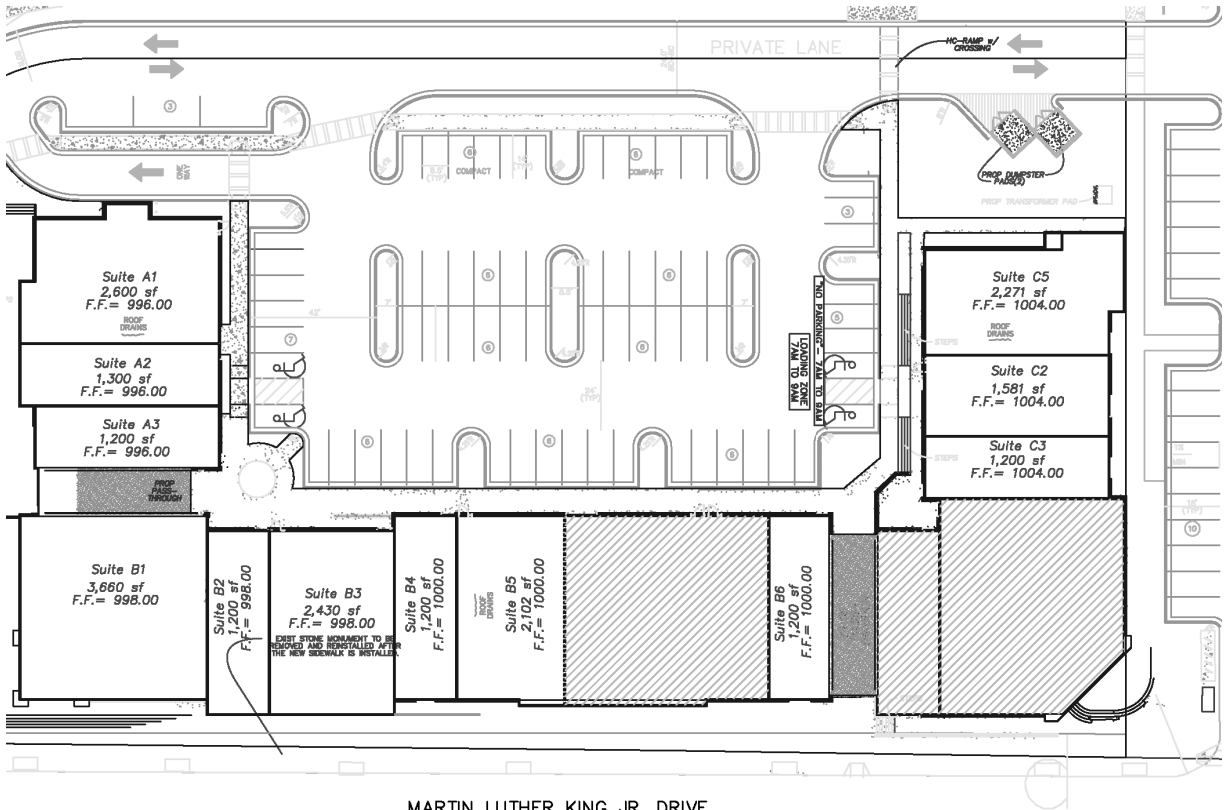




RUSSELL
NEW URBAN DEVELOPMENT LLC

RETAIL SPACE FOR LEASE

825 MARTIN LUTHER KING JR DRIVE
ATLANTA, GA 30314



RETAIL SPACES RANGING FROM
1,200-10,500 SF

PROPERTY ATTRIBUTES

- Historic Westside's premier neighborhood retail center
- Pre-leasing opportunity for boutique shops, coffee, deli, dry cleaners, restaurants, etc...
- Unique drive-thru location available
- Ideal location for professional office users
- Outdoor seating available
- Conveniently accessible to Downtown, I-20 and I-85
- Adjacent to Ashby Street Marta Station
- Adjacent to Atlanta University Center (Morehouse, Spellman, Clark Atlanta)
- Publix anchored Center
- Home of the famous Busy Bee Cafe

CONTACT

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REAL ESTATE SERVICES COMPANY



RETAIL SPACE FOR LEASE

825 MARTIN LUTHER KING JR DRIVE
ATLANTA, GA 30314



DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile		1 Mile	2 Mile	3 Mile
Population				Households			
2007 Total Population:	24,414	162,878	353,576	2007 Total Households:	8,199	63,858	144,562
Pop Growth 2007-2012:	5.82%	9.16%	8.48%	HH Growth 1007-2012:	6.06%	11.52%	9.48%
Per Capita Income:	\$10,152	\$20,250	\$26,049	Median HH Inc:	\$18,003	\$29,794	\$38,082
Average Age:	31.60	34.50	35.00	Avg HH Size:	2.39	2.17	2.24
				Avg HH Vehicles:	.70	1.00	1.10
Housing				Ave Travel Time - Wrk:	32 min	30 min	30 min
Median Housing Value:	\$84,253	\$129,579	\$187,576				
Median Year Built:	1964	1968	1966				

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