



## Restaurant Space for Lease

One CNN Center Plaza, NW  
Atlanta, Georgia 30303



**Location** One CNN Center Plaza NW, Atlanta GA 30303

**Current Retail Tenants** McCormick & Schmick's, Dantanna's, Starbucks, Chick-Fil-A, Moe's Southwestern Grill, Wendy's, Arby's, Great Wraps,

**Available Spaces**

Suite	Size	Rent	TI Allowance
220	2,304 USF	\$42.00 PSF modified gross	\$65.00 PSF

### CONTACT

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**Area Facts**

- Adjacent to Phillips Arena, GA World Congress Center
- Part of the Atlanta Convention District
- Convenient to the Georgia Aquarium and World of Coca-Cola
- CNN Center serves as an entrance to the 20,000 seat Philips Arena
- Phillips Arena averages 120 events per year and receives 2 million visitors a year, serving as a home to the Atlanta Hawks, College basketball tournaments, Arena-size concerts, and more.
- CNN Center is directly connected to the 1,500-room Omni International

**Demographics**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2010 Estimate Population	20,746	176,962	363,526
2010 Estimated # of Households	7,904	68,532	139,779
2010 Estimated Avg. HH Income (\$)	40,617	63,584	73,081





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### **Area Description:**

- CNN Center, the vibrant 1.5 million square foot mega-entertainment complex in the center of Downtown Atlanta, is the global headquarters for Turner Broadcasting System, Inc. (TBS, Inc.) and world news leader Cable News Network (CNN).
- CNN Center is already one of the most accessible locations in the City, drawing over 12 million people a year to major events in and around the complex making Atlanta the seventh most visited city in the United States in 2010.
- MARTA, Atlanta rapid rail system, has one of its busiest stations at CNN Center drawing over 1.9 million people alone each year.
- Over 137,000 office workers are within an easy 5-10 minute walk of CNN Center and the famous Centennial Olympic Park, across from CNN Center, now attracts between 3,000- 5,000 people each day. Downtown is home to approximately 4,350 successful businesses. Atlanta's Fortune 500 firms are either headquartered or have a major office presence in downtown include Georgia Pacific, Coca-Cola, Southern Company, Sun Trust, and Cox Communications.
- Over 23,000 people live within Downtown's four square miles, making it 60% higher in density than the City of Atlanta as a whole.
- Within the CNN Center area, close to \$2.87 billion has been expended in public and private sector dollars. Central Atlanta Progress estimates \$31.5 million worth of funded capital improvements underway in the Atlanta Downtown Improvement District.
- CNN Center is ringed by the 2.5 million square foot Georgia World Congress Center, the 72,000 seat Georgia Dome, and the renowned 21-acre Centennial Olympic Park.
- There are a combined total of 57,000 college students at nearby Georgia State University, Georgia Tech, and the Atlanta University Center.
- With 35 million visitors annually, Atlanta is the number three convention city in the nation and all major convention hotels (1,000+rooms) are located downtown and within easy walking distance to CNN Center.

