



FOR SALE

ADAPTIVE REUSE PROJECT | CASTLEBERRY HILL
±10K SF | ±0.42 AC | CIRCA DOWNTOWN ATLANTA

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Property Highlights

- Two-story $\pm 10,000$ SF building with $\pm 3,000$ SF courtyard and $\pm 1,200$ SF open-air building
- Located in the heart of Castleberry Hill's historic core, a thriving commercial and residential district
- 0.5 miles (approximately a 10–12-minute walk) to Mercedes-Benz Stadium and 0.8 miles (15–20-minute walk) to The Gulch
- Estimated 1930 year of construction (YOC), with a complete gut renovation in 1999
- 0.42-acre site with approximately 27 parking spaces plus free street parking available
- Zoned Castleberry Hill Historic Core, Subarea 1
- New plumbing and electrical, with roof recoating and all-new windows (under warranty) completed in December 2024
- Historic building with tremendous character
- Endless opportunities for creative uses, adaptive reuse, or redevelopment



ADDRESS:
256 WALKER ST SW
ATLANTA, GA 30313



PURCHASE:
CONTACT BROKER



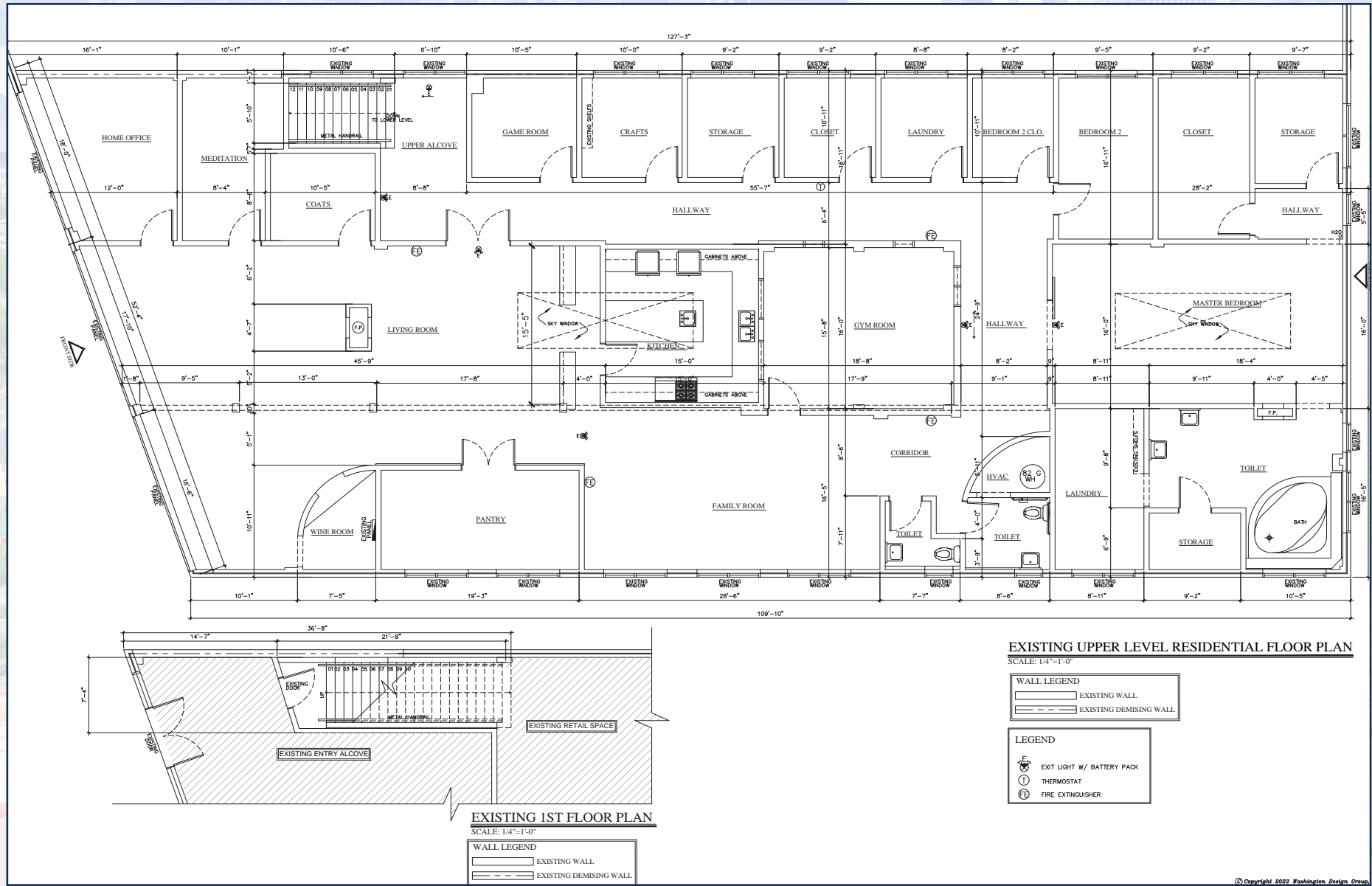
TOTAL SF:
 $\pm 10,000$

Property Overview

PROPERTY DETAILS:

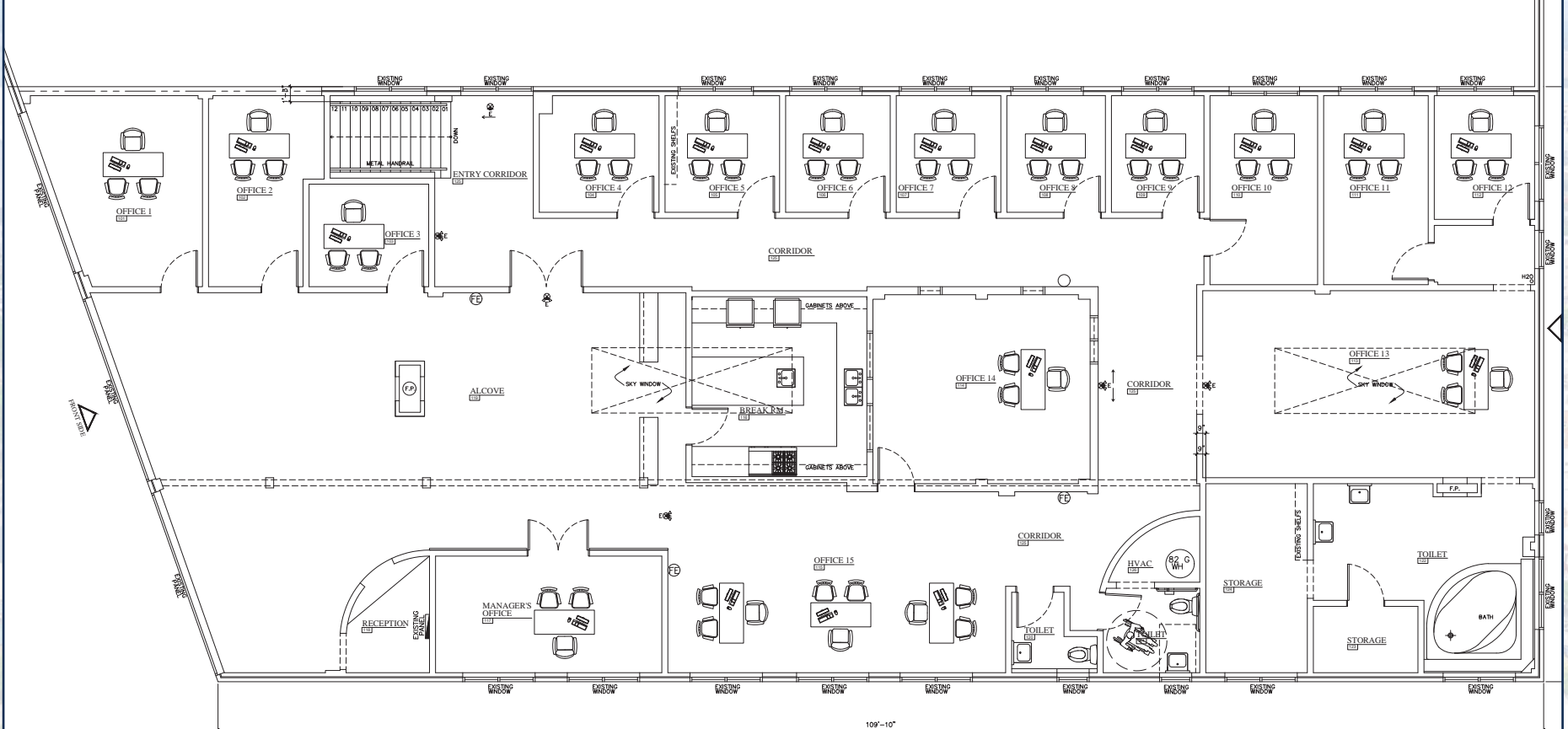
ADDRESS:	256 Walker St SW Atlanta, GA 30313
COUNTY:	Fulton
FLOORS:	2
FINISHED BUILDING AREA:	±10,000 SF
COURTYARD SPACE:	±3,000 SF
OPEN AIR BUILDING:	±1,200 SF
NUMBER OF BUILDINGS:	2
SITE SIZE:	±0.42 Acres
ZONING:	Zoned Castleberry Hill Historic Core, Subarea 1
PARKING:	Approximatley 27 surface spaces plus free street parking
SIGNAGE:	Storefront/Facade
SALE PRICE:	Contact Broker

