



NOVEL

MIDTOWN

1140 Spring St NW, Atlanta, GA

3,234 SF of Ground Floor Retail Space Available





# MIDTOWN

**41,283**

Total Population

**84%**

College Education

**\$153,011**

Average Household Income

\*Within 1 mile of the property  
(Source: ESRI 2024)



WITHIN 5 MIN.

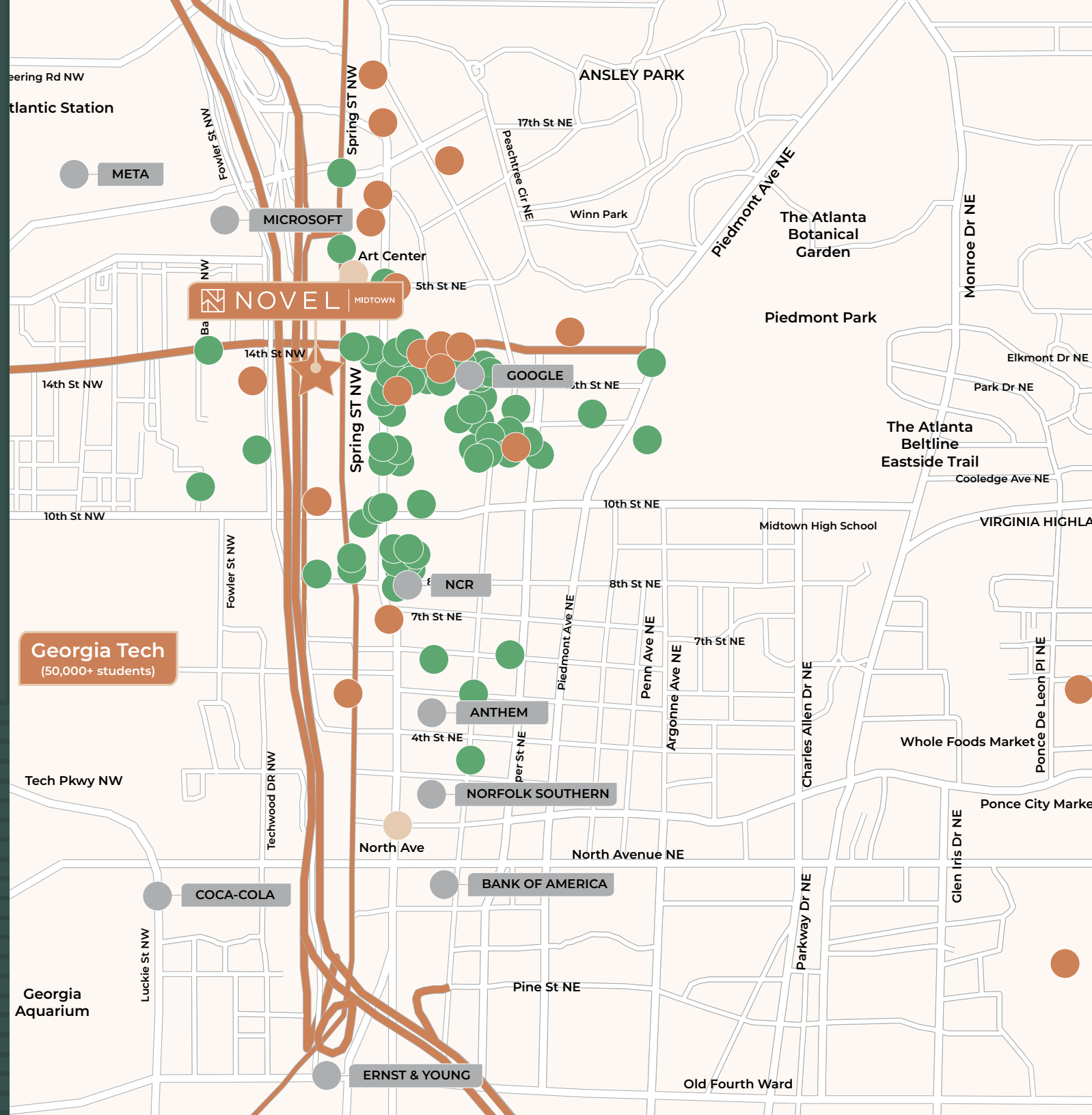
70+  
Restaurants

20+  
Hotels

2  
Blocks from Arts Center  
MARTA station

## LEGEND:

- Restaurants
- Hotels
- MARTA Station
- Corporate Neighbors





3,234 SF street-level  
retail space



Excellent natural light



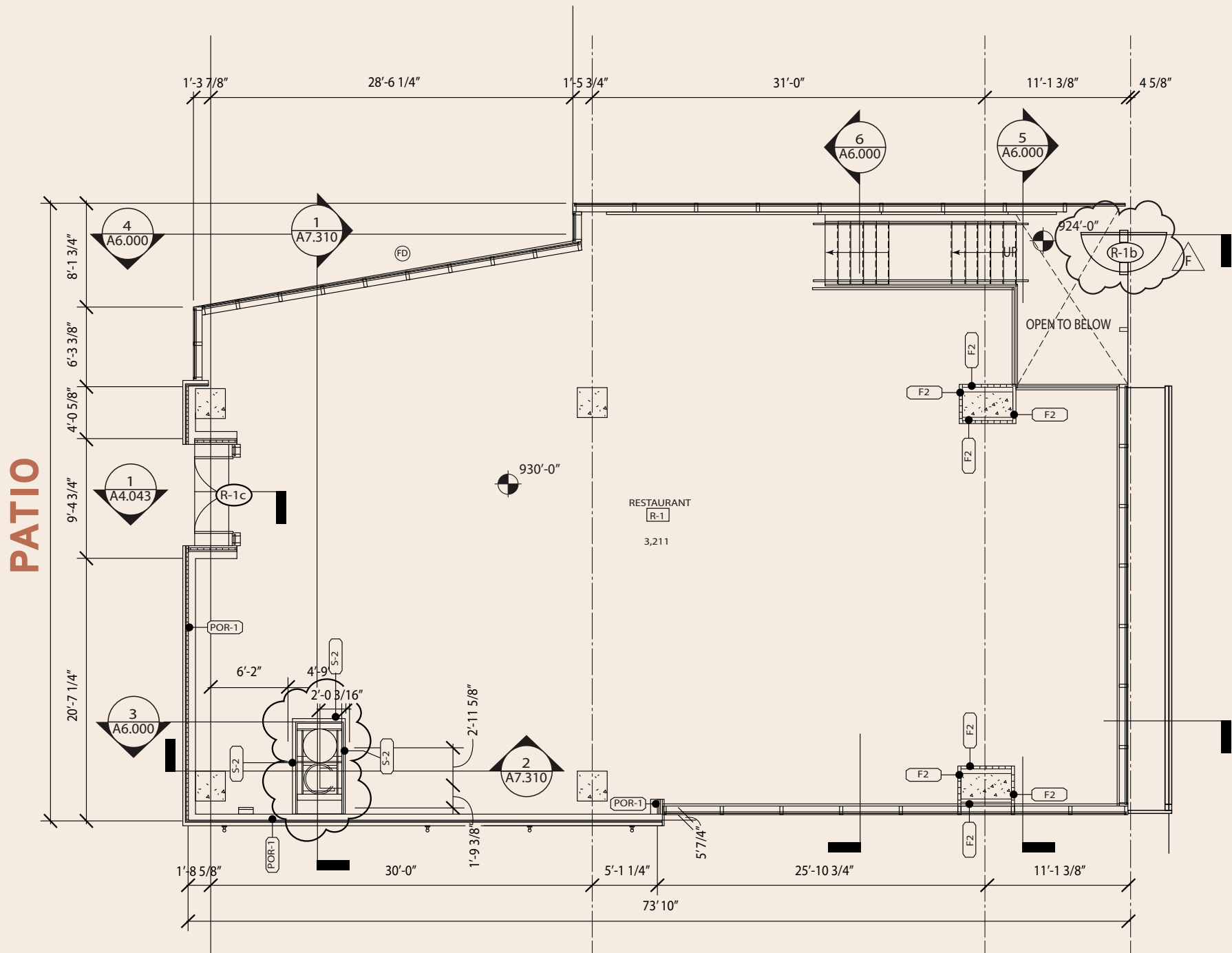
Located in a luxury 340 unit,  
14-story multifamily building



Large patio opportunity



# 1ST FLOOR | 3,234 SF





# Why Midtown Atlanta?

Position yourself at the beating heart of Atlanta's most dynamic neighborhood. Midtown isn't just a location; it's a destination that seamlessly blends work, play and culture. With a daytime population of over 65,000 professionals and 15,000 students, Midtown offers a built-in customer base of young, affluent consumers. With over 17 million annual visitors to the area, Midtown ensures your business stays bustling year-round. Novel Midtown is part of a vibrant streetscape, surrounded by Fortune 500 companies, tech startups and cultural landmarks. Choose Midtown and tap into Atlanta's most exciting retail ecosystem. It's not just about location – it's about being at the center of Atlanta's future.











## LEASING INQUIRES

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