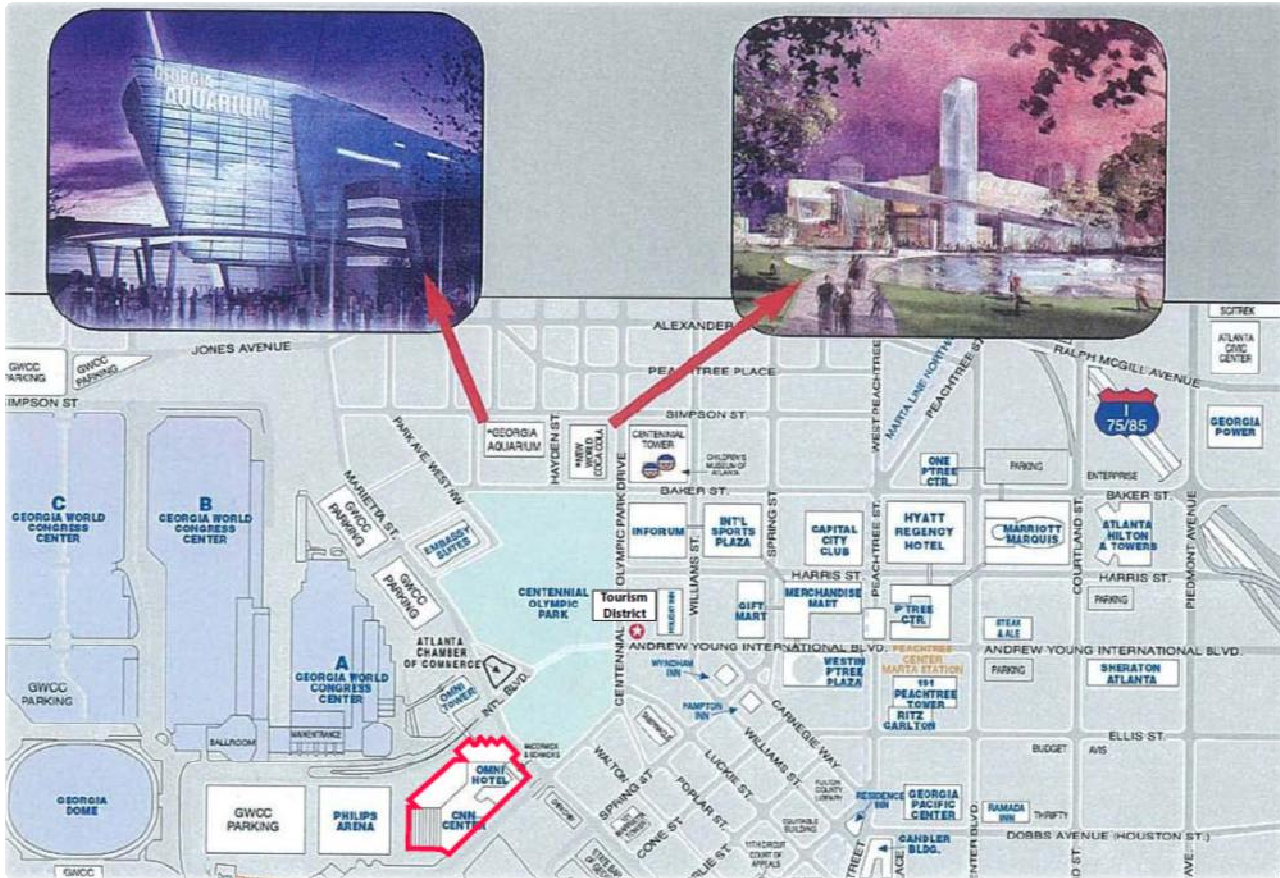






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### DOWNTOWN ATTRACTIONS: (Yearly Attendance)

