

AtlantaBeltline

25,500 VPD

Instead of
Flowers

Awesome Ink
Studios

✓ Price	\$1,128,000
✓ Cap Rate	8.50%
✓ NOI	\$95,913

Trophy Multi-Tenant Value-Add Retail with Owner-User Opportunity Atlanta BeltLine Investment

1331 Marietta Blvd, Suite E, F, G, H, I, J & K, Atlanta, GA 30318

AtlantaBeltline



CHARTER
REALTY

Trophy Multi-Tenant Value-Add Retail with Owner-User Opportunity Atlanta BeltLine Investment

1331 Marietta Blvd, Suite E, F, G, H, I, J & K,
Atlanta, GA 30318



Investment Contacts:

Spencer O'Donnell

Managing Director
Charter Realty
(714) 400-6267
spencer@charterrealty.com

Nate Riso

Vice President
EXP Commercial
Georgia License No. 320749
(404) 556-5656
nate@risore.com

William Crane

Director
Charter Realty
(404) 538-8091
wcrane@charterrealty.com

Cormac O'Hagan

Associate
Charter Realty
(503) 830-8167
cormac@charterrealty.com

Chris Timboe

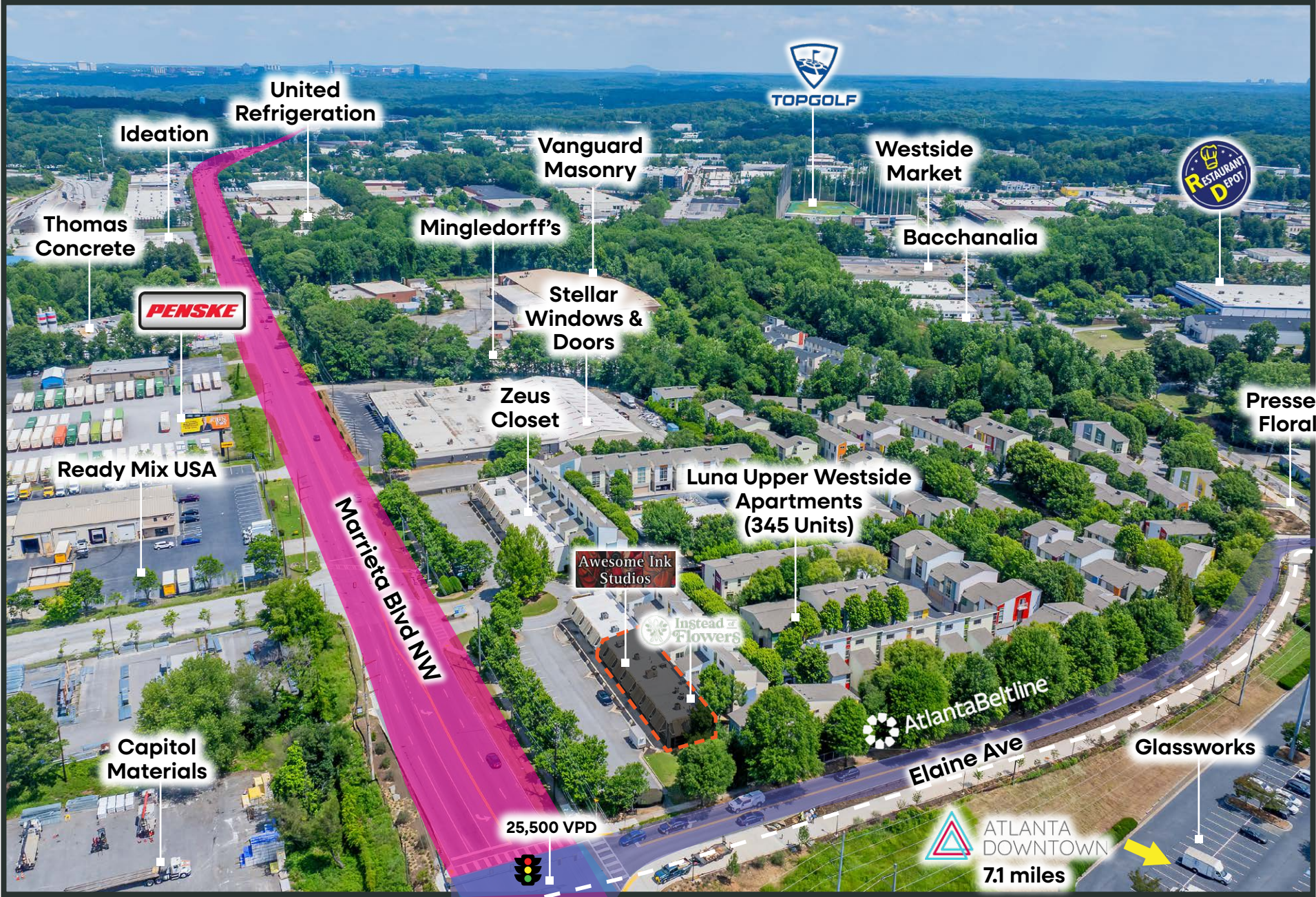
Associate
Charter Realty
(415) 716-4408
chris@charterrealty.com



