

# The District at Howell Mill

## Atlanta, Georgia

1801 Howell Mill Road, Atlanta, GA 30318

- 6,937 sf available
- 650,000 sf mixed-use development at the intersection of Howell Mill Road and I-75
- Excellent visibility from I-75 and heavily trafficked Howell Mill Road
- National and local tenant mix includes casual dining, wellness, pet care, home decor, office supplies and personal grooming



### KEY TENANTS

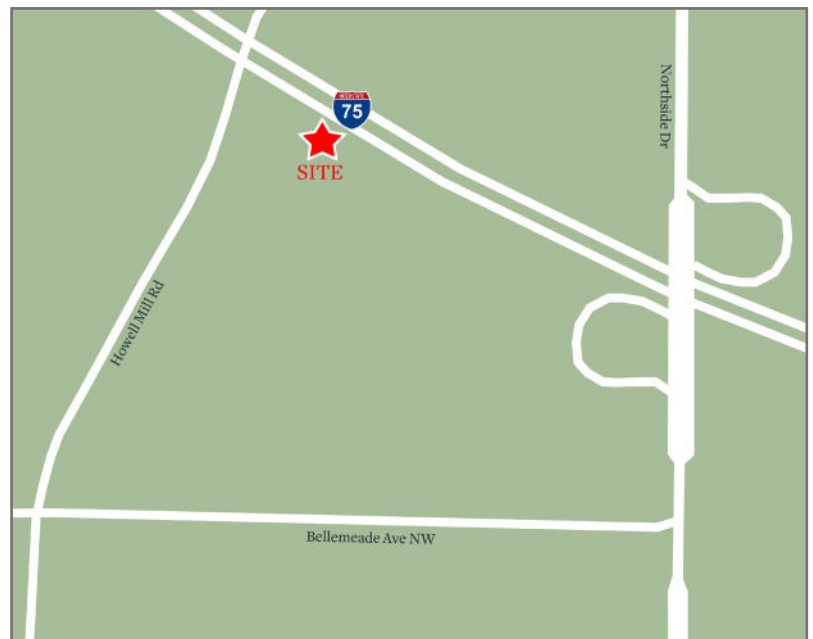
Walmart, TJ Maxx, Ulta, HomeGoods, Petsmart, Office Depot, Massage Envy and Starbucks.

### TRAFFIC COUNTS

Howell Mill Road	47,800	AADT
I-75	231,000	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	14,908	139,716	349,386
Households	8,437	72,225	173,923
Avg HH Income	\$143,637	\$164,946	\$154,782
Daytime Pop	12,107	153,646	391,019



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Tenant	Sf	Ste			
Walmart	150,000	100	<b>Available</b>	<b>6,937</b>	<b>500</b>
TJ Maxx	33,188	200	America's Best Eyecare	3,291	510
Ulta	12,210	240	Touchdown Wings	1,767	520
Rack Room Shoes	7,083	260	European Wax	1,651	530
HomeGoods	22,004	280	GNC	1,537	540
Petsmart	17,670	300	Gamestop	1,420	550
Office Depot	19,290	350	Massage Envy	3,551	560
Sea Salt	3,956	400	Extreme Teriyaki	988	610
La Parrilla	5,500	420	Starbucks	1,863	630
Kyuramen	4,059	460	Verizon Wireless	5,656	700
Nail Talk	1,922	480			