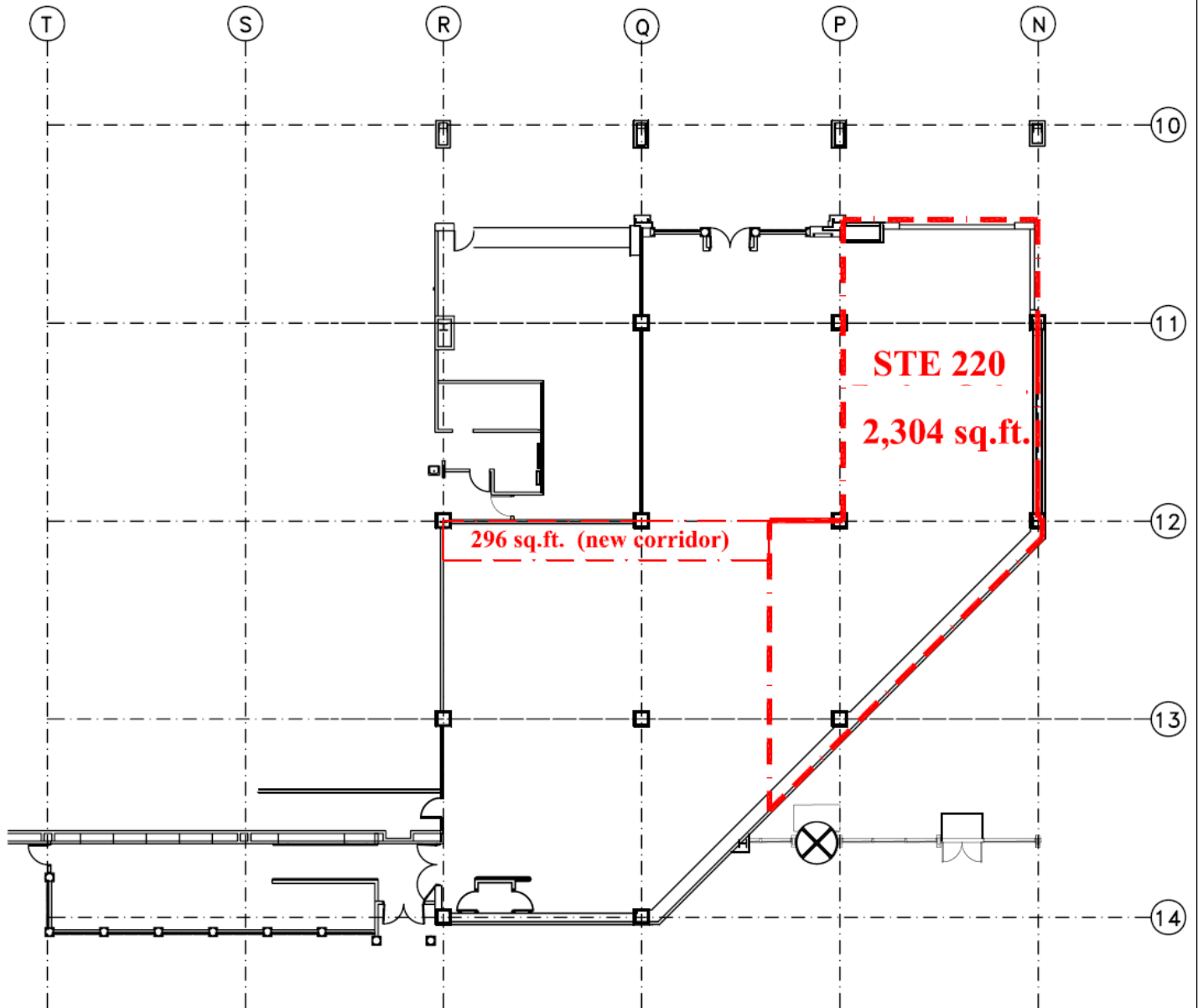
Centennial Olympic Park.....	3 million visitors
Georgia World Congress Center...	2 million visitors
Georgia Aquarium.....	3 million visitors
Philips Arena.....	2 million visitors
Georgia Dome.....	3.2 million visitors
World of Coca-Cola.....	1.5 million visitors
Turner Field.....	2.5 million visitors





