

1072 West Peachtree

ESTD 2020

BRIDGER
PROPERTIES



At 1072 West Peachtree, the retail experience sits right in the middle of Midtown's daily hustle and bustle. As the district moves around it, the storefronts offer a warm glow at street level, inviting people to slow down, step inside, and stay awhile. These are spaces that feel lived-in and active, drawing energy from the sidewalk and giving it right back. Rather than something you pass on your way through Midtown, the retail here encourages you to settle in and experience the neighborhood. For retailers, it's a chance to be part of the daily heartbeat of Midtown, not just an address on a map.

A Destination on the Rise.



The Neighborhood



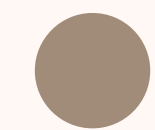
RESIDENTIAL

Population of 50,428



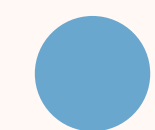
HOTELS

Nearly 10,000 Hotel Rooms

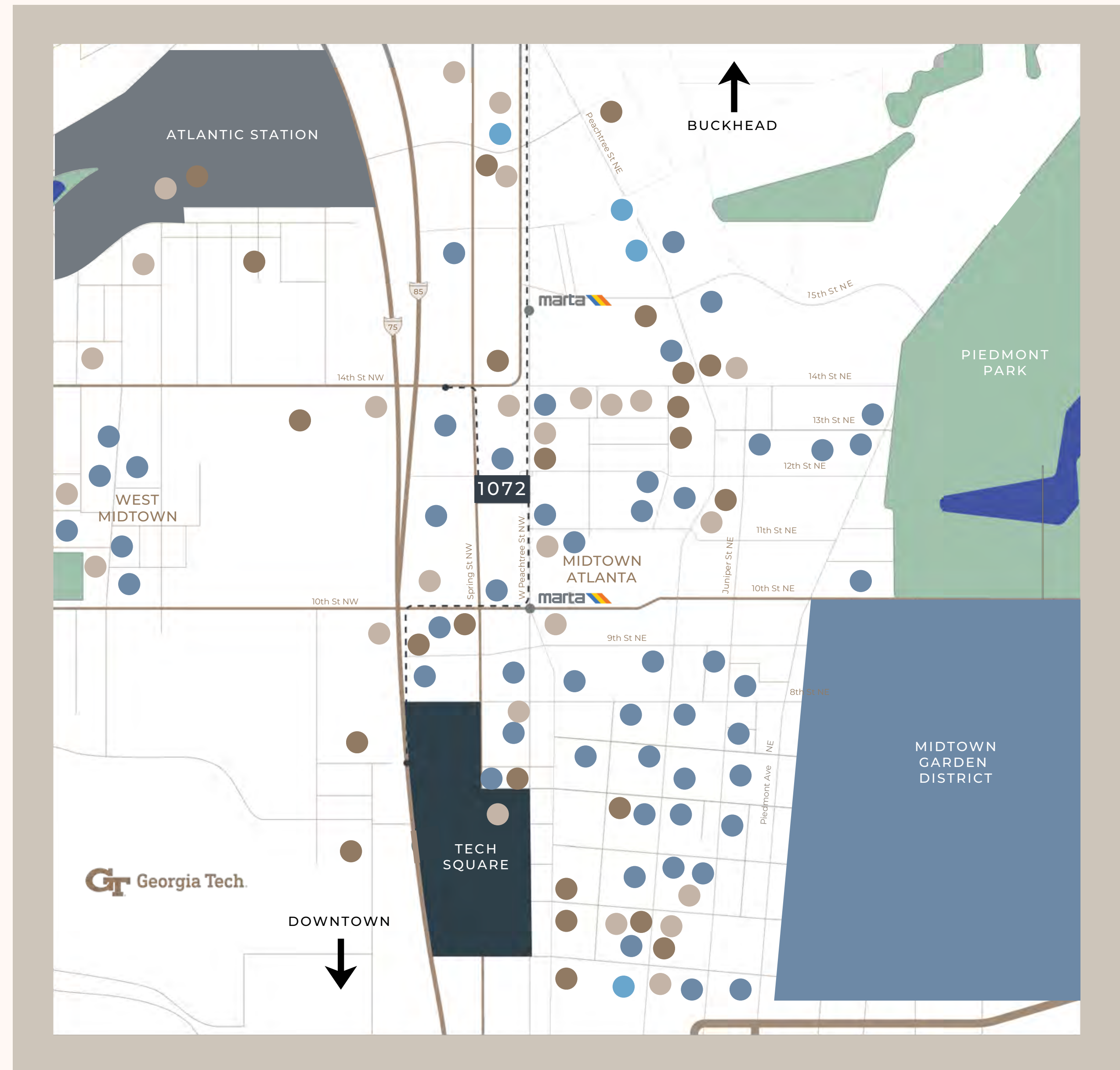


OFFICE

Over 31M SF of Office Inventory



ARTS AND ENTERTAINMENT





Neighborhood Demographics

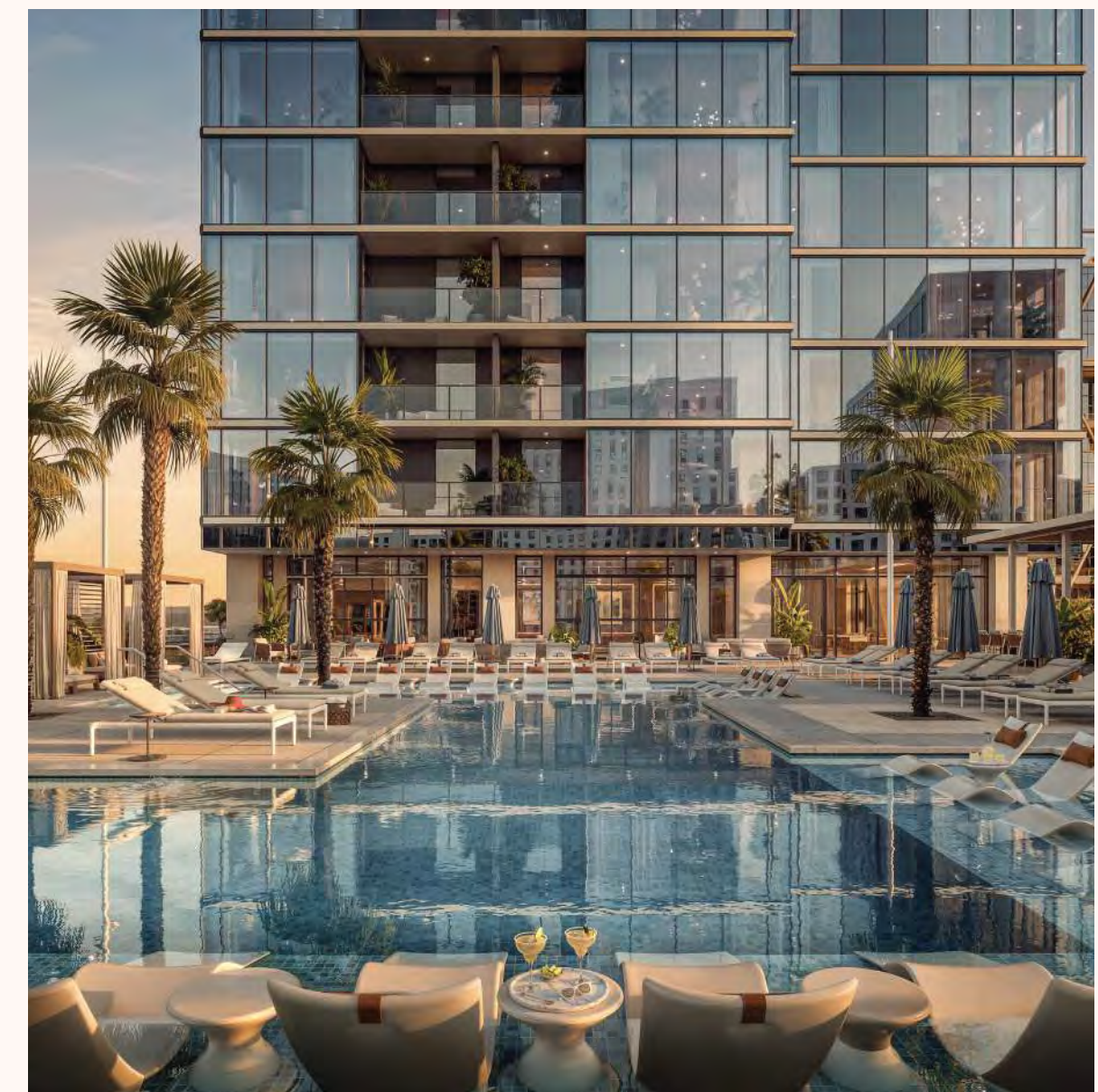
*Over 3.2M
Annual Visitors*

AVERAGE INCOME
\$130,000 (1 mile)

