

# FOR SALE

1.3 Acre Lot / 27,000 SF Building

**NAI**Brannen Goddard

**DOWNTOWN ATLANTA  
RE-DEVELOPMENT OPPORTUNITY**



## 454 Marietta Street

Atlanta, Georgia 30313

### PROPERTY HIGHLIGHTS

- Property is within blocks of the Georgia Aquarium, Centennial Park, Mercedes Benz Stadium and the World of Coca-Cola
- Walking distance to all Downtown Attractions
- Fast growing redevelopment area
- Close proximity to Midtown West Chattahoochee Warehouse District
- Convenient ingress/egress
- 0.7 Acre Fenced/Gated Parking Lot
- Located in Westside TAD and State Opportunity Zone

### PROPERTY DETAILS

<b>LOT SIZE</b>	1.3 Acres
<b>BUILDING SIZE</b>	27,000 SF
<b>YEAR BUILT</b>	1940
<b>ZONED</b>	C3

✉ **Jamie Rankin**  
404 812 4038  
jrankin@naibg.com

✉ **Robb Draughon**  
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rdraughon@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

📍 **5555 Glenridge Connector, Ste 1100**  
Atlanta, GA 30342  
naibg.com

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