTDOOR PATIO





FOR MORE INFORMATION, PLEASE CONTACT:

Lily H Heimburger

404.231.1335

lily.heimburger@srsre.com

Adrienne Crawford

678.420.1383

adrienne.crawford@srsre.com

SRSRE.COM

SRS Real Estate Partners | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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