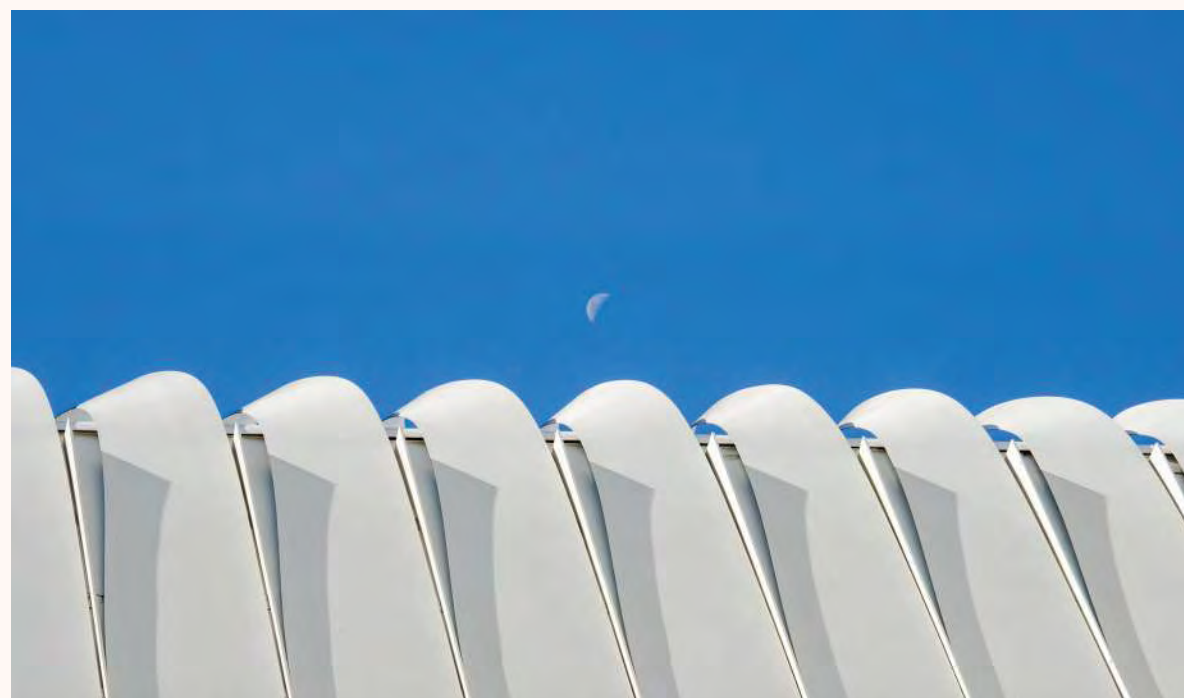
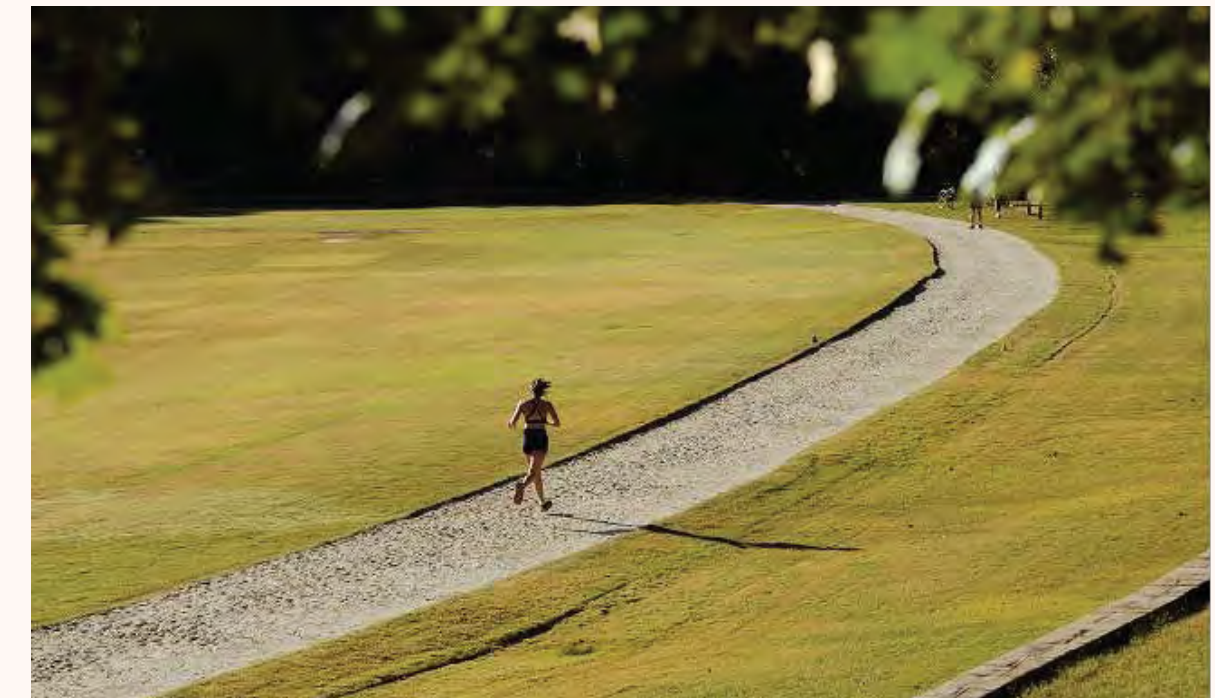