TABLE OF CONTENTS

Aerial Overview	3
Investment Overview	4
Investment Highlights	5
Lease Abstract / Offering Summary	6
Site Plan	7
Amenity Map	8
Demographics - 3, 5, & 10 Mile Rings	9
Demographics - 15 Minute Drive Time	10
City Overview – Atlanta, GA	11
Tenant Overview	12
Contacts	13

Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire Suites E, F, G, H, I, J and K at 1331 Marietta Boulevard NW, a trophy two-tenant value-add retail investment located directly on Atlanta's BeltLine. Offered at \$1,128,000, the property provides investors with an attractive 8.5% capitalization rate and a low-barrier entry point into one of Atlanta's most dynamic urban redevelopment corridors.

The offering consists of seven commercial suites currently leased to two tenants: Instead of Flowers and Awesome Inc Studios. While the existing tenancy provides in-place income, the short-term lease structure creates significant flexibility for investors, owner-users, and future tenants seeking control of highly desirable BeltLine-fronting commercial space. The property is especially compelling for food, beverage, catering, commissary, ghost kitchen, restaurant, creative studio, experiential retail, and service-oriented users.

A major differentiator is the property's extensive food-service infrastructure, including a grease trap, full 16-foot hood system, four HVAC systems, four-compartment sinks, an 8' x 8' walk-in cooler, and an 8' x 8' walk-in freezer. This infrastructure materially reduces build-out costs for future food-oriented users and creates owner-user appeal that is difficult to replicate in a supply-constrained intown Atlanta location.

The property benefits from frontage along Marietta Boulevard NW, monument signage, approximately 27 surface parking spaces, and traffic exposure of approximately 25,500 vehicles per day at the intersection. Most importantly, the asset offers immediate Atlanta BeltLine access — users can step directly out of the property and onto the BeltLine, creating a rare direct connection to one of the most important real estate value drivers in the Southeast.

The investment thesis is centered on the property's irreplaceable BeltLine positioning. The Atlanta BeltLine is a 22-mile urban redevelopment corridor connecting 45 intown neighborhoods through trails, parks, future transit, public art, housing, and economic development. Along Marietta Boulevard, the BeltLine's Westside Trail Segment 3 extends from Law Street to Huff Road, directly reinforcing the long-term value of commercial real estate within this corridor.

This offering represents a rare opportunity to acquire a high-yield, low-price-point Atlanta BeltLine investment with in-place cash flow, short-term lease flexibility, owner-user appeal, existing commercial kitchen infrastructure, surface parking, monument signage, and long-term value creation potential in one of the Southeast's most important urban growth markets.

Property Details:



Building Size

3,650 SF



Parcel No. (APN)

