

## BISCAYNE PROPERTY

# BUILDING FOR SALE

185 PETERS STREET SW  
ATLANTA, GA 30313



+/- .48 Acres

Historic Castleberry Hill Landmark District, Zone C-3

### PROPERTY ATTRIBUTES

- +/- 115 feet of street frontage on Peters Street, Atlanta's thriving art district
- Improvements include 2 storefronts totaling +/- 9,000 sf within a 2-story warehouse style building plus a third building in the rear equaling +/- 2,500 sf
- 10 foot ceiling heights, exposed bricks and main building was fully renovated in 2001
- Private drive leading to off-street parking in the rear of property with rear building access
- 24 hour street parking in front of building and up to 50 parking spaces in the rear of building
- Great mixed-used opportunity, Currently used as a salon & spa and an entertainment lounge
- Walking distance to CNN and Garnett Marta Station
- Walk to Northside Dr., the GA Dome, Centennial Olympic Park and other popular tourist attractions
- Located in the middle of restaurants, coffee shops, art galleries, retail shops and a steady growing Castleberry Hill neighborhood

### CONTACT

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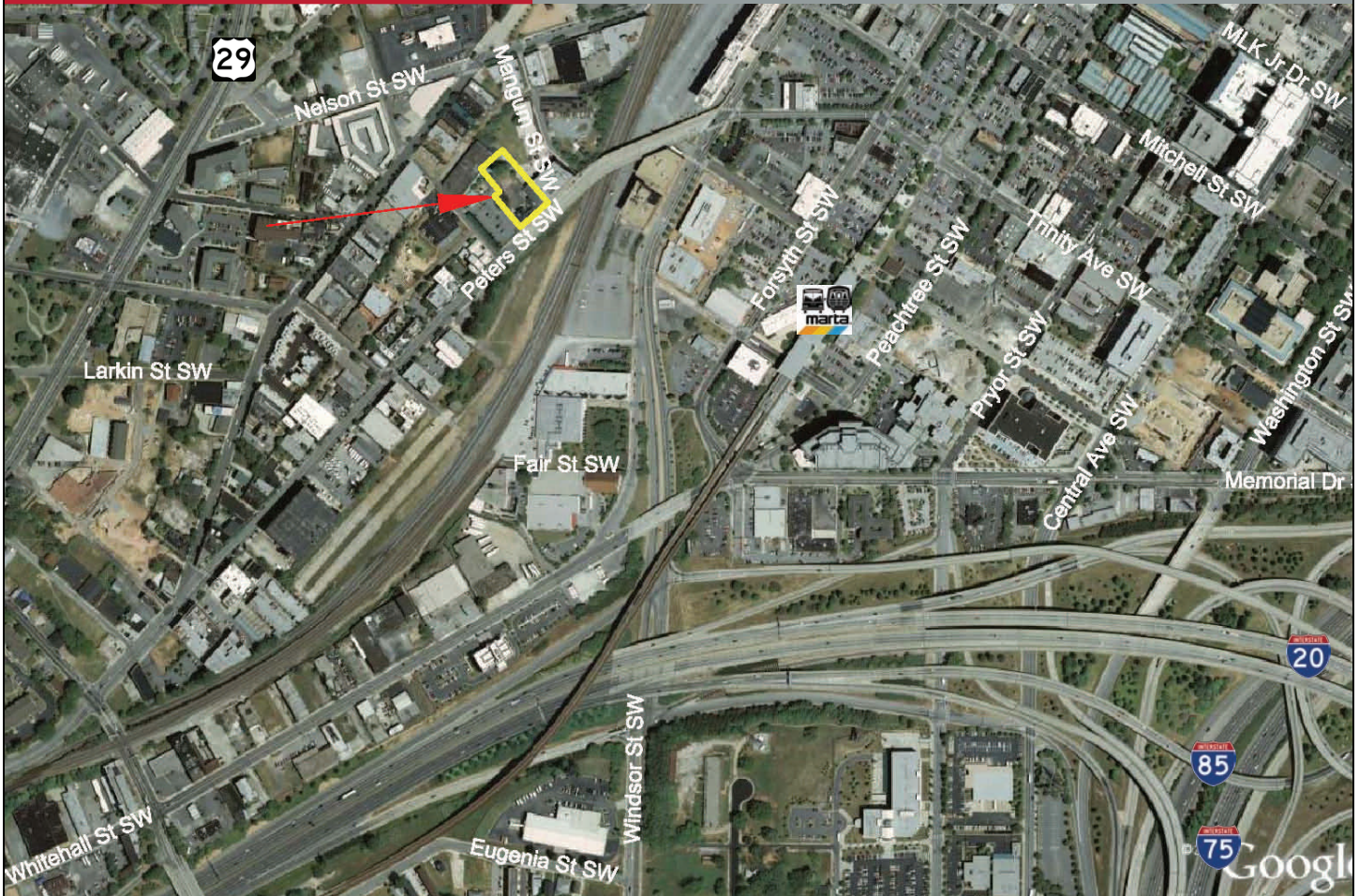
*Red Rock*  
global  
REAL ESTATE SERVICES COMPANY

The *Asset* Shop

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
<b>Population</b>				<b>Households</b>			
2007 Total Population:	21,853	174,678	353,861	2007 Total Households:	7,218	69,579	144,489
Pop Growth 2007-2012:	9.68%	10.06%	7.91%	HH Growth 2007-2012:	14.20%	12.29%	9.06%
Per Capita Income:	\$11,751	\$21,646	\$26,150	Median HH Inc:	\$16,188	\$31,908	\$38,505
Average Age:	29.90	34.40	35.10	Avg HH Size:	2.09	2.16	2.25
				Avg HH Vehicles:	.60	1.00	1.20
<b>Housing</b>				Ave Travel Time - Wrk:	30 min	30 min	30 min
Median Housing Value:	\$147,195	\$164,610	\$187,838				
Median Year Built:	1976	1968	1966				

This brochure has been prepared to provide summary information to prospective tenants to establish a preliminary level of interest in the property presented.

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