

955 W. Marietta St. NW

Atlanta, Georgia 30318

West Midtown | Income-Producing | Adaptive Reuse Opportunity

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

955 W. Marietta St. NW presents a rare opportunity to acquire a standalone commercial asset positioned within Atlanta's rapidly evolving West Midtown submarket. The Property currently generates approximately \$360,000 annually and benefits from near-term lease rollover flexibility, creating a compelling investment opportunity.

Positioned along W. Marietta Street with connectivity to Atlanta's expanding BeltLine and Westside trail network, the asset combines in-place income with long-term strategic optionality within one of Atlanta's most supply-constrained commercial corridors.

Investment Highlights

- \$360,000 Annual In-Place Income
- Lease Expiration June 2026
- Standalone Two-Level Commercial Asset
- ±5,825 SF Rentable Area
- 1,000+ SF Outdoor Patio
- BeltLine Adjacent Location
- Adaptive Reuse / Creative Commercial
- Strong West Midtown Demand Drivers

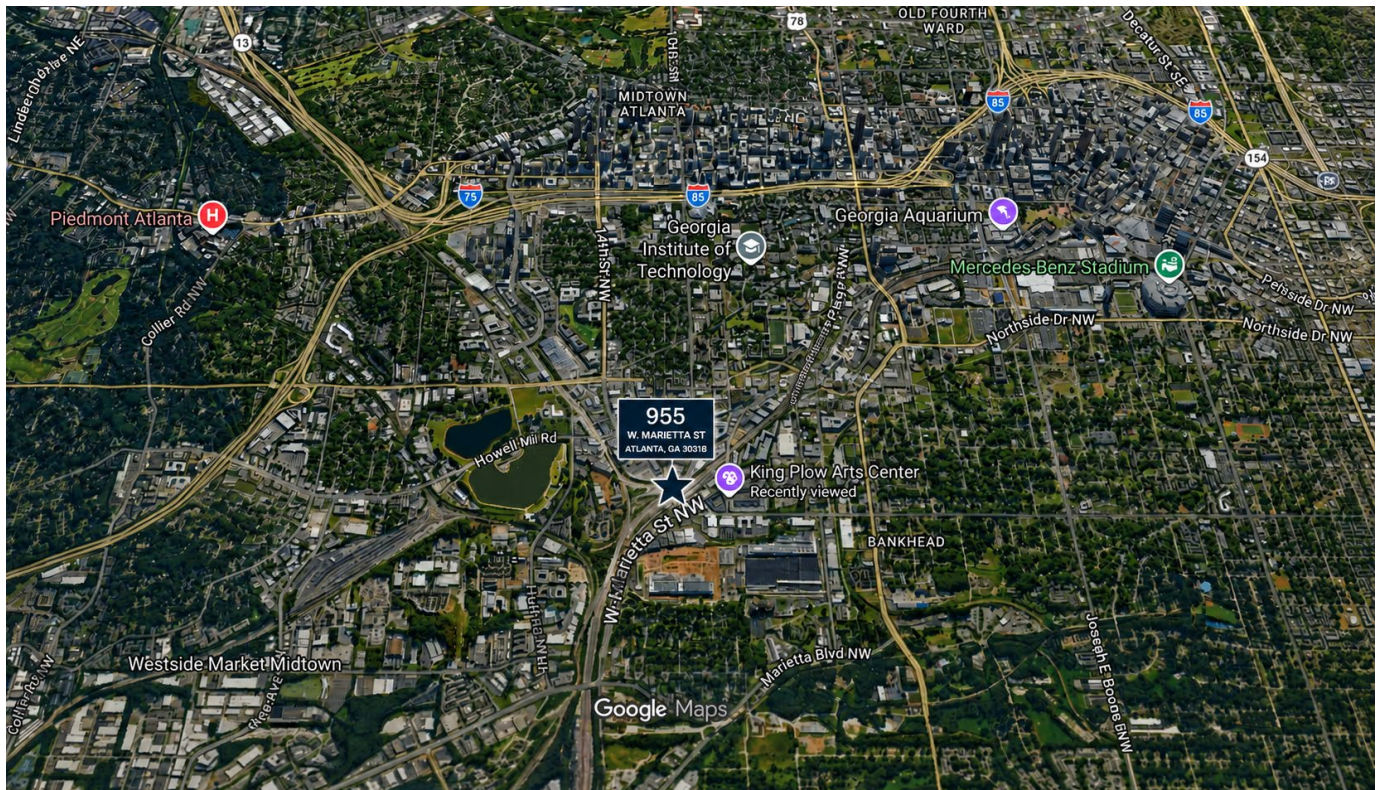


PROPERTY OVERVIEW

Property Detail	Information
Purchase Price	\$3,500,000
Building Footprint	3,070 SF
Rentable Area	±5,825 SF
Outdoor Patio	1,000+ SF
Stories	Two
Zoning	MRC-3

Location Advantages

- Prime West Midtown / Upper Westside Location
- Frontage on W. Marietta Street
- Immediate Access to I-75 / I-85 / I-20
- BeltLine Connectivity via Nearby Trail Access
- Dense Residential Growth Corridor
- Strong Creative Office & Hospitality Demand Direct BeltLine Connectivity



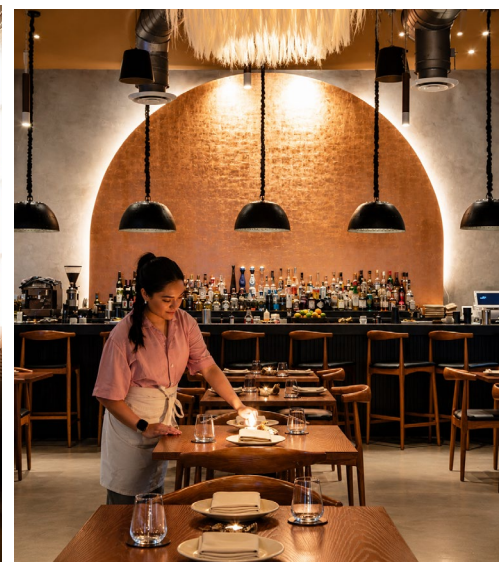
WEST MIDTOWN MARKET POSITIONING

West Midtown continues to evolve as one of Atlanta's most dynamic mixed-use districts, driven by adaptive reuse development, institutional capital investment, and sustained residential growth. Historically industrial in character, the submarket has transformed into a highly sought-after commercial corridor attracting experiential retail, hospitality concepts, creative office users, and long-term investment capital.