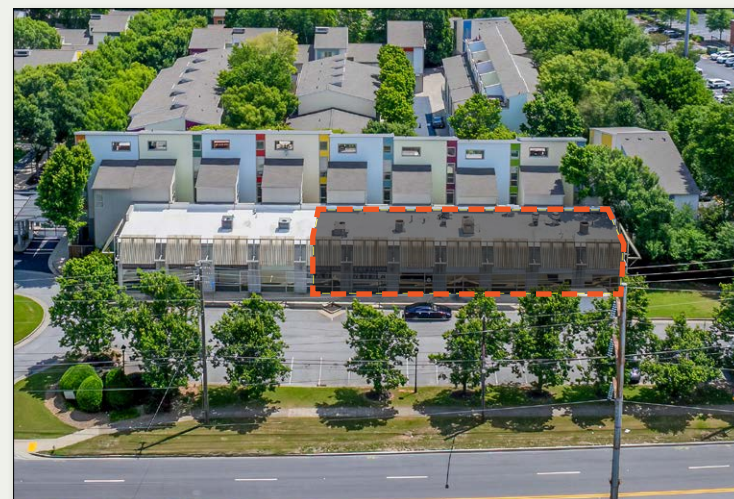
17 019100072812

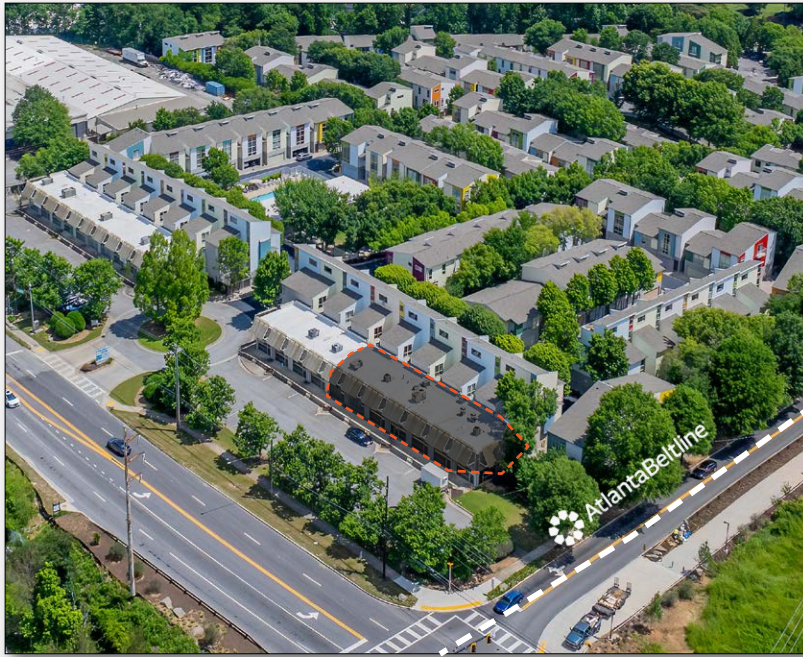


**27 Surface
Parking Spaces**



**Monument
Signage**





Investment Highlights

- ✓ **Atlanta BeltLine Investment Opportunity** – Rare opportunity to acquire income-producing commercial real estate directly on one of the most transformative urban redevelopment corridors in the United States
- ✓ **Immediate BeltLine Access** – Users can step directly out of the property and onto the Atlanta BeltLine, creating a highly differentiated location advantage for tenants, customers, employees, and future users
- ✓ **High-Yield 8.5% Cap Rate** – Attractive going-in yield for an intown Atlanta BeltLine-positioned retail asset
- ✓ **Low Barrier to Entry (\$1.128M)** – Compelling small price point providing investors and owner-users access to a highly desirable Atlanta growth corridor
- ✓ **Seven Commercial Suites (E, F, G, H, I, J & K)** – Offering consists of Suites E, F, G, H, I, J & K, creating a flexible multi-suite footprint that supports continued two-tenant operation, future owner-user occupancy, or reconfiguration
- ✓ **Trophy Multi-Tenant Value-Add Retail** – Multi-suite retail configuration with two in-place tenants and future flexibility for repositioning, owner-user occupancy, or lease restructuring
- ✓ **Owner-User Optionality** – Short-term lease structure creates the ability for a future owner-user to occupy all or a portion of the property over time
- ✓ **Significant Food-Service Infrastructure** – Existing grease trap, full 16-foot hood system, four HVAC systems, four-compartment sinks, 8' x 8' walk-in cooler, and 8' x 8' walk-in freezer reduce future build-out costs for food-oriented users
- ✓ **Ideal for Food, Commissary, Catering or Restaurant Use** – Existing infrastructure supports a wide range of food-service concepts, including catering, prepared meals, restaurant production, commissary kitchen, ghost kitchen, and specialty food operators
- ✓ **Short-Term Lease Flexibility** – Existing leases provide in-place income while preserving near-term upside through re-tenanting, owner-user conversion, rental increases, or repositioning
- ✓ **Atlanta BeltLine Growth Corridor** – Positioned within the path of continued investment, trail connectivity, adaptive reuse, residential growth, and retail demand along Atlanta's Westside
- ✓ **Marietta Boulevard Frontage** – Strong visibility along a key Westside Atlanta corridor connecting surrounding neighborhoods, creative office, industrial adaptive reuse, retail, and BeltLine-oriented development
- ✓ **Monument Signage** – Existing signage infrastructure provides strong tenant visibility and branding opportunity
- ✓ **27 Surface Parking Spaces** – On-site parking is a significant advantage for retail, food-service, studio, and owner-user operations in an increasingly dense intown market
- ✓ **25,500 Vehicles Per Day** – Traffic exposure at the intersection supports retail visibility and customer access
- ✓ **Creative / Production Tenant Appeal** – Existing tenant mix and building configuration support creative studio, production, food-service, experiential, and service-oriented users
- ✓ **Long-Term Land Value Story** – The property offers investors a rare combination of income, flexibility, infrastructure, parking, and BeltLine-positioned dirt in a rapidly changing Atlanta submarket

