

UNDERGROUND ATLANTA

ART. CULTURE. ENTERTAINMENT.

For Lease | Restaurant + Entertainment Opportunities | Various SF

OJAS

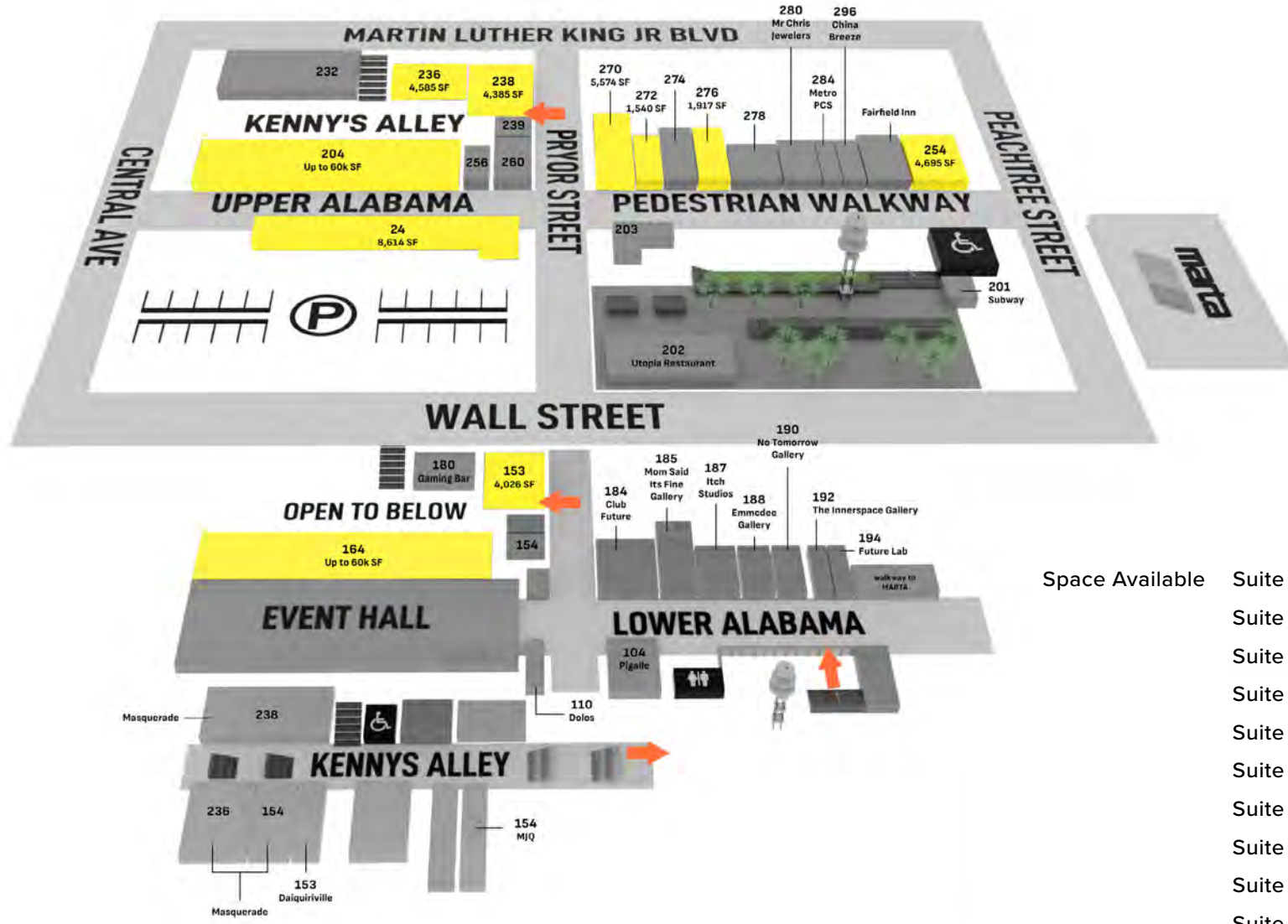
LALANI
VENTURES

ABOUT THE PROPERTY

Lalani Ventures and Ojas Partners are looking for best in class restaurant operators to join the new “restaurant row” along Upper Alabama Street in the heart of Underground Atlanta. This iconic development boasts a strategic location near some of the best intown neighborhoods such as Summerhill, Reynoldstown, Old Fourth Ward, and Inman Park. It is also flanked by Georgia State University, the Georgia Capitol Buildings, City Hall, and walking distance to Mercedes Benz Stadium, State Farm Arena, Centennial Yards, and the South Downtown project.