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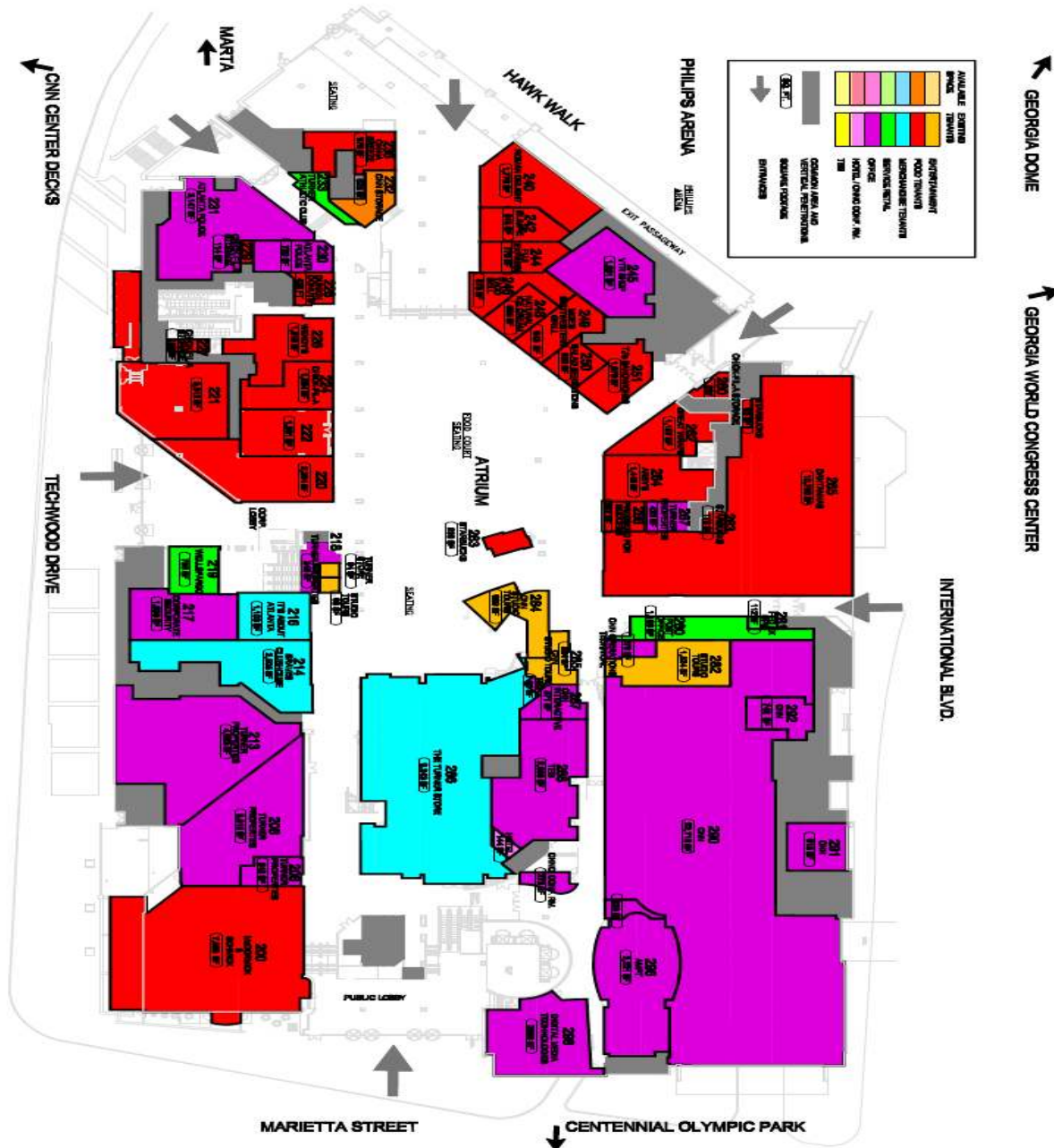
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2010 Demographic Totals	Point 1 Radius 1.0	Point 1 Radius 3.0	Point 1 Radius 5.0
<b>Population</b>			
2010 Est. Population	20,746	176,962	363,526
2015 Proj. Population	23,321	200,543	400,339
2000 Census Population	18,026	147,073	310,320
<b>Projected Annual Growth 2010 to 2015</b>	<b>2.5%</b>	<b>2.7%</b>	<b>2.0%</b>
<b>Households</b>			
2010 Est. Households	7,904	68,532	139,779
2015 Proj. Households	9,759	82,951	161,364
2000 Census Households	6,925	58,921	124,388
<b>Projected Annual Growth 2010 to 2015</b>	<b>4.7%</b>	<b>4.2%</b>	<b>3.1%</b>
<b>2010 Est. Median Age</b>	<b>31.5</b>	<b>33.3</b>	<b>34.7</b>
<b>Income</b>			
2010 Est. Average Household Income	\$40,617	\$63,584	\$73,081
2010 Est. Median HH Income	\$24,990	\$42,164	\$48,448
2010 Est. Per Capita Income	\$25,156	\$29,811	\$31,460
<b>Consumer Expenditure</b>			
2010 Est. Total Household Expenditure	\$302 M	\$3.48 B	\$7.77 B
2010 Est. Entertainment	\$16.3 M	\$192 M	\$431 M
2010 Est. Food, Beverages & Tobacco	\$50.5 M	\$561 M	\$1.24 B
<b>Labor Force</b>			
2010 Est. Number of Businesses	4,870	13,860	20,182
2010 Est. Total Number of Employees	115,036	246,695	336,053
2010 Est. Labor: Population Age 16+	17,175	147,103	296,126
<b>2011 Est. Average Household Size</b>	<b>1.80</b>	<b>2.03</b>	<b>2.22</b>
<b>2011 Est. Median Age</b>	<b>33.33</b>	<b>34.27</b>	<b>35.60</b>
<b>2011 Est. Median Household Income</b>	<b>\$25,626</b>	<b>\$41,667</b>	<b>\$46,472</b>