Income & Expense

Income	
Annual Rent	\$110,211
Additional Rent	\$8,213
Total Rent	\$118,424
Operating Expense	
Property Taxes	\$13,703
Condo Fee (includes Structure Insurance, Water & Grounds)	\$8,808
NET OPERATING INCOME	\$95,913



Offering Summary

Price	\$1,128,000
Price / Sq. Ft	\$309
Cap Rate	8.50%
NOI	\$95,913

Rent Roll

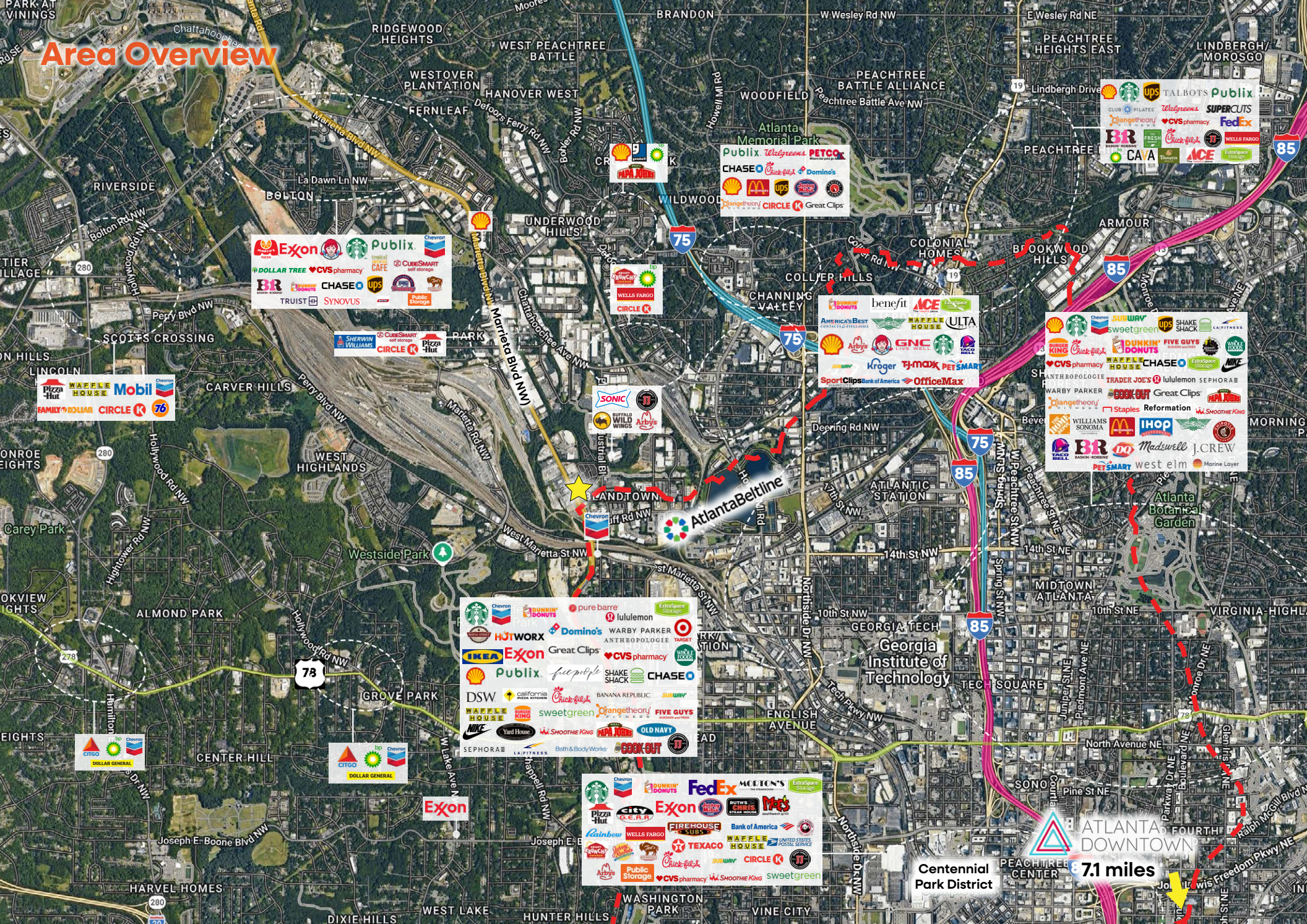
Tenant	Guarantor	Lease Type	Square Footage	Lease Expiration	Lease Term Remaining	Annual Rent	Annual Rent PSF	Additional Rent	Rental Escalations	Option Periods
Instead of Flowers	KEVMARKEN LLC	Modified Gross	2,400 SF	Mar-31-2027	0.6 Years	\$77,211	\$32.17	8,213	Dec-1-2026: 5% Increase on Base Rent, Additional Rent Increases to \$1,000/Month	None
Awesome Ink Studios, LLC*	Awesome Ink Studios, LLC	Net	1,250 SF	Feb-28-2027	0.7 Years	\$33,000	\$26.40	-	5% Annual	None
TOTALS			3,650 SF			\$110,211		\$8,213		