Existing Second Level Floor Plan



© Copyright 2023 Washington Design Group

Proposed Second Level Office Layout

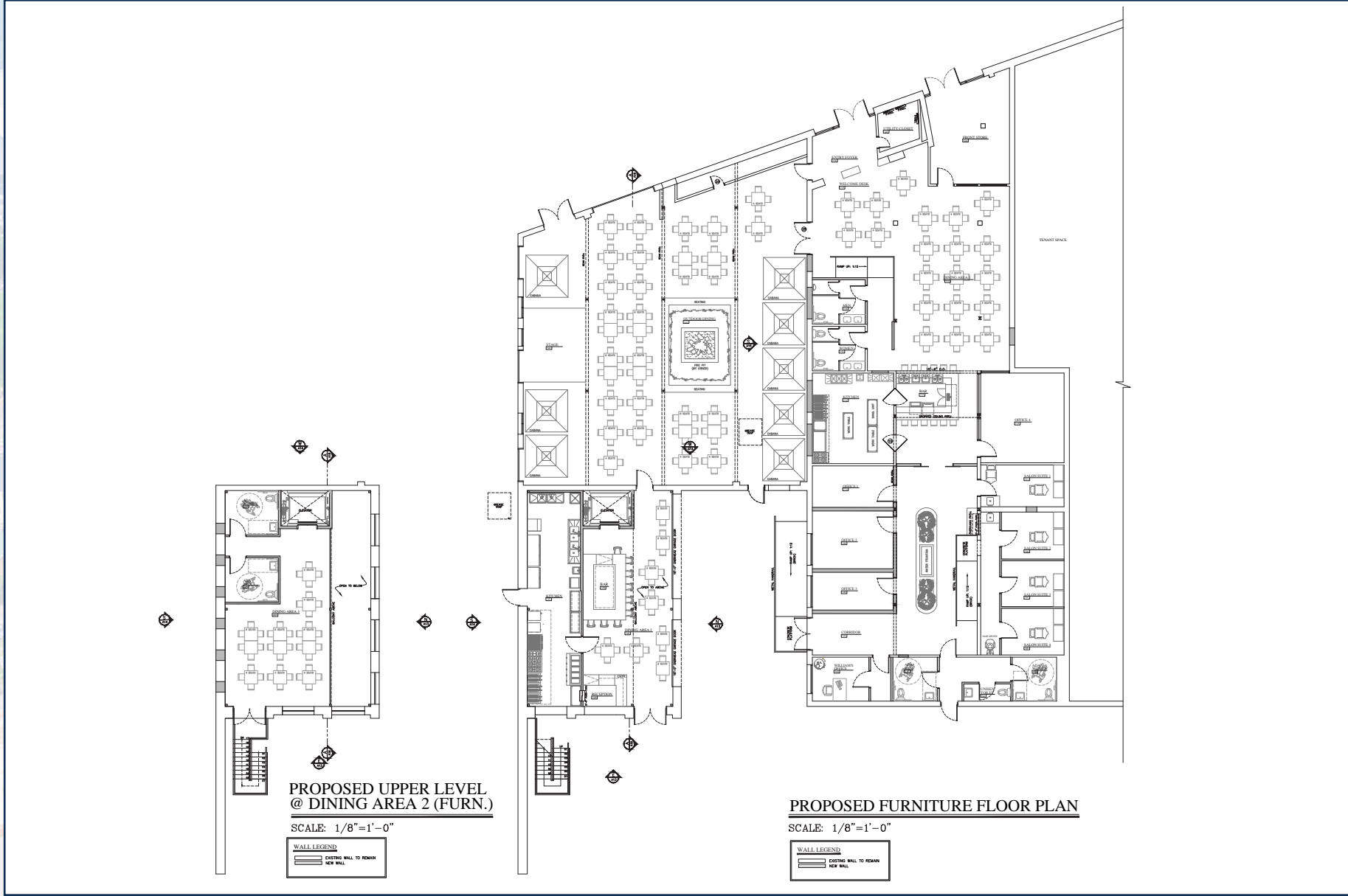


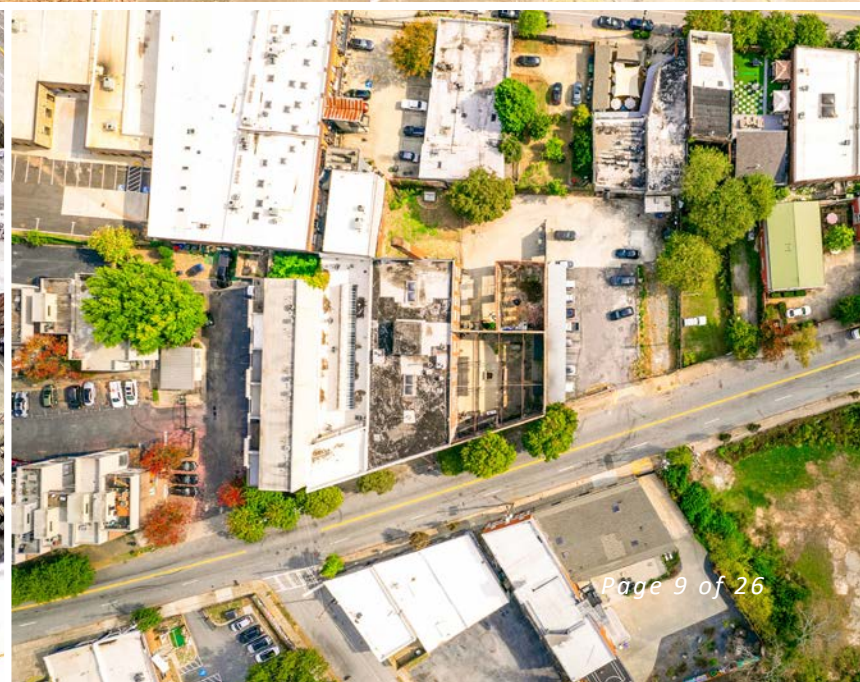