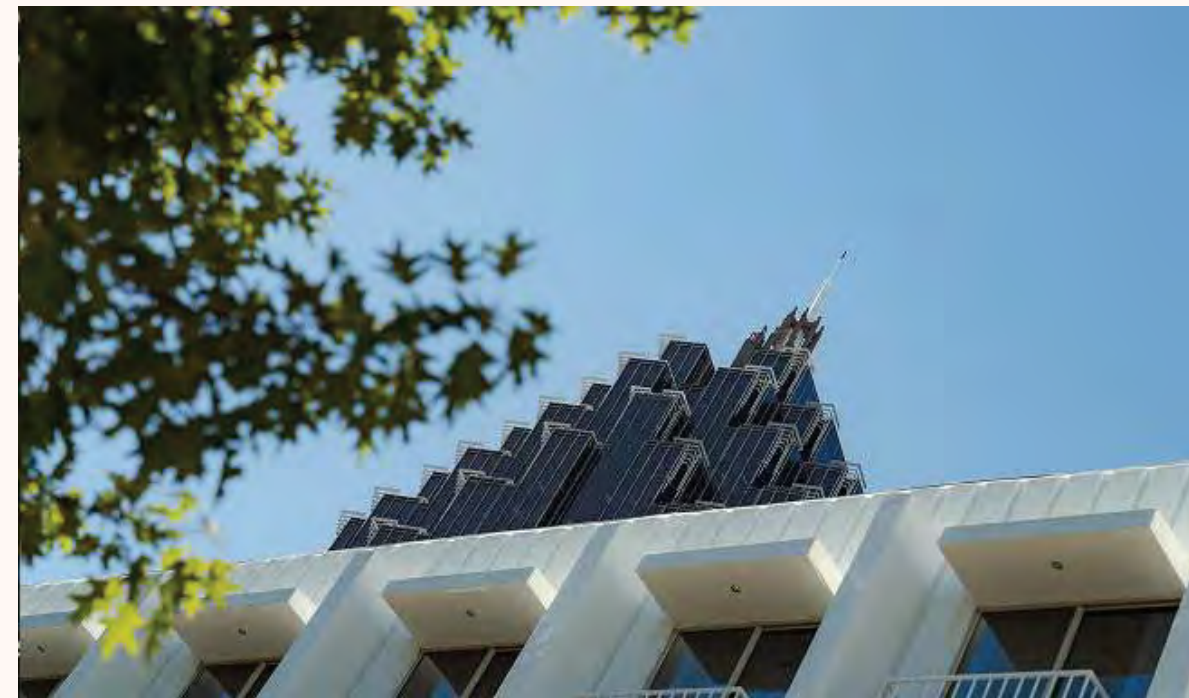
MEDIAN AGE
32