Aerial



Area Overview



Demographics

1 Mile Radius:



Total Population: 8,052
Households: 3,153
Daytime Population: 13,679
Median Age: 31.9



Average Household Income: \$174,665
Median Household Income: \$130,993

3 Mile Radius:



Total Population: 147,369
Households: 71,108
Daytime Population: 185,100
Median Age: 32.8



Average Household Income: \$152,302
Median Household Income: \$106,846

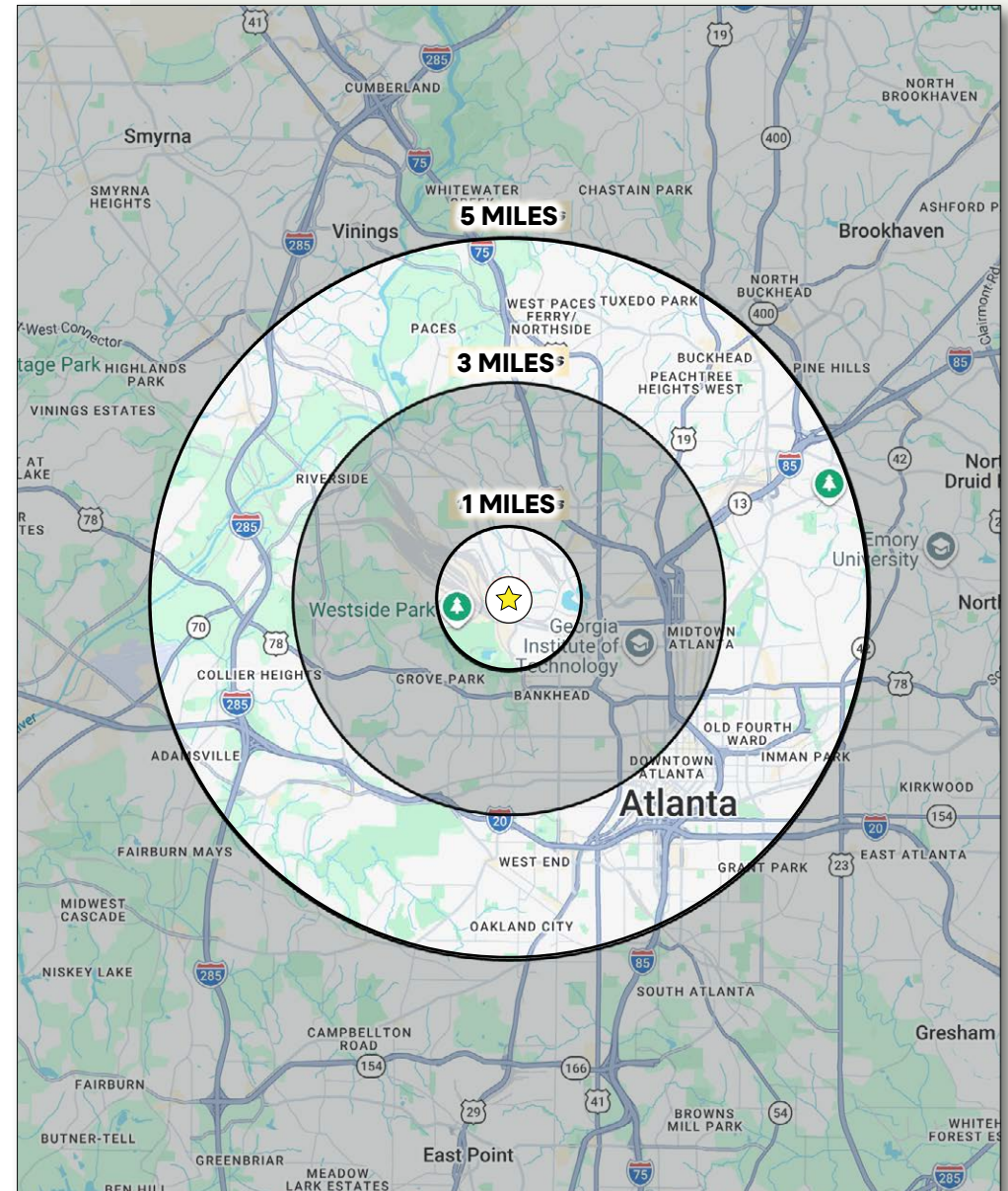
5 Mile Radius:



Total Population: 356,765
Households: 173,108
Daytime Population: 421,092
Median Age: 34.6



Average Household Income: \$154,144
Median Household Income: \$104,930



Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B



\$4,087,709,439

EDUCATION

Bachelor's Degree or Higher



67%

OWNER OCCUPIED HOME VALUE

Average



\$685,768

TAPESTRY SEGMENTS

Heartland Communities
4,987 households

Loyal Locals
3,262 households

Hometown Charm
2,724 households

Socioeconomic Traits

These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.

Socioeconomic Traits

These affluent urban professionals, often highly educated and unmarried, live in dense metros and work in high-paying fields. They typically rent in high-rises, often work remotely, and face high housing costs.

Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

Household Types

Singles living alone

Household Types

Singles living alone; married couples with no kids

Household Types

Singles living alone; married couples with no kids

Typical Housing

High Rises

Typical Housing

Multi-Unit

Typical Housing

Multi-Unit

ANNUAL HOUSEHOLD SPENDING

\$5,832

Eating Out

\$3,505

Apparel & Services

\$10,105

Groceries

\$329

Computer & Hardware

\$9,229

Health Care

KEY FACTS

✓ Population: 236,450

✓ Median Age: 32.9

✓ Median Household Income: \$97,840

✓ Daytime Population: 435,186

City Overview – Atlanta, GA

Economic Capital of the Southeast | Global Transportation Hub | Top-Tier Growth Market

Atlanta is the economic and cultural capital of the Southeast, supported by one of the nation's most diverse employment bases, a globally connected airport, major corporate headquarters, leading universities, healthcare systems, logistics infrastructure, and a deep creative economy. The city continues to attract companies, talent, residents, entrepreneurs, and institutional capital across a broad range of industries.

Metro Atlanta is one of the largest metropolitan economies in the United States, with more than 6.4 million residents across the Atlanta-Sandy Springs-Roswell metropolitan area. The region has emerged as the sixth-largest metro area in the country and continues to rank among the nation's leading markets for population growth, business expansion, and long-term investment activity.

Hartsfield-Jackson Atlanta International Airport is one of the world's most important transportation assets, consistently ranking as the world's busiest airport by passenger traffic. The airport reinforces Atlanta's role as a global business, logistics, tourism, and corporate headquarters hub, supporting the region's ability to attract companies, talent, visitors, and capital from across the world.

Metro Atlanta is home to a significant concentration of Fortune 500 and Fortune 1000 companies, creating one of the strongest corporate ecosystems in the country. Major industries include logistics, technology, healthcare, financial services, professional services, media, entertainment, education, and advanced manufacturing.

The region's economic foundation is further strengthened by leading education and healthcare institutions, including Georgia Tech, Emory University, Georgia State University, Morehouse College, Spelman College, and major regional healthcare systems. These institutions support a highly educated workforce, innovation, entrepreneurship, research, and steady employment growth across technology, healthcare, biosciences, professional services, and research-driven industries.

Atlanta's population growth, corporate base, airport connectivity, and relative affordability compared with coastal gateway markets have made it one of the most important investment markets in the United States.

For commercial real estate investors, Atlanta offers a rare combination of scale, growth, liquidity, corporate demand, and neighborhood-level redevelopment opportunities.



Key Facts

- ✓ **Metro Population:** 6.4+ Million Residents
- ✓ **U.S. Metro Ranking:** 6th Largest Metropolitan Area in the United States
- ✓ **Airport:** Hartsfield-Jackson Atlanta International Airport – World's Busiest Airport by Passenger Traffic
- ✓ **State Capital:** Capital of Georgia and Economic Center of the Southeast
- ✓ **Major Industries:** Logistics, Technology, Healthcare, Financial Services, Professional Services, Media & Entertainment
- ✓ **Higher Education Anchors:** Georgia Tech, Emory University, Georgia State University, Morehouse College & Spelman College
- ✓ **Regional Connectivity:** Interstates 75, 85, 20 & 285
- ✓ **Employment Base:** 3.1+ Million Nonfarm Jobs in the Atlanta Metro Area
- ✓ **Population Growth:** Among the Nation's Leading Metro Areas for Population Growth
- ✓ **Redevelopment Catalyst:** Atlanta BeltLine – 22-Mile Urban Redevelopment Corridor Connecting 45 Intown Neighborhoods
- ✓ **Investment Appeal:** Strong Population Growth, Corporate Relocations, Job Creation & Continued Urban Redevelopment

City Overview – Atlanta, GA

Intown Redevelopment | Westside Growth | BeltLine-Oriented Investment

Within Atlanta, intown neighborhoods have experienced substantial reinvestment driven by walkability, adaptive reuse, trail connectivity, mixed-use development, and demand for urban retail and service-oriented businesses. The city's commercial growth has increasingly followed infrastructure investment, with the Atlanta BeltLine serving as one of the most important catalysts for neighborhood transformation.