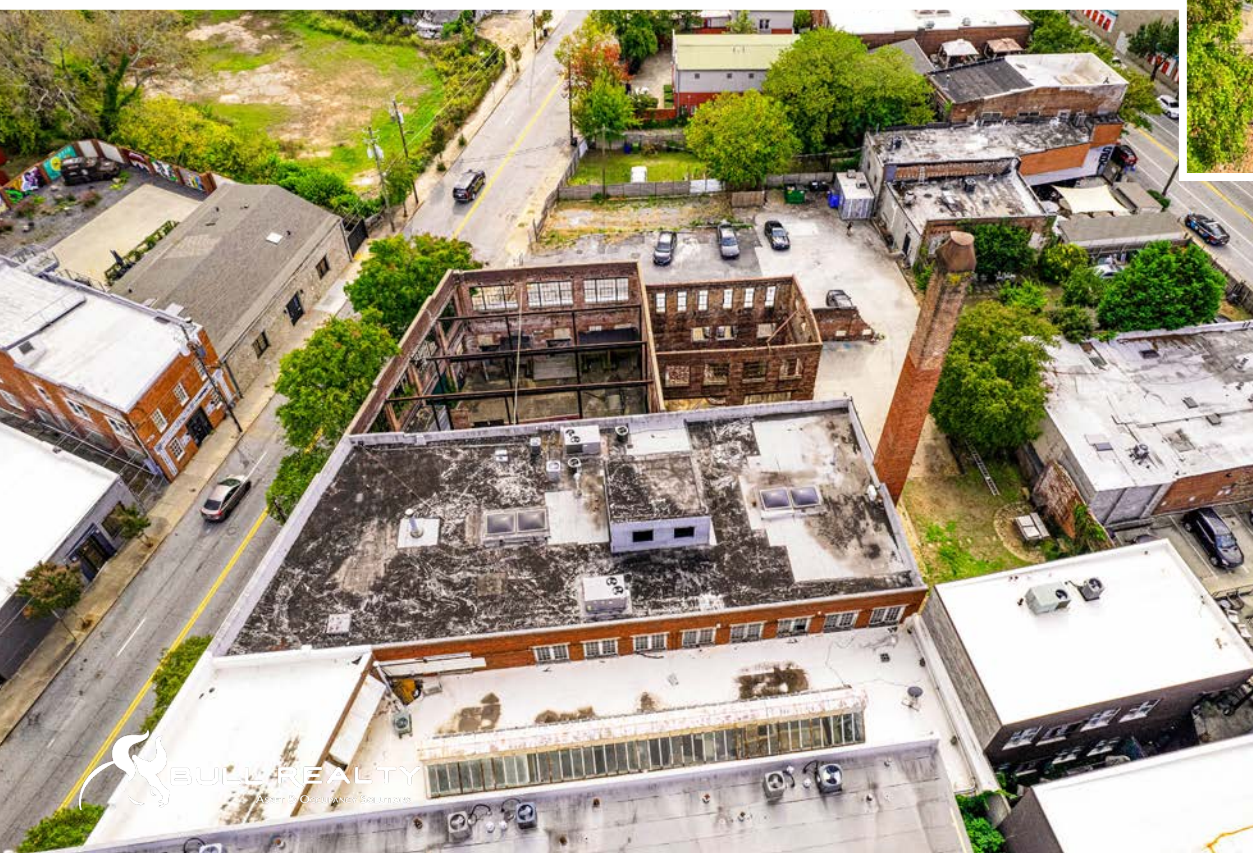
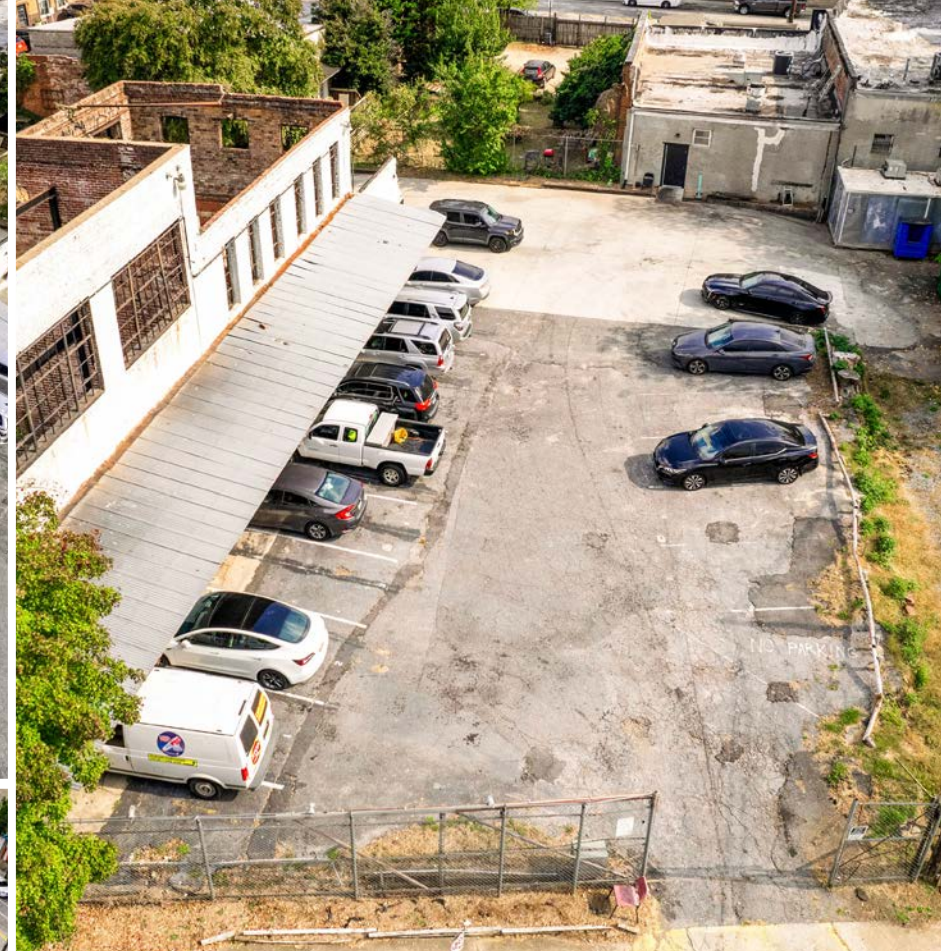
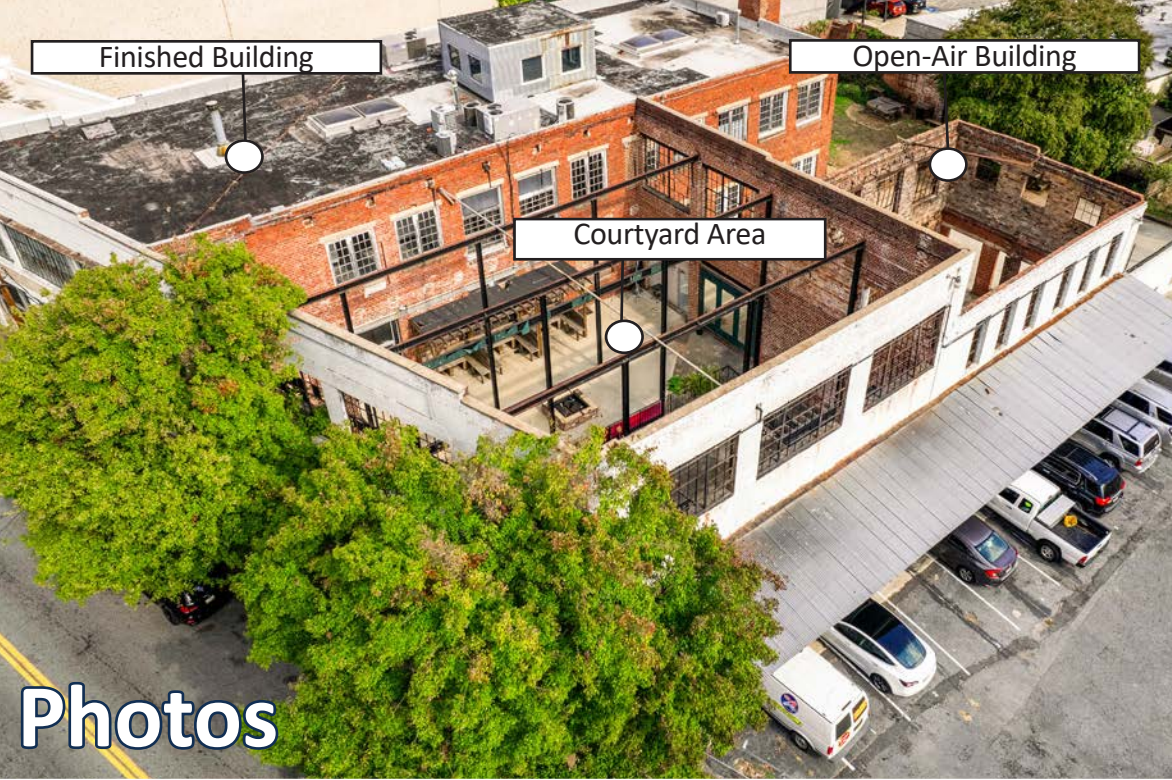
PROPOSED UPPER LEVEL FURNITURE PLAN
SCALE: 1/4"=1'-0"