Positioned along the expanding W. Marietta corridor, the Property benefits from increasing connectivity to Atlanta's broader Westside trail and BeltLine network while remaining outside the congestion and saturation of the Howell Mill retail corridor. Continued infrastructure investment and neighborhood densification are expected to further strengthen long-term demand fundamentals throughout the surrounding area.

Market Drivers

- Institutional investment activity
- Adaptive reuse and creative commercial growth
- Strong residential densification
- Limited standalone commercial inventory
- Expanding Westside connectivity infrastructure
- Continued experiential retail and hospitality demand



STRATEGIC INVESTMENT HIGHLIGHTS

In-Place Income with Near-Term Strategic Flexibility

The Property currently generates approximately \$360,000 in annual income while preserving future optionality through near-term lease rollover.

Scarcity of Standalone Adaptive Reuse Product

Standalone commercial assets with outdoor experiential components remain exceptionally limited within West Midtown, particularly along the evolving W. Marietta growth corridor

Positioned Within an Expanding Commercial Corridor

The surrounding submarket continues benefiting from institutional investment, residential densification, and expanding Westside connectivity infrastructure supporting long-term commercial demand.

Experiential Commercial Potential

The Property's two-level configuration, outdoor patio, and adaptive reuse character create strong positioning for hospitality, creative commercial, or owner-user strategies.

Multiple Exit Strategies

The asset supports a variety of investment approaches including stabilized hold, re-tenanting, repositioning, or future owner-user occupancy.





CONTACT INFORMATION

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**This Offering Memorandum has been prepared solely for informational purposes and does not constitute an offer to sell or solicitation to purchase the Property.