The Westside has emerged as one of Atlanta's most active redevelopment corridors, supported by adaptive reuse projects, creative office users, food and beverage concepts, residential growth, entertainment destinations, and expanding BeltLine connectivity. Former industrial corridors along and near Marietta Boulevard have increasingly attracted creative, production, restaurant, showroom, fitness, studio, and experiential retail uses.

This shift has created strong demand for flexible commercial properties that can serve both traditional retail users and modern experiential or production-oriented tenants. Properties with parking, signage, food-service infrastructure, flexible layouts, and direct BeltLine access are increasingly difficult to replicate as land values rise and redevelopment continues throughout the corridor.

1331 Marietta Boulevard NW is positioned to benefit directly from these trends. The property offers an unusual combination of in-place income, short-term lease flexibility, food-service infrastructure, surface parking, monument signage, and immediate BeltLine access. As Atlanta's Westside continues to mature, the asset provides investors with both near-term yield and long-term repositioning optionality.



Beltline Overview



Direct Trail Access | 22-Mile Redevelopment Corridor | Westside Growth Catalyst

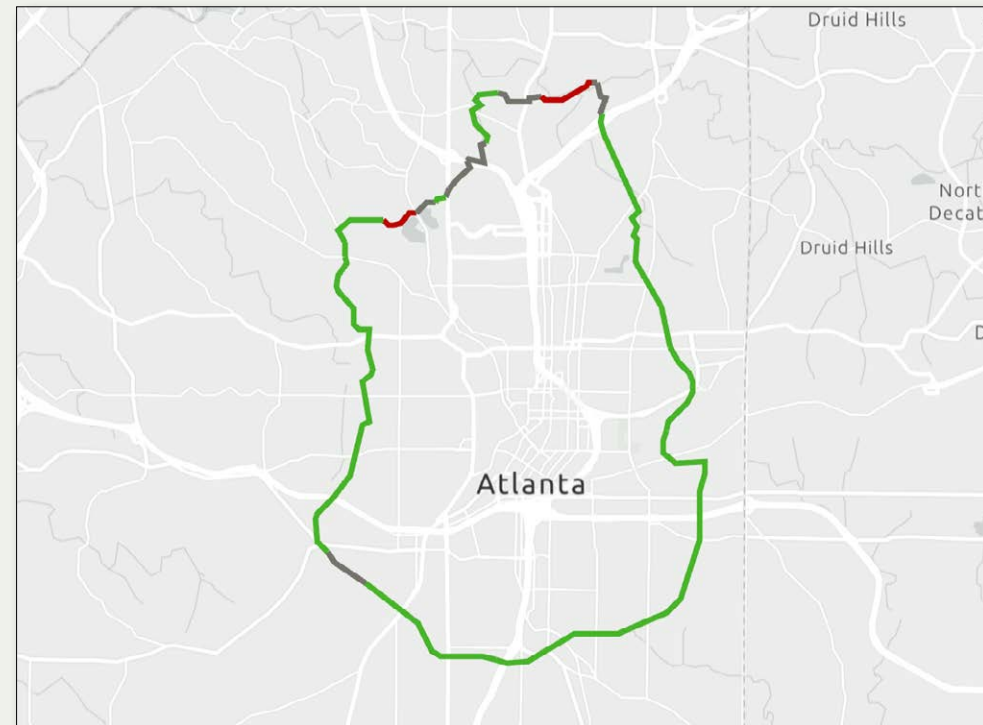
The subject property enjoys immediate adjacency to the Atlanta BeltLine's Westside Trail. Unlike properties that merely benefit from BeltLine proximity, users can step directly from the property onto the trail network, creating a rare connection to surrounding neighborhoods, recreation amenities, retail destinations, and ongoing redevelopment activity throughout Atlanta's Westside.

The Atlanta BeltLine is one of the largest and most ambitious urban redevelopment projects in the United States. The project is transforming a historic 22-mile railroad corridor into a connected loop of multi-use trails, parks, future transit, affordable housing, public art, and economic development infrastructure linking 45 intown Atlanta neighborhoods.