METRO DOWNTOWN	120,000 WORKERS
METRO DOWNTOWN	27,000 RESIDENTS
GEORGIA WORLD CONGRESS CENTER	1.2 MILLION ANNUAL VISITORS
STATE FARM ARENA	2.1 MILLION ANNUAL VISITORS
THE CENTER (FORMERLY CNN)	300,000 ANNUAL VISITORS
MERCEDES BENZ	2.8 MILLION ANNUAL VISITORS
FIVE POINTS MARTA STATION	4.5 MILLION ANNUAL VISITORS





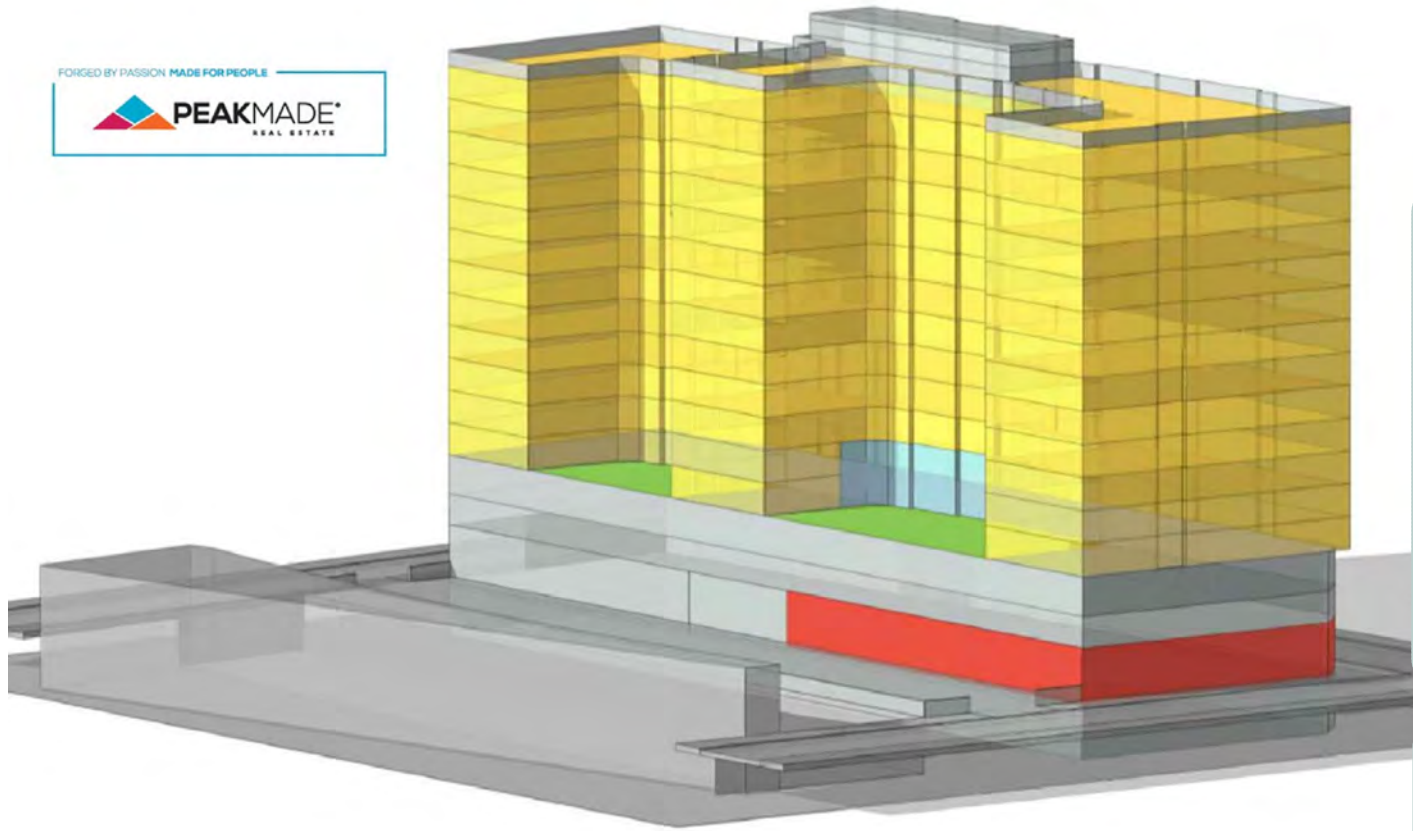
Space Available	Suite 24	8,614 SF
	Suite 204	Up to 60k SF (Across 2 Levels)
	Suite 236	4,585 SF
	Suite 238	4,385 SF (2nd Gen Restaurant Space)
	Suite 270	5,574 SF
	Suite 272	1,540 SF
	Suite 276	1,917 SF
	Suite 254	4,695 SF
	Suite 153	4,026 SF
	Suite 164	Up to 60k SF



