

342 MARIETTA ST.

UNIT #1, PIONEER NEON, ATLANTA, GA 30313

FOR SALE

2,382 SQFT OF COMMERCIAL LOFT SPACE

SHELLY MICHAEL
770.855.2536
smichael@swartzcocre.com

**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

SwartzCo Commercial Real Estate is proud to present unique commercial space located at 342 Marietta Street, Atlanta, GA 30313. Priced at \$625,000, this 2,382 square foot condo offers a rare chance to own a piece of Atlanta's architectural history in the heart of downtown.

Formerly home to EB Sports offices, this distinctive Pioneer Neon building features a sophisticated industrial loft-style interior with an organic layout tailored for creative professionals, tech companies, or boutique firms seeking a dynamic work environment. Direct entrance from street into a welcoming lobby, steps up to kitchen and two bathrooms, steps down to open area with built-in desks, 3 private offices, conference room and storage room. Rooftop deck is shared common area.

Positioned near Atlanta's premier attractions - including the Georgia Aquarium, World of Coca-Cola, Centennial Olympic Park, the College Football Hall of Fame, The Center, State Farm Arena, Mercedes-Benz Stadium and Centennial Yards - this property benefits from unmatched walkability and visibility. There is one dedicated parking space and several surface lots and parking decks nearby.

Zoned C-4 under the City of Atlanta's designation, this property allows for a flexible mix of commercial uses, making it ideal for businesses looking to thrive in one of Atlanta's most vibrant and high-traffic districts. HOA fees of \$537.00 per month cover common area maintenance and shared services, adding value and ease to ownership in this professionally managed setting.

For more information or to schedule a tour, please contact Shelly Michael.

HIGHLIGHTS

- 2,382 SQFT Condo
- \$625,000.00
- Centennial Park District
- HOA \$537.00/Month
- Within Zone for World Cup 2026
- Access to MARTA, Interstate & PATH trails linking to Beltline

// PHOTOS



// MAP OVERVIEW

CENTENNIAL PARK DISTRICT

Food & Drink

- 1 Atlanta Breakfast Club
- 2 Dos Bocas
- 3 Glenn's Kitchen
- 4 Centennial Grounds (Omni Hotel Lobby)
- 5 Der Biergarten
- 6 Jimmy Buffett's Margaritaville
- 7 Johnny Rockets
- 8 Kwan's Deli & Korean Kitchen
- 9 Max's Coal Oven Pizzeria
- 10 New South Kitchen
- 11 Rock's Chicken & Fries
- 12 Ruth's Chris Steak House
- 13 SkyLounge at the Glenn
- 14 Starbucks Café
- 15 STATS Brewpub
- 16 Ted's Montana Grill
- 17 The Cloakroom Kitchen & Bar
- 18 The Sun Dial Restaurant, Bar and View
- 19 The Yard Milkshake Bar
- 20 Thrive
- 21 Top Draft Sports Lounge
- 22 Twin Smokers BBQ

Event Venues

- 23 Adidas Room
- 24 Georgia World Congress Center
- 25 Legacy Test Kitchen
- 26 Mercedes-Benz Stadium
- 27 State Farm Arena
- 28 Tabernacle
- 29 Ventanas

Attractions & Retail

- ATL-Cruzers City Tours 30
- Atlanta Magic Theater 31
- Atlanta Souvenirs 32
- Centennial Olympic Park Visitors Center 33
- Chick-fil-A College Football Hall of Fame 34
- Children's Museum of Atlanta 35
- Cigar Times 36
- Circle K 37
- Georgia Aquarium 38
- Hello Atlanta 39 40
- The Home Depot Backyard 41
- National Center for Civil and Human Rights 42
- Peachtree Trolley 43
- SkyView Atlanta Ferris Wheel 44
- World of Coca-Cola 45

Hotels & Lodging

- Club Wyndham Atlanta and Margaritaville Vacation Club Atlanta 46
- Embassy Suites 47
- Glenn Hotel 48
- Hampton Inn and Suites 49
- Hilton Garden Inn 50
- Holiday Inn Express Atlanta Downtown 51
- Home2 Suites 52
- Omni Atlanta Hotel at CNN Center 53
- Reverb Hotel by Hard Rock 54
- Signia by Hilton Atlanta 55
- The American Hotel 56
- The Westin Peachtree Plaza 57



FALL/WINTER 2023

Centennial Park District Community



// LOCATION OVERVIEW



ABOUT THE AREA: DOWNTOWN

The prime downtown Atlanta location offers commercial real estate investors a rare opportunity to own property in a high-demand, high-traffic corridor just steps from the city’s most visited attractions. Its proximity to landmarks like the Georgia Aquarium and Centennial Olympic Park ensures consistent foot traffic, strong visibility, and long-term appreciation potential. Surrounded by major developments, offices, tourism, and entertainment, this site is perfectly positioned for stable income, future redevelopment, or adaptive reuse—making it a strategic investment in one of Atlanta’s most dynamic urban districts.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Tot. Population	40.900	243.300	439.200
# of Employees	35.900	212.800	374.800
Avg. Household Income	\$40.900	\$81.800	\$80.300

// BROKER PROFILES



Shelly Michael

Commercial Associate

770.855.2536

smichael@swartzcocre.com

Shelly Michael is a dedicated commercial real estate professional with a passion for economic development, business growth, and community impact. Born and raised in Atlanta, she has a deep understanding of the city's evolving market and unique commercial landscape.

Shelly specializes in helping clients navigate Atlanta's dynamic real estate market, identifying opportunities that align with their goals. She is committed to building strong relationships and delivering tailored solutions that drive long-term success. Passionate about inclusion and cultural awareness, Shelly is also involved in volunteer initiatives that support local businesses, seniors, and diverse communities.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



swartzcocre.com