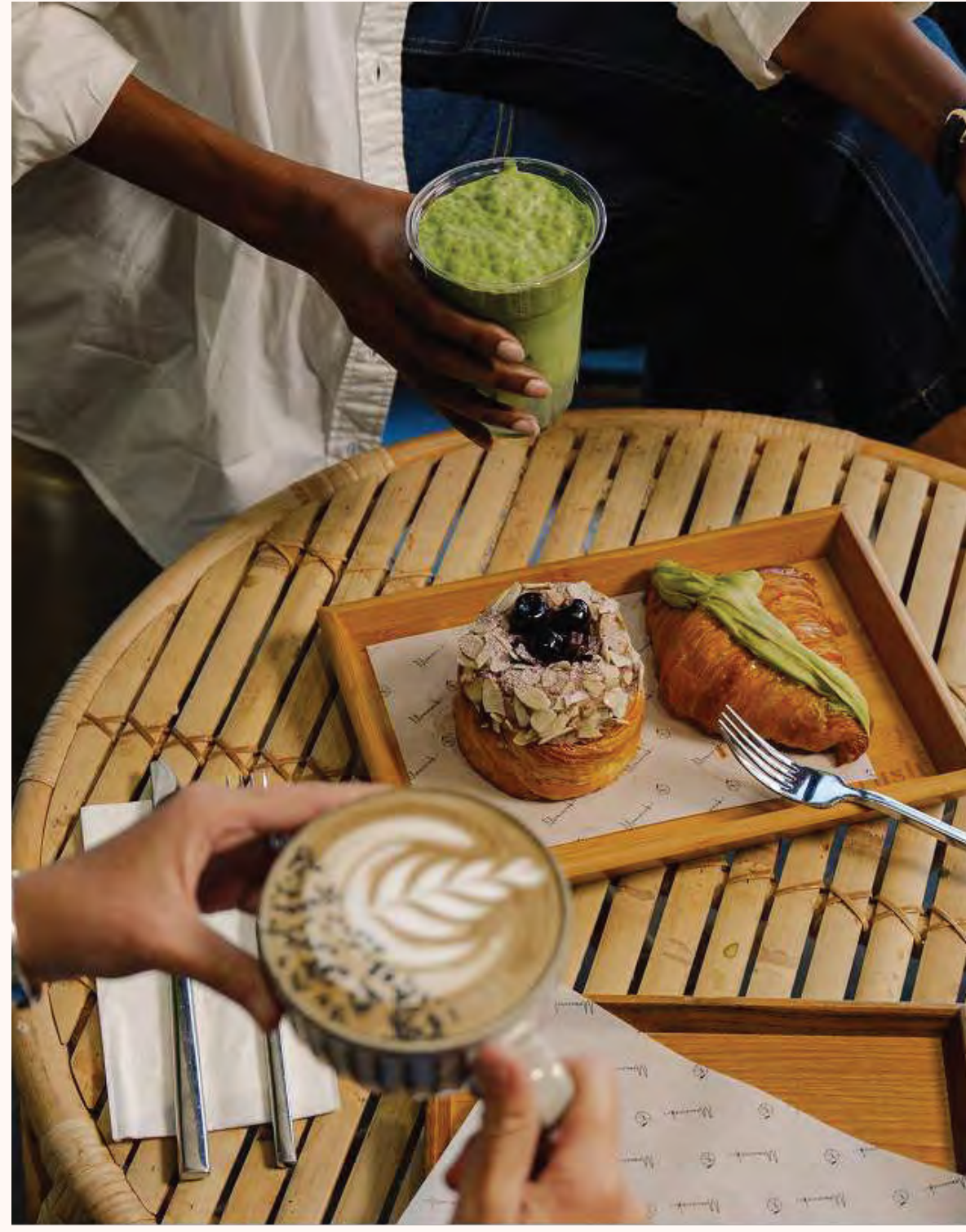