**MIXED INCOME
RESIDENTIAL TOWERS**

**TOWER A
± 600,000 SF**

**TOWER B
± 400,000 SF**



STUDENT HOUSING

16 STORIES

361,000 NRSF

290 UNITS

740 BEDS

28,000 SF RETAIL

305 PARKING SPOTS





Q1 2024

**30+ EVENTS
15K+ ATTENDEES**

Q2 2024

**50+ EVENTS
48K+ ATTENDEES**

Q3 2024

**60+ EVENTS
30K+ ATTENDEES**

Q4 2024

**80+ EVENTS
60K+ ATTENDEES**

DOWNTOWN ATLANTA

Downtown Atlanta is a vibrant hub teeming with diversity and activity. This central district is home to a mix of young professionals, students, and long-time residents, creating a dynamic community. The area benefits from its proximity to major institutions such as Georgia State University, the Georgia Capitol Buildings, and City Hall, attracting a steady flow of daily commuters and visitors. The neighborhood is well-connected by public transit, with the Five Points MARTA station serving as a crucial interchange point for the city's rail lines. This accessibility makes it a convenient location for both residents and visitors, contributing to its bustling atmosphere.

Main attractions in Downtown Atlanta include the historic Underground Atlanta, Centennial Olympic Park, and the bustling commercial corridors filled with a variety of shops, restaurants, and cultural venues. Its central location offers easy access to other desirable neighborhoods like Midtown, Old Fourth Ward, and Inman Park. For retail and restaurant tenants, Downtown Atlanta presents a prime opportunity due to its high foot traffic, diverse customer base, and ongoing revitalization efforts aimed at enhancing the area's appeal. The blend of historic charm and modern amenities, coupled with the significant daytime population of workers and students, makes it an ideal spot for businesses looking to tap into a vibrant and evolving urban market.

STATS FROM A 2 MILE RADIUS FROM SITE



107,618

TOTAL
POPULATION

30.8

MEDIAN AGE

\$109K

AVERAGE
HOUSEHOLD
INCOME

49,398

TOTAL
HOUSEHOLDS

90

WALK SCORE

REIMAGINE FIVE POINTS

Since 1981, Five Points Station has been the heart of Atlanta's downtown and the central transfer point between all rail lines. This summer, MARTA will begin the process of transforming the Five Points Station into a vibrant city center with improved transit connectivity, increased safety, and enhanced customer amenities.