The BeltLine has become one of Atlanta's most important real estate value drivers, reshaping development patterns and creating demand for walkable, trail-oriented retail, residential, office, hospitality, and mixed-use projects. As additional trail segments open and connectivity improves, properties located directly on the corridor continue to benefit from increased visibility, pedestrian and bicycle activity, neighborhood investment, and long-term land value appreciation.

The Westside Trail is a critical component of the broader BeltLine system. Westside Trail Segment 3 runs along Marietta Boulevard from Law Street to Huff Road and opened in 2022, improving connectivity through one of Atlanta's most important redevelopment corridors. This segment strengthens the relationship between the BeltLine, Westside neighborhoods, adaptive reuse projects, creative businesses, and commercial properties along Marietta Boulevard.

For 1331 Marietta Boulevard NW, the BeltLine is the core investment story. Beyond the in-place cash flow, the opportunity is to control flexible commercial space with direct access to Atlanta's most powerful long-term redevelopment catalyst.



Beltline Snapshot

- ✓ **Project Scale:** 22-mile historic rail corridor redevelopment
- ✓ **Neighborhood Connectivity:** Designed to connect 45 intown Atlanta neighborhoods
- ✓ **Program Elements:** Trails, parks, future transit, housing, public art, economic development, and neighborhood connectivity
- ✓ **Westside Trail Segment 3:** 1.22-mile mainline trail segment running along Marietta Boulevard from Law Street to Huff Road
- ✓ **Opening:** Westside Trail Segment 3 opened in October 2022
- ✓ **Subject Property Access:** Users can step directly from the property onto the Atlanta BeltLine
- ✓ **Investment Thesis:** Direct BeltLine access supports long-term demand for retail, food-service, studio, experiential, and mixed-use commercial real estate
- ✓ **Subject Property Relevance:** 1331 Marietta Boulevard NW offers rare low-price-point access to income-producing commercial space directly on Atlanta's BeltLine growth corridor

Tenant Overview



Instead of Flowers is an Atlanta-based gourmet meal delivery company specializing in prepared meals designed for gifting, family support, and special occasions. The company operates with a food-production model that aligns well with the property's extensive kitchen infrastructure, including the hood system, grease trap, walk-in cooler, and walk-in freezer. Instead of Flowers serves customers seeking a more personal alternative to traditional gifts, offering chef-prepared meals delivered directly to recipients.



Awesome Inc Studios is an Atlanta-based creative studio specializing in animation, motion design, and production services. The company is woman-owned and Atlanta-based, with a creative platform serving commercial, entertainment, and media clients. Awesome Inc's presence at the property reinforces the building's appeal to creative, studio, production, and experiential users that are increasingly drawn to Atlanta's Westside and BeltLine-adjacent neighborhoods.



Trophy Multi-Tenant Value-Add Retail with Owner-User Opportunity

Atlanta BeltLine Investment

1331 Marietta Blvd, Suite E, F, G, H, I, J & K, Atlanta, GA 30318



Investment Contacts:

Spencer O'Donnell

Managing Director

Charter Realty

(714) 400-6267

spencer@charterrealty.com

Nate Riso

Vice President

EXP Commercial

Georgia License No. 320749

(404) 556-5656

nate@risore.com

William Crane

Director

Charter Realty

(404) 538-8091

wcrane@charterrealty.com

Cormac O'Hagan

Associate

Charter Realty

(503) 830-8167

cormac@charterrealty.com

Chris Timboe

Associate

Charter Realty

(415) 716-4408

chris@charterrealty.com

This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Image Disclaimer

All photographs, renderings, maps, and other visual materials contained in this Offering Memorandum are provided solely for illustrative and informational purposes. Some images may include stock photography or digitally enhanced visuals and are not necessarily representative of the actual condition, features, or surroundings of the property. Charter Realty and the Seller make no representations or warranties, express or implied, as to the accuracy, authenticity, or relevance of any images provided. No guarantees are made regarding current property conditions, and no part of the visual content should be relied upon as forming the basis for any investment decision. Prospective purchasers are advised to conduct independent inspections and due diligence.

Copyright Disclaimer

All images, illustrations, and other visual content included in this Offering Memorandum are either the property of Charter Realty, licensed for use, or believed to be in the public domain. Any inadvertent use of copyrighted material is unintentional. If you are the rightful owner of any image used herein and believe it has been included in error, please contact Charter Realty immediately. Upon notification, we will promptly remove or replace the material in question.

Charter Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties as to content, accuracy, and reliability. This publication is the copyrighted property of Charter Realty and/or its licensor(s) © 2026. All rights reserved.