



AVAILABLE

Location: 898 Oak Street
Atlanta, Georgia 30310

Anchors: CVS Pharmacy Store (11,970 Square Feet)
Quizno's (1,353 Square Feet)

Available Space: Suite B – 1,178 RSF

Condominiums: 199 units (Phase I – Delivered 100 units)
Phase II is currently under construction

Delivery Date: Space Is Currently Available

Traffic Counts: RDA: 15,464 cars per day
JEL: 29,803 cars per day

Contacts for additional information:

Michael Tabb
mtabb@redrockglobal.net

Tarik Icgoren
ticgoren@redrockglobal.net

200 Galleria Parkway
Suite 1250
Atlanta, Georgia 30339
(404) 815-1819 Office
(404) 815-0399 Fax

Red Rock
global
REAL ESTATE SERVICES COMPANY

Area Description:

- Located in the center of the Historic West End district (A Nationally Registered Historic District).
- Excellent access to downtown and midtown Atlanta via Interstate 20 and public transportation. The West End MARTA is the 5th busiest station in the public rail system which accommodates 9,700 passengers a day.
- Vibrant educational community with over 11,000 students presently at the Atlanta University Center (Morehouse, Spelman, Clark Atlanta, Morris Brown, Interdenominational Theological Center & Morehouse School of Medicine).
- Located adjacent to The Mall at West End this is the center of the district's retail and commercial core. Aggregate retail sales within the area of \$88MM annually.
- Close proximity to Georgia World Congress Center, Phillips Arena and other metro Atlanta area convention facilities.

Aerial Photo:





Sky Lofts features:

- 11,970 SF freestanding CVS
- 8,624 SF street level retail
- 199 Condominium units
- Great location, visibility and demographics



MARKET DEMOGRAPHICS

**898 Oak Street, S.W.
ATLANTA, GA 30310**

Description	0.00- 1.00 miles		0.00-2.00 miles	
	Radius 1	%	Radius 2	%
Population				
2013 Projection	25,070		97,353	
2008 Estimate	23,097		89,418	
2000 Census	20,114		77,050	
1990 Census	19,778		70,207	
Growth 2008-2013	8.54%		8.87%	
Growth 2000-2008	14.83%		16.05%	
Growth 1990-2000	1.70%		9.75%	
2008 Est. Population by Age				
Age 16 and over	18,783	81.32	72,693	81.30
Age 18 and over	18,399	79.66	70,889	79.28
Age 21 and over	14,004	60.63	59,436	66.47
Age 65 and over	1,414	6.12	7,054	7.89
Households				
2013 Projection	8,627		35,640	
2008 Estimate	7,724		31,994	
2000 Census	6,256		25,971	
1990 Census	6,189		24,148	
Growth 2008-2013	11.69%		11.40%	
Growth 2000-2008	23.47%		23.19%	
Growth 1990-2000	1.08%		7.55%	
2008 Est. Average Family Household Income	\$ 32,200		\$ 41,483	
2008 Est. Median Family Household Income	\$ 19,659		\$25,808	

The information above is provided by CLARITAS INC.

All Industries Area(s): Radius 1.0	Count	Percent
Total Employment	54,926	
Executive & Professional	19,550	35.59%
Administration & Support	15,662	28.52%
Service Personnel	9,306	16.94%
Trade & Labor	10,407	18.95%
All Industries Area(s): Radius 2.0	Count	Percent
Total Employment	161,708	
Executive & Professional	55,180	34.12%
Administration & Support	53,292	32.96%
Service Personnel	25,186	15.57%
Trade & Labor	28,050	17.35%

The information above is provided by CLARITAS INC.



RUSSELL

NEW URBAN DEVELOPMENT LLC

sky

LOFTS

SKYLOFTS RETAIL SITE PLAN