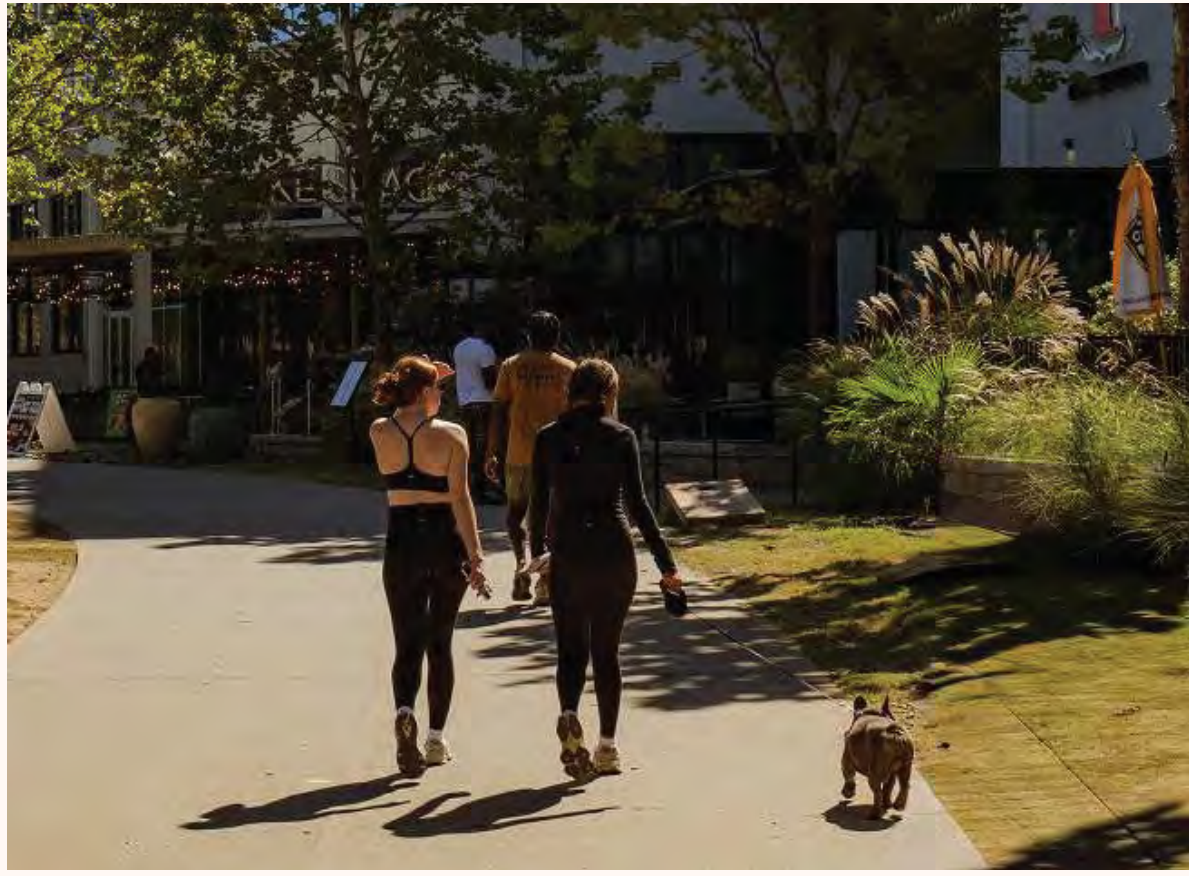
MEDIAN HOME VALUE
\$436,090

