

For Sale

# Multifamily

135,000 SF



## 41 Marietta

41 Marietta Street  
Atlanta, Georgia 30303

### Property Highlights

- High Rise in Downtown Atlanta
- Redevelopment Opportunity
- In close proximity to Georgia State University, Mercedes Benz Stadium, State Farm Arena, World Congress Center

### Property Description

NAI G2 Commercial Real Estate and SVN Blackstream are pleased to present 41 Marietta, a 13-story office/mixed-use property located at 41 Marietta Street, in downtown Atlanta, GA.

The 1st Floor is under a 2-3 year lease to the US Post Office and the upper 12 floors are vacant & available. The current plan for the building's available space is Class A office. Development of the property may proceed as office space or as multifamily.

Owner has plans for buildout of the upper floors as Class A luxury apartments, available to 41 Marietta's buyer.

### OFFERING SUMMARY

|                        |              |
|------------------------|--------------|
| <b>Sale Price</b>      | \$13,999,000 |
| <b>Number of Units</b> | 122          |
| <b>Lot Size</b>        | 0.28 Acres   |
| <b>Building Size</b>   | 135,000 SF   |

### DEMOGRAPHICS

| <b>Stats</b>   | <b>Population</b> | <b>Avg. HH Income</b> |
|----------------|-------------------|-----------------------|
| <b>1 Mile</b>  | 15,649            | \$45,842              |
| <b>3 Miles</b> | 153,508           | \$68,100              |
| <b>5 Miles</b> | 320,482           | \$75,710              |