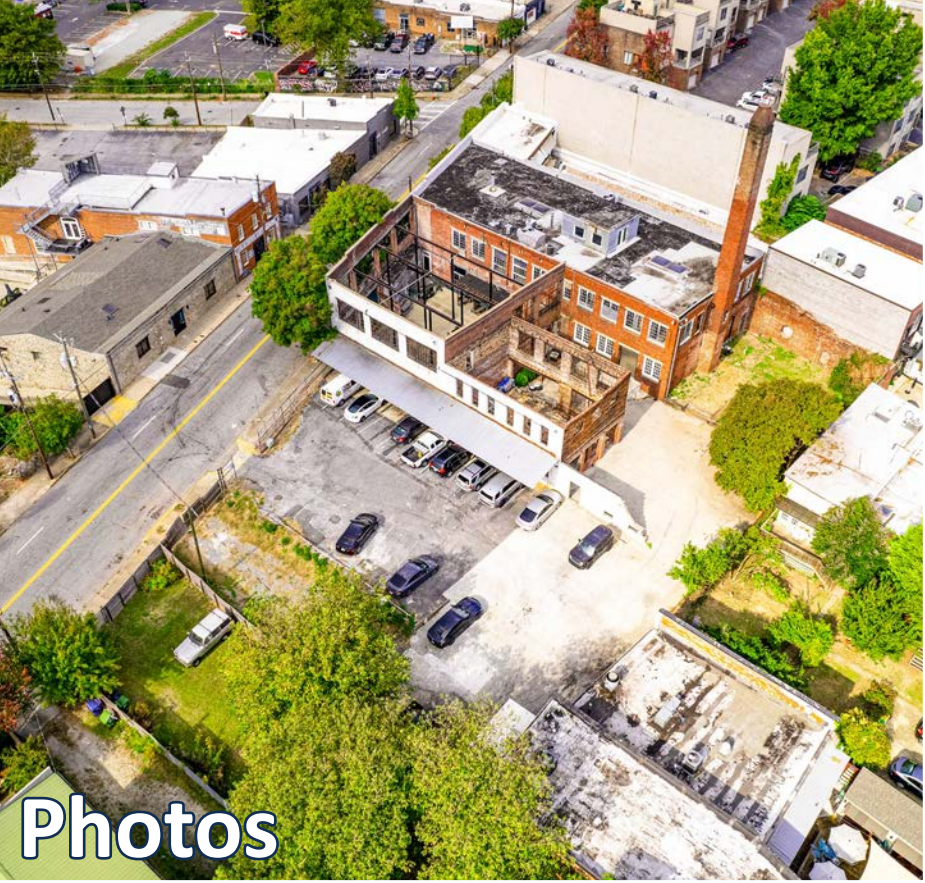
WALL LEGEND	
	EXISTING WALL
	EXISTING DEMISING WALL