Property Renderings – Office & Residential Areas



Neighborhood Snapshot





Live Like a Local, Feel Like a Guest.



Pasta da Pulcinella

Longstanding neighborhood spot offering nostalgic Italian cuisine in a warm and inviting neighborhood atmosphere.



For Five Coffee

A reliable neighborhood coffee stop that offers a simple, well-made cup and a familiar place to start the day.



Steamhouse Lounge

A longtime local hangout known for easy drinks, comfort food, and a crowd that skews more regular than tourist.



Epicurean

Part of the Epicurean Hotel, this restaurant offers a refined dining experience to complement both hotel guests and nearby office employees alike.



Eleventh Street Pub

Your friendly, unpretentious go-to dive bar for cold drafts, strong pours, and neighborhood camaraderie.



The Consulate

Offering a rotating menu of globally influenced dishes, this longstanding restaurant has continued to draw top reviews over the years.



Ishin

A dependable Japanese restaurant favored by neighborhood regulars for sushi and weeknight dining.



Whole Foods Market

The community's everyday marketplace.



Tabla

A loved and well-known Indian restaurant that draws crowds from both near and far.



McCray's Tavern

A classic American tavern that has become a recurring stop for residents and nearby employees.



Alina

Property Details

Floors 11-18

- Premium offices
- Private outdoor balconies

The Commons

- Largest green terrace in Midtown
- Collaborative seating
- Lounge seating and game area

The Well at 1072

- 30,000 SF indoor and outdoor amenity club
- Resort-style athletic club
- Spa treatment, sauna rooms and frost locker
- Multiple conference rooms and training spaces

Lobby & Office

- Reception desk
- Hospitality services
- Professional security

Floors 20-60

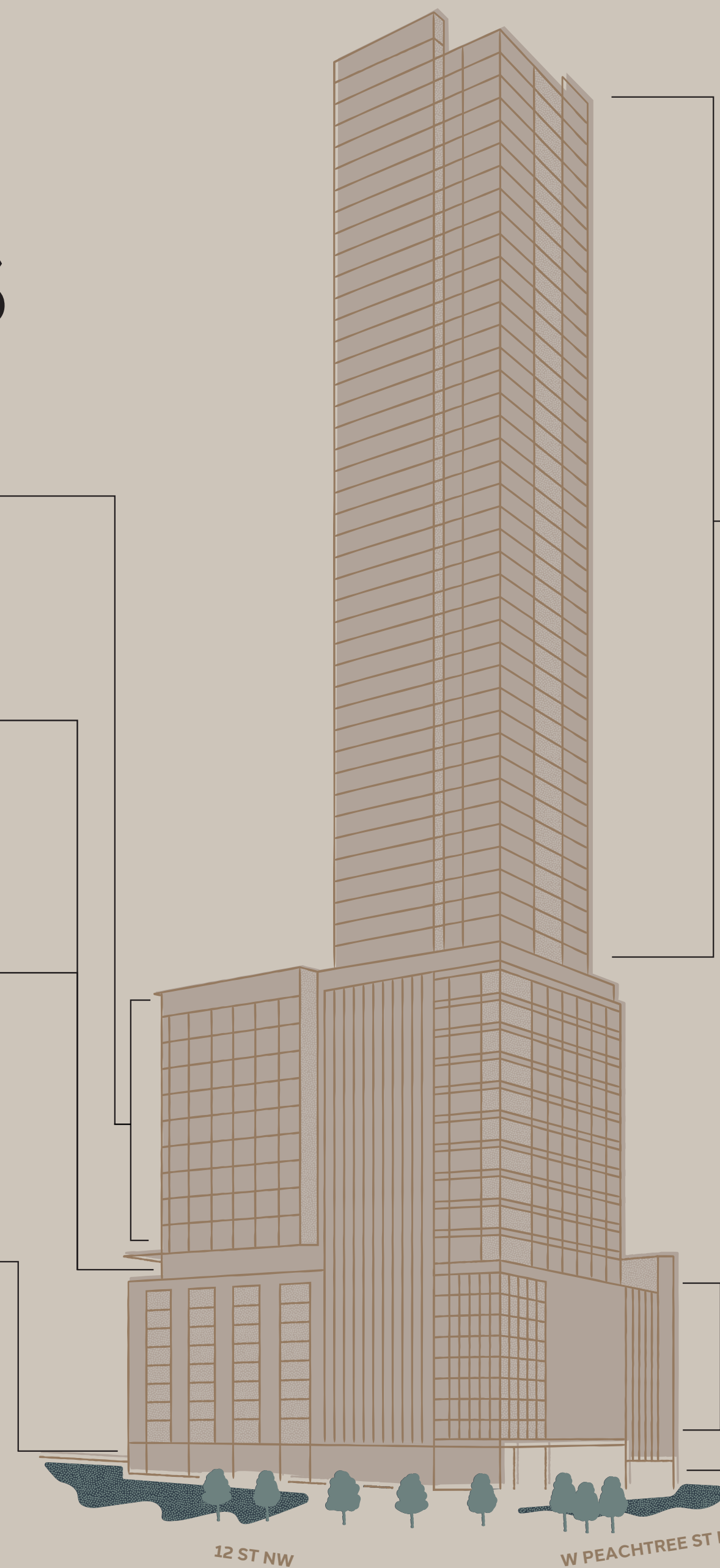
- Premium residences
- 357 Residential units
- Penthouse suites

Floors 1-9

- On-site parking
- EV charging
- Automotive detailing
- Bike parking & secure storage
- Commuter showers & lockers