For more information

**Troy Reynolds**

O: 706 660 5418 | C: 706 616 3400  
treynolds@g2cre.com

**NAI**G2 Commercial



5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



# Additional Photos



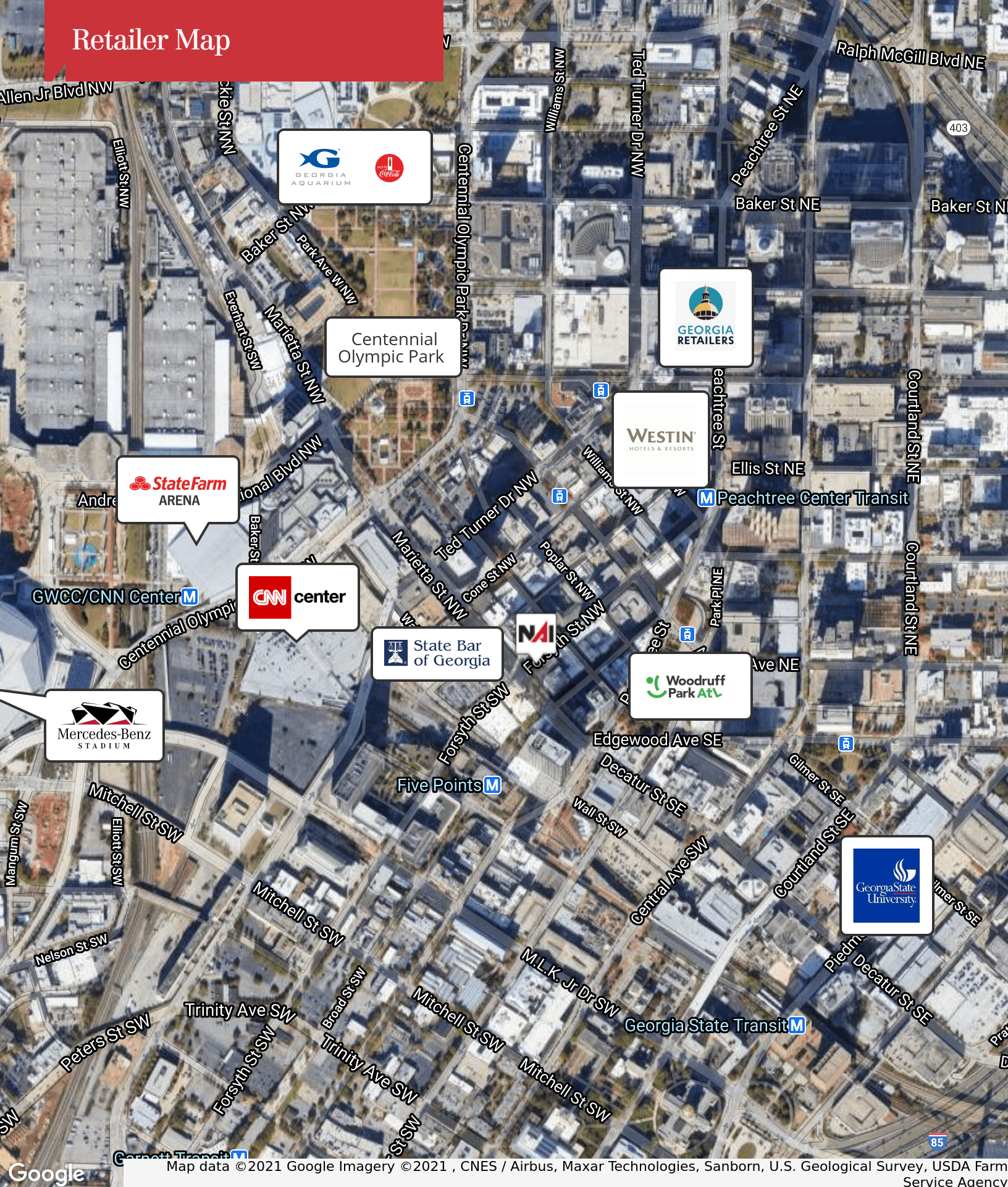
For Sale

# Multifamily

135,000 SF

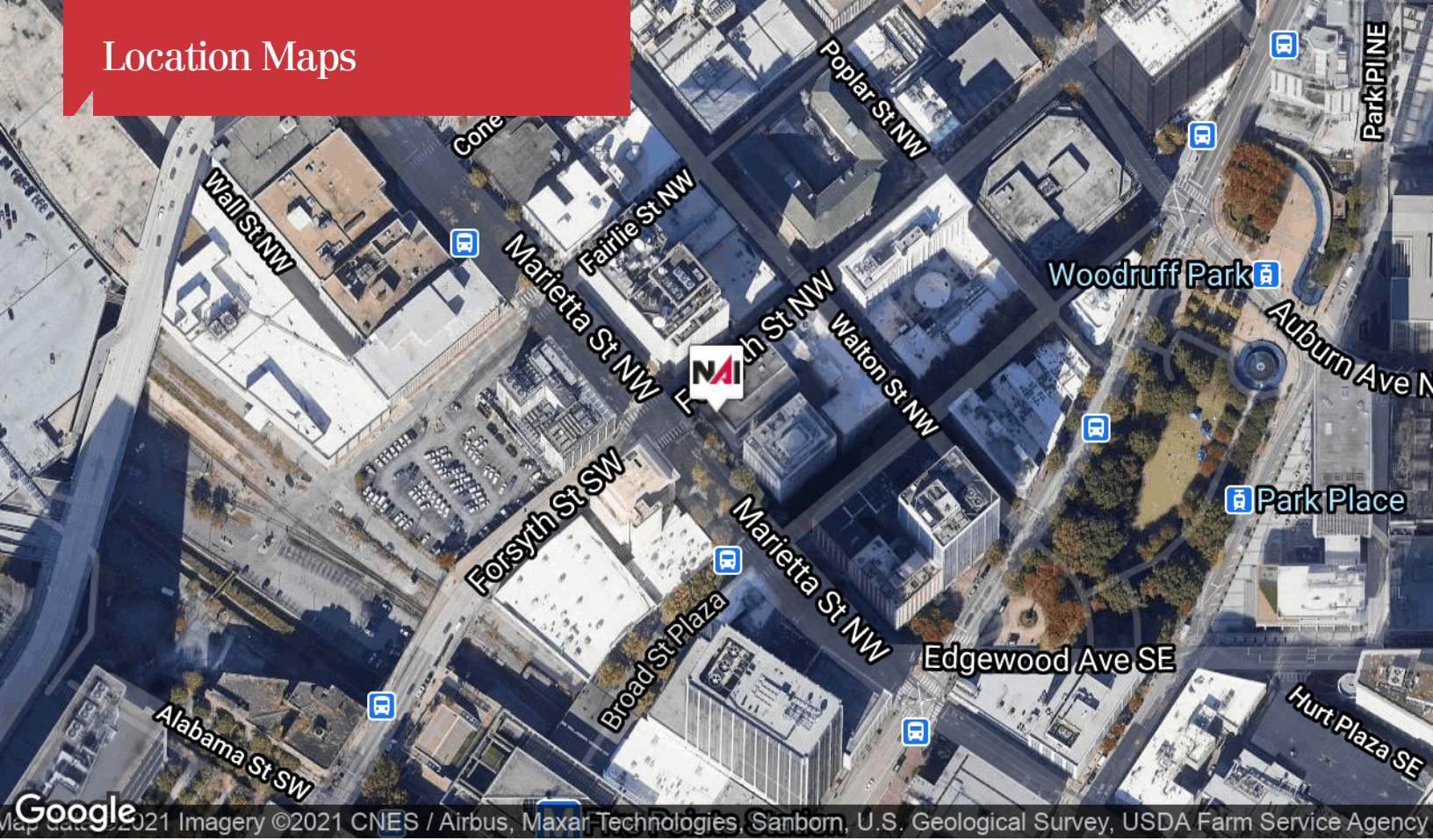


# Retailer Map

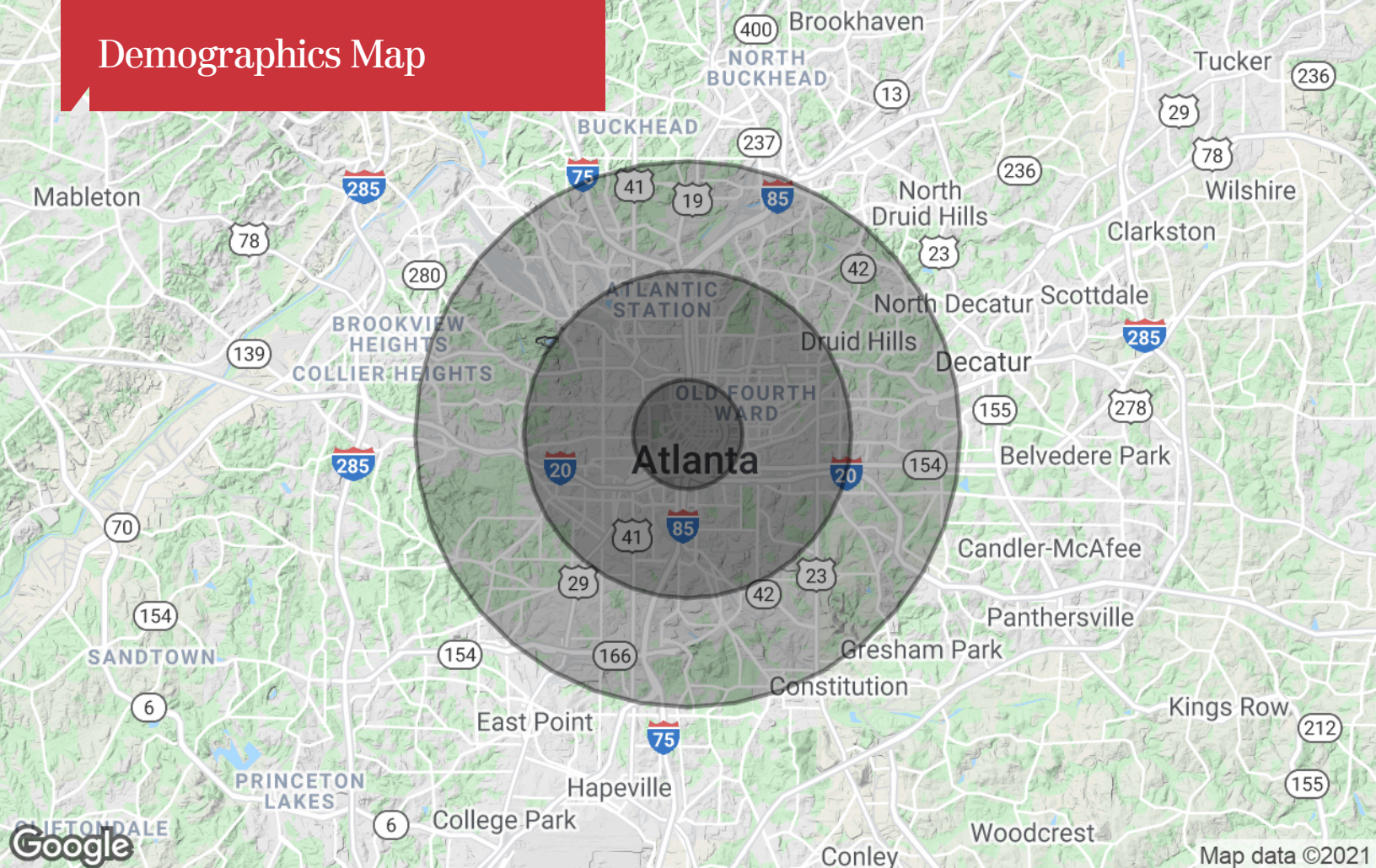


Map data © 2021 Google Imagery © 2021, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

# Location Maps



# Demographics Map



|                                | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| TOTAL POPULATION               | 15,649    | 153,508   | 320,482   |
| MEDIAN AGE                     | 33.7      | 31.3      | 33.3      |
| MEDIAN AGE (MALE)              | 36.9      | 31.6      | 33.2      |
| MEDIAN AGE (FEMALE)            | 31.3      | 31.2      | 33.3      |
| <b>Households &amp; Income</b> |           |           |           |
| TOTAL HOUSEHOLDS               | 7,307     | 64,885    | 137,761   |
| # OF PERSONS PER HH            | 2.1       | 2.4       | 2.3       |
| AVERAGE HH INCOME              | \$45,842  | \$68,100  | \$75,710  |
| AVERAGE HOUSE VALUE            | \$252,720 | \$305,413 | \$340,458 |
| <b>Race</b>                    |           |           |           |
| % WHITE                        | 24.1%     | 41.2%     | 42.7%     |
| % BLACK                        | 67.5%     | 51.1%     | 50.9%     |
| % ASIAN                        | 5.0%      | 5.9%      | 4.2%      |
| % HAWAIIAN                     | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN                       | 1.1%      | 0.4%      | 0.3%      |
| % OTHER                        | 2.3%      | 1.4%      | 1.9%      |
| <b>Ethnicity</b>               |           |           |           |
| % HISPANIC                     | 5.3%      | 4.0%      | 4.6%      |

\* Demographic data derived from 2010 US Census