LEGEND	
	EXIT LIGHT W/ BATTERY PACK
	THERMOSTAT
	FIRE EXTINGUISHER

Proposed Restaurant Layout

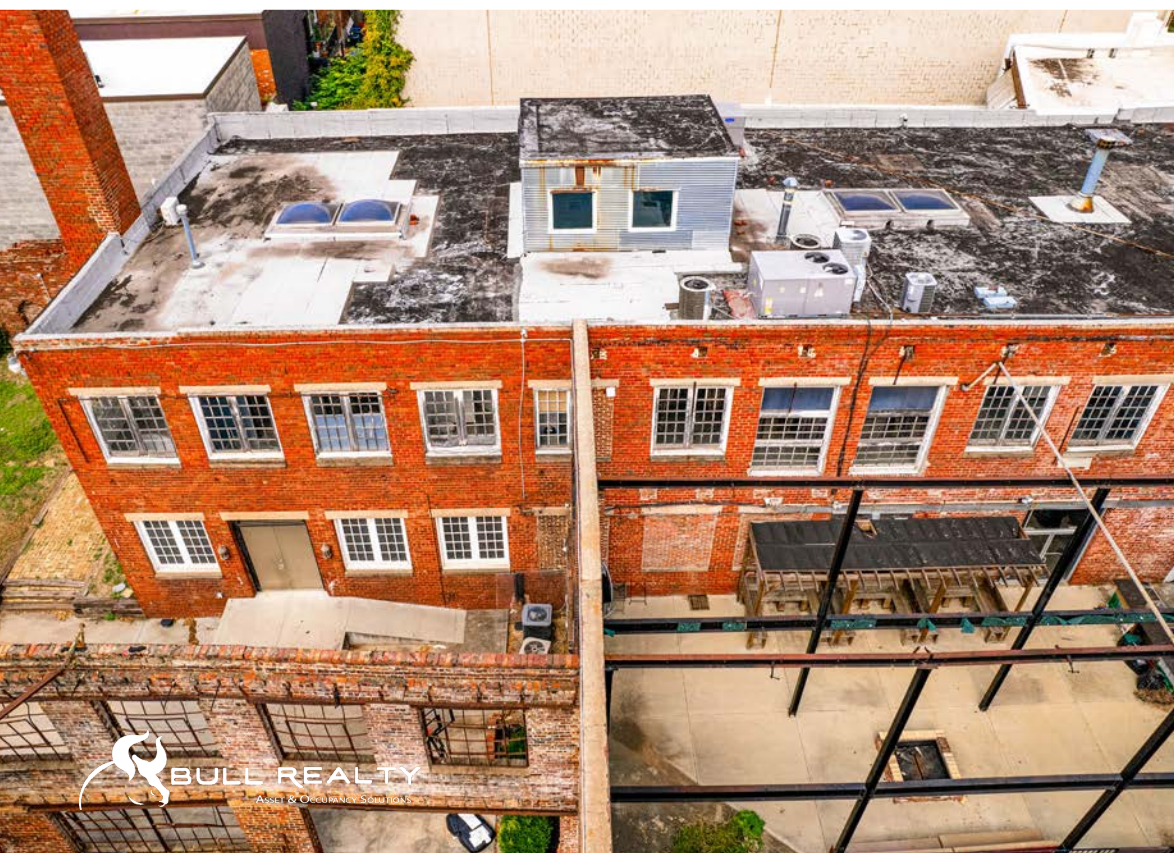






Photos





Photos





ATLANTA DOWNTOWN



BROOKLYN TEA

WILD LEAP

SMOKEY STALLION BBQ

NO MAS!
CANTINA

LVRN
STUDIOS

MVP STUDIOS

ROSIE'S
CAFE

FAMFAM PRIVATE
ROOM KARAOKE

ATLANTUCKY BREWING

PASCHAL'S RESTAURANT
& BAR

SIMPLY NAKED
CANDLE COMPANY

OMNI COFFEE & EGGS

CLARION INN & SUITES

SUBJECT PROPERTY

NORTHSIDE DR SW

LARKIN ST SW

WALKER ST SW

PETERS ST SW



LEE + WHITE



THE MALL WEST END

MOREHOUSE COLLEGE

SPELMAN COLLEGE

COFFEE LOFT

CLARK ATLANTA UNIVERSITY

310 STUDIOS ATL

ESCO RESTAURANT & TAPAS

CITY OF INK TATTOOS



SUBJECT PROPERTY

NORTHSIDE DR SW

VARIOUS OFFICES

SIMPLY NAKED CANDLE COMPANY

CASTLEBERRY STATION

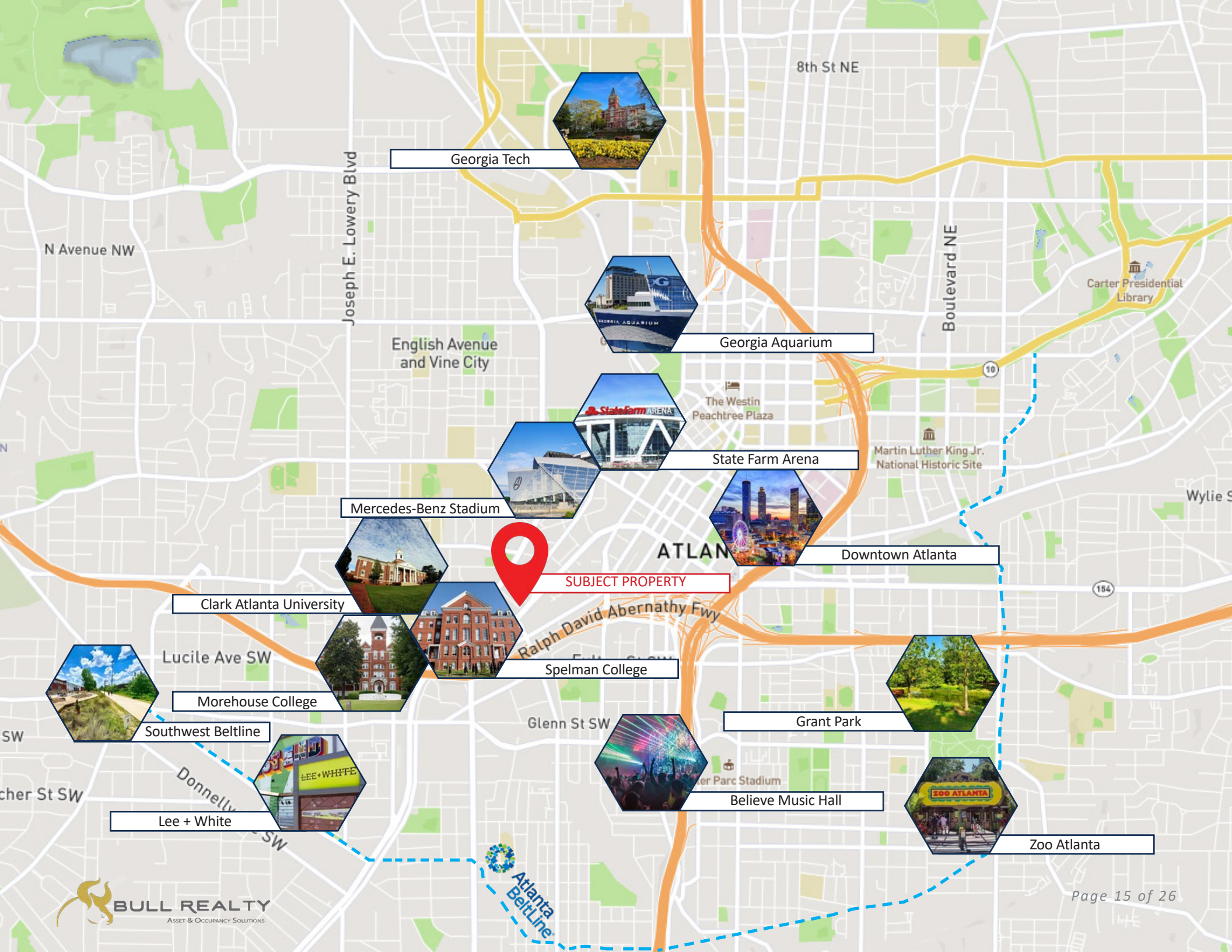
OMNI COFFEE & EGGS

PETER ST SW

LVRN STUDIOS

VARIOUS LOFTS





Georgia Tech



Georgia Aquarium



State Farm Arena

Mercedes-Benz Stadium



Clark Atlanta University



Morehouse College



Spelman College



Southwest Beltline



Lee + White

SUBJECT PROPERTY

ATLAN

Downtown Atlanta

Lucile Ave SW

Glenn St SW

Grant Park

Believe Music Hall

Zoo Atlanta

In The Area

MERCEDES-BENZ STADIUM

Mercedes-Benz Stadium is a state-of-the-art sports and entertainment venue known for its iconic retractable roof and massive 360-degree HD video board. Opened in 2017, it serves as the home stadium for the NFL's Atlanta Falcons and Major League Soccer's Atlanta United. The stadium boasts innovative design features, including sustainable architecture with solar panels and rainwater collection systems, and offers fans unique amenities like fan-friendly food pricing. With a capacity of up to 71,000, Mercedes-Benz Stadium hosts major events, from concerts to championship games, making it a premier destination for sports and entertainment.



STATE FARM ARENA

State Farm Arena is a premier sports and entertainment venue known for its vibrant atmosphere and modern design. Opened in 1999 and extensively renovated in 2018, it serves as the home court for the NBA's Atlanta Hawks. The arena features cutting-edge technology, upscale lounges, and diverse dining options, creating an exciting fan experience. With a seating capacity of around 21,000, it hosts a wide range of events, from basketball games and concerts to comedy shows and family entertainment, making it one of Atlanta's top destinations for live events.



CENTENNIAL OLYMPIC PARK

Centennial Olympic Park, is a 22-acre public park built for the 1996 Summer Olympics. It was designed to celebrate the Games and serve as a central gathering space for the city. The park features beautiful landscaping, open green spaces, and iconic attractions like the Fountain of Rings, where synchronized water shows delight visitors. It hosts year-round events, including concerts, festivals, and seasonal activities like an ice skating rink. Centennial Olympic Park remains a popular destination for locals and tourists, symbolizing Atlanta's Olympic legacy and community spirit.



WORLD OF COCA-COLA

The World of Coca-Cola is an interactive museum dedicated to the history and culture of the iconic Coca-Cola brand. Opened in 2007, the attraction offers visitors an immersive experience with exhibits showcasing Coca-Cola's origins, global advertising campaigns, and the evolution of its famous glass bottle. Highlights include the Vault of the Secret Formula, a 4D movie theater, and a tasting room where guests can sample over 100 Coca-Cola beverages from around the world. The World of Coca-Cola is a must-visit destination, celebrating one of the world's most beloved beverages.