Ground Floor Retail

- 2,000 - 5,800 SF available
- Restaurant-level eatery
- Coffee shop



12 ST NW

W PEACHTREE ST NW



Retail Opportunity

2,000 - 5,800 SF



Sample Test Fit

MAIN LEVEL

Seat Count Total: 225 + standing room

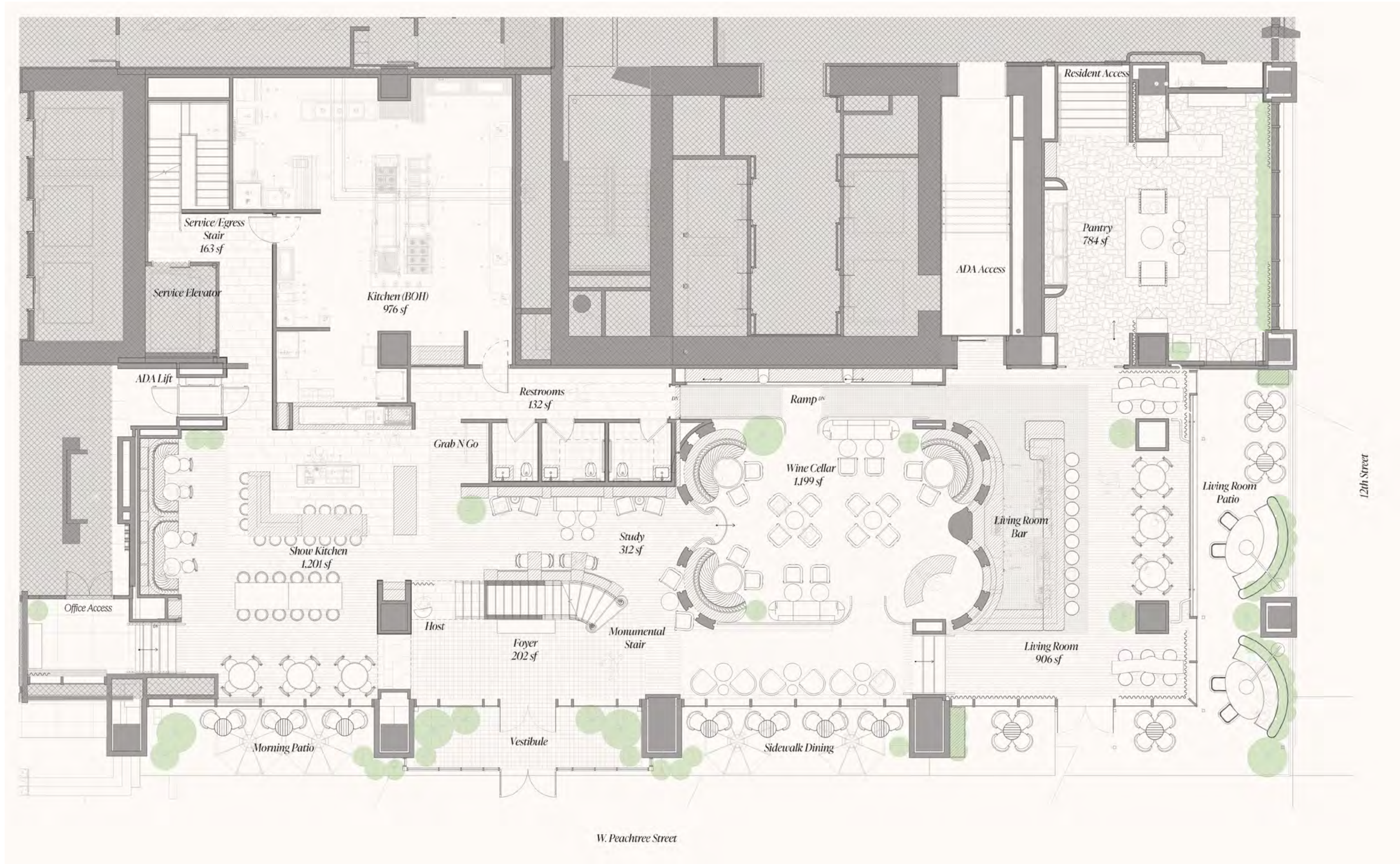
Downstairs 165

Show Kitchen 51
 Study 14
 Wine Cellar 39
 Living Room 24
 Living Room Bar 11 + 2 ADA
 Living Room Patio 24

Pantry 4
 as Bodega 4
 as PDR 22

Upstairs 38

Bar 6 + 2 ADA
 Lounge 20
 Semi-Private Dining 10



Retail Opportunity

2,000 - 5,800 SF



— For Retail Leasing —



Shelbi Bodner

SHELBI.BODNER@BRIDGER-PROPERTIES.COM

770.778.0197

Lexi Ritter

LEXI.RITTER@BRIDGER-PROPERTIES.COM

678.471.6138