THIS TRANSFORMATIVE STATION REDESIGN WILL INCLUDE:

REVITALIZED PLAZA AND PLATFORM LEVELS



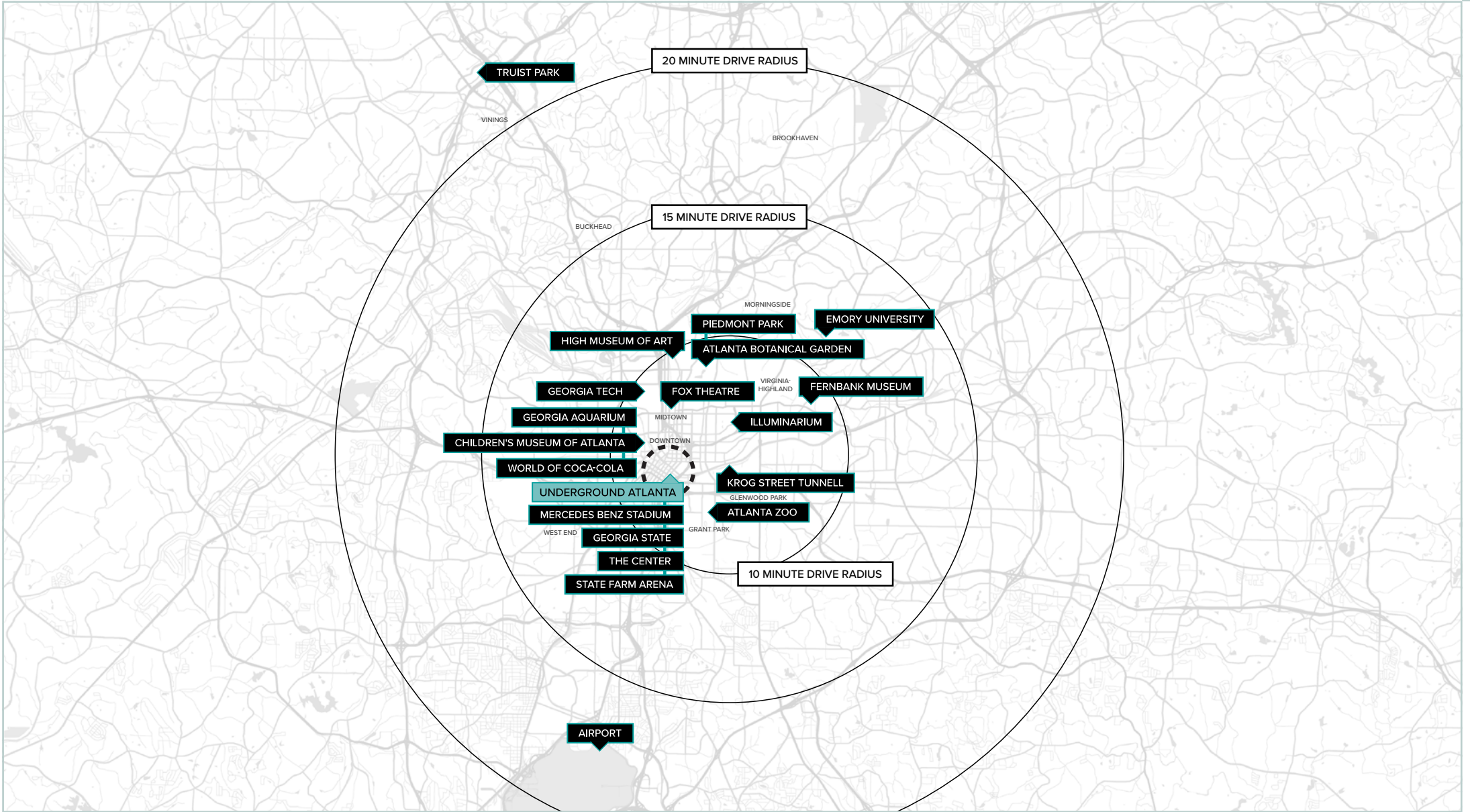
IMPROVED NAVIGATION AND WAYFINDING



EXPANDED PUBLIC SPACE FOR FUTURE RETAIL AND ACTIVITIES

[VIEW RENDERINGS →](#)





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