GEORGIA AQUARIUM

The Georgia Aquarium is one of the largest aquariums in the world. Opened in 2005, it houses thousands of marine animals across numerous habitats, including beluga whales, manta rays, and whale sharks—the only ones in North America. Visitors can explore exhibits like Ocean Voyager, Cold Water Quest, and the Tropical Diver, experiencing diverse marine life up close. The aquarium also offers interactive experiences like animal encounters, dive programs, and educational shows, making it a top destination for learning about and connecting with ocean wildlife.



COLLEGE FOOTBALL HALL OF FAME

The College Football Hall of Fame is an interactive museum celebrating the history and excitement of college football. Opened in 2014, the Hall features over 50 exhibits, showcasing legendary players, coaches, and memorable moments in college football history. Visitors are welcomed with a wall of over 700 team helmets and can engage in immersive experiences like the Chick-fil-A Fan Experience, where they can test their skills on a 45-yard indoor field. With memorabilia, engaging displays, and interactive technology, the College Football Hall of Fame is a must-see for sports fans and a tribute to the passion of college football.



Centennial Yards

The Centennial Yards development in downtown Atlanta, Georgia, represents a transformative project aiming to revitalize 50 acres known as “The Gulch” near major city landmarks like Mercedes-Benz Stadium and State Farm Arena. With an investment of about \$5 billion, the project is intended to create a bustling urban neighborhood that blends residential, retail, and entertainment spaces. Managed by the Centennial Yards Company, a venture led by Los Angeles-based CIM Group, the development will integrate green public spaces and a pedestrian-friendly layout. The next phase, set to begin construction in 2024, will add 480,000 square feet of entertainment and retail, including “eatertainment” venues, a 233-room hotel, and a fan gathering plaza. This will serve as a social and commercial hub that enhances downtown Atlanta’s livability and appeal, especially ahead of the 2026 FIFA World Cup, which is expected to bring thousands of visitors to the area.

Alongside entertainment facilities, Centennial Yards will introduce residential spaces to expand the downtown population, with the current plan including two 18-story towers containing 300 apartments and 292 hotel rooms. This residential focus reflects the development’s broader goal of creating a self-sustaining urban community, expected to draw thousands of new residents to the area by 2025. The project incorporates a strong commitment to affordable housing, dedicating 20% of new units to affordability. This approach is designed to address community concerns over rising living costs associated with urban revitalization projects. To strengthen ties within the neighborhood, the Centennial Yards Company plans to engage minority and female-owned businesses for a substantial portion of its contracting work, aiming for a 38% minority and female business enterprise participation in overall project spending.

Sources: [Georgia Public Broadcasting/ 11Alive/ Discover Atlanta](#)



Centennial Yards 2026

At the heart of this revitalization is Centennial Yards, a massive development that promises to reshape the city's core and present a new face of Atlanta. With several ambitious projects nearing completion, here's what we can expect to see by the time the World Cup arrives.

By mid-2026, Centennial Yards and its surrounding developments will introduce a reimagined downtown Atlanta. The neighborhood will boast significant new additions that include:

- **The Lofts at Centennial Yards (open):** A residential address that's bringing a new wave of urban living options.
- **Wild Leap Brewery (open):** A local favorite, offering a prime spot for fans and visitors to unwind and experience Atlanta's craft beer scene.
- **Steele Bridge:** Set to be a hub for fan gatherings and brand activations, this space will become a centerpiece during major events.
- **The Mitchell:** Another residential offering in the district, further solidifying Centennial Yards as a prime destination for city living.
- **Parcel E1:** A new 292-key hotel, providing accommodations within the entertainment district.
- **Fan Gathering Plaza:** Located in the heart of the core entertainment district, this plaza will be a central spot for visitors to engage in festivities and enjoy the energy of downtown Atlanta.

In addition to the developments within Centennial Yards, South Downtown will also see major improvements. Focused on enhancing the experience for pedestrians moving from Five Points MARTA and Garnett MARTA to Mercedes-Benz Stadium, this neighborhood will see the renovation of historic buildings, refreshed storefronts and revamped streetscapes. The vision for South Downtown is to create a unique, historic urban environment in the midst of a modernizing city center.

Pictures: [Urbanize](#)

Source: [Discover Atlanta](#)



Downtown Atlanta

Downtown Atlanta is the historical and cultural heart of the city, housing a mix of government buildings, corporate headquarters, entertainment venues, and significant tourist attractions. Known for its vibrant energy and diverse architecture, the area includes iconic landmarks like the Georgia State Capitol, the Martin Luther King Jr. National Historical Park, and Centennial Olympic Park. This park, created for the 1996 Olympics, is a popular green space that draws both locals and visitors with its interactive fountains, public art, and events. The area is also home to major entertainment destinations like the Mercedes-Benz Stadium, State Farm Arena, and Georgia Aquarium, adding to its appeal as a center for both leisure and business.

Over recent years, downtown Atlanta has experienced substantial redevelopment aimed at creating a more connected, pedestrian-friendly environment. Projects like Centennial Yards and the Gulch redevelopment are set to add residential spaces, retail, and dining options, which will support a growing community of residents and entrepreneurs. These developments are part of the city's vision to create a 24/7 neighborhood that not only caters to daily commuters and tourists but also offers a balanced, livable community for full-time residents. Alongside new construction, efforts to preserve historic sites and integrate green spaces help maintain the area's unique character, blending Atlanta's historical roots with modern urban planning to sustain downtown's reputation as the cultural and commercial core of the city.



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

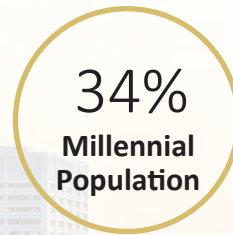
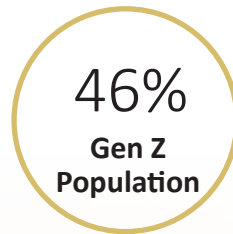
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024



(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

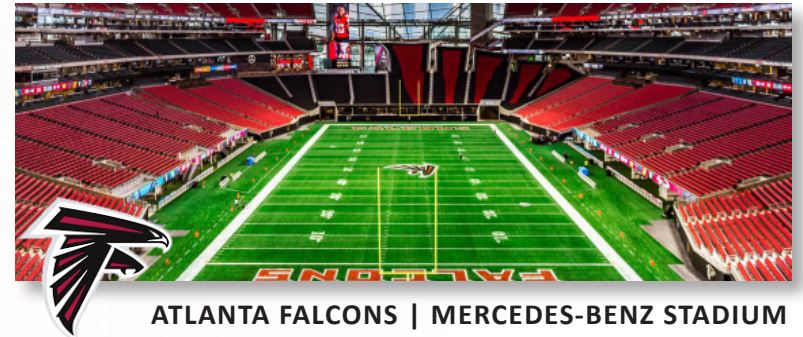
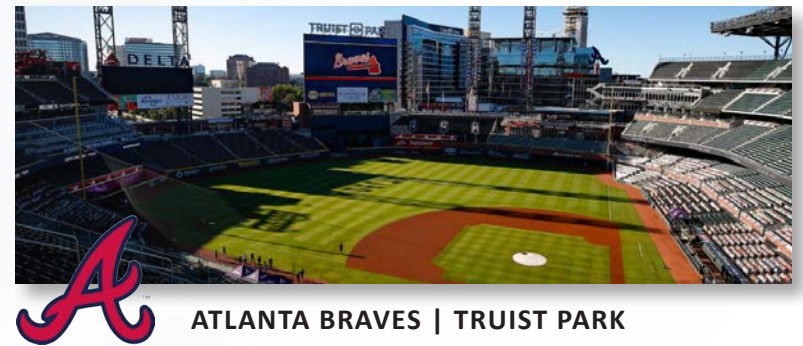
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



Demographics



POPULATION			
1 MILE	3 MILES	5 MILES	
19,803	175,601	340,971	

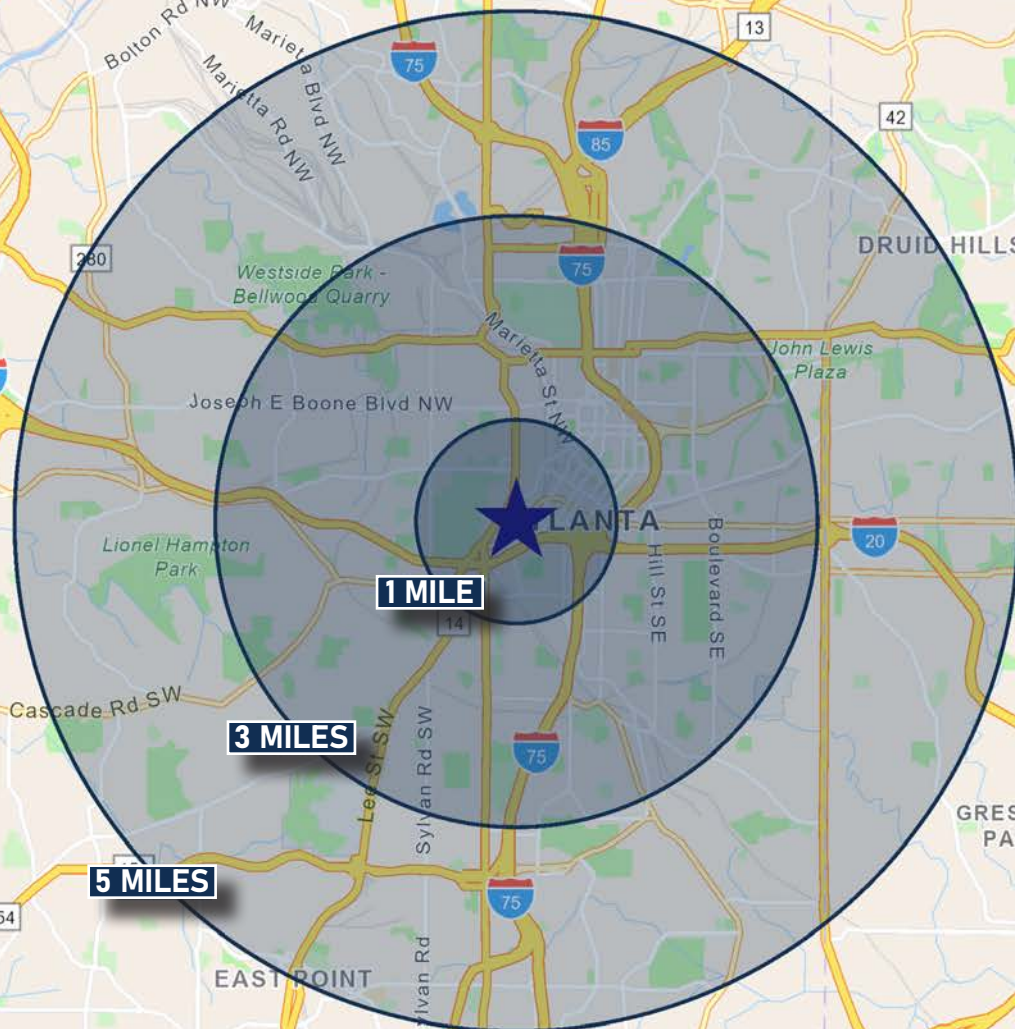


HOUSEHOLDS			
1 MILE	3 MILES	5 MILES	
6,789	80,768	156,682	



AVERAGE HOUSEHOLD INCOME			
1 MILE	3 MILES	5 MILES	
\$57,077	\$116,669	\$126,085	

Source: 2024 ESRI



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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<https://www.bullrealty.com/>



27

**YEARS IN
BUSINESS**



ATL
**HEADQUARTERED IN
ATLANTA, GA**

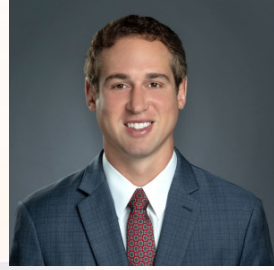
**LICENSED IN
8
SOUTHEAST
STATES**



TEAM PROFILE



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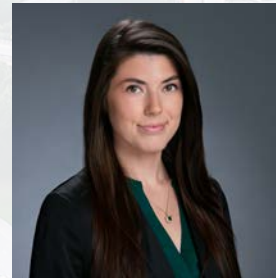
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AUBRI FRANKLIN
MARKETING



KATELYN WESTBROOK
MARKETING



SAM JENIA
MARKETING



TORI ROBB
MARKETING

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This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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