

PRIME INVESTMENT FOR SALE

SALE PRICE: \$11,995,000

314 Luckie St NW Atlanta, GA 30313



Ayanna Echols
(678) 320-4800

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DISCLAIMER

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

PROPERTY SUMMARY

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



PROPERTY HIGHLIGHTS

- Suitable for boutique hotel, mixed-use vertical development, experiential retail
- Prime location in Downtown Atlanta
- Immediate connectivity to I-75/I-85 (Downtown Connector)
- Direct access to I-20 east-west corridor
- Regional connectivity to GA-400 and I-285 within minutes
- Highly visible street frontage
- Walkable to major hospitality and attractions
- Strong redevelopment comps in surrounding blocks

OFFERING SUMMARY

Sale Price:	\$11,995,000
Lot Size:	35,743 SF
Building Size:	14,680 SF

DEMOGRAPHICS	3 MILES	5 MILES	9 MILES
Total Households	93,264	170,858	368,474
Total Population	191,259	361,966	820,995
Average HH Income	\$127,978	\$132,387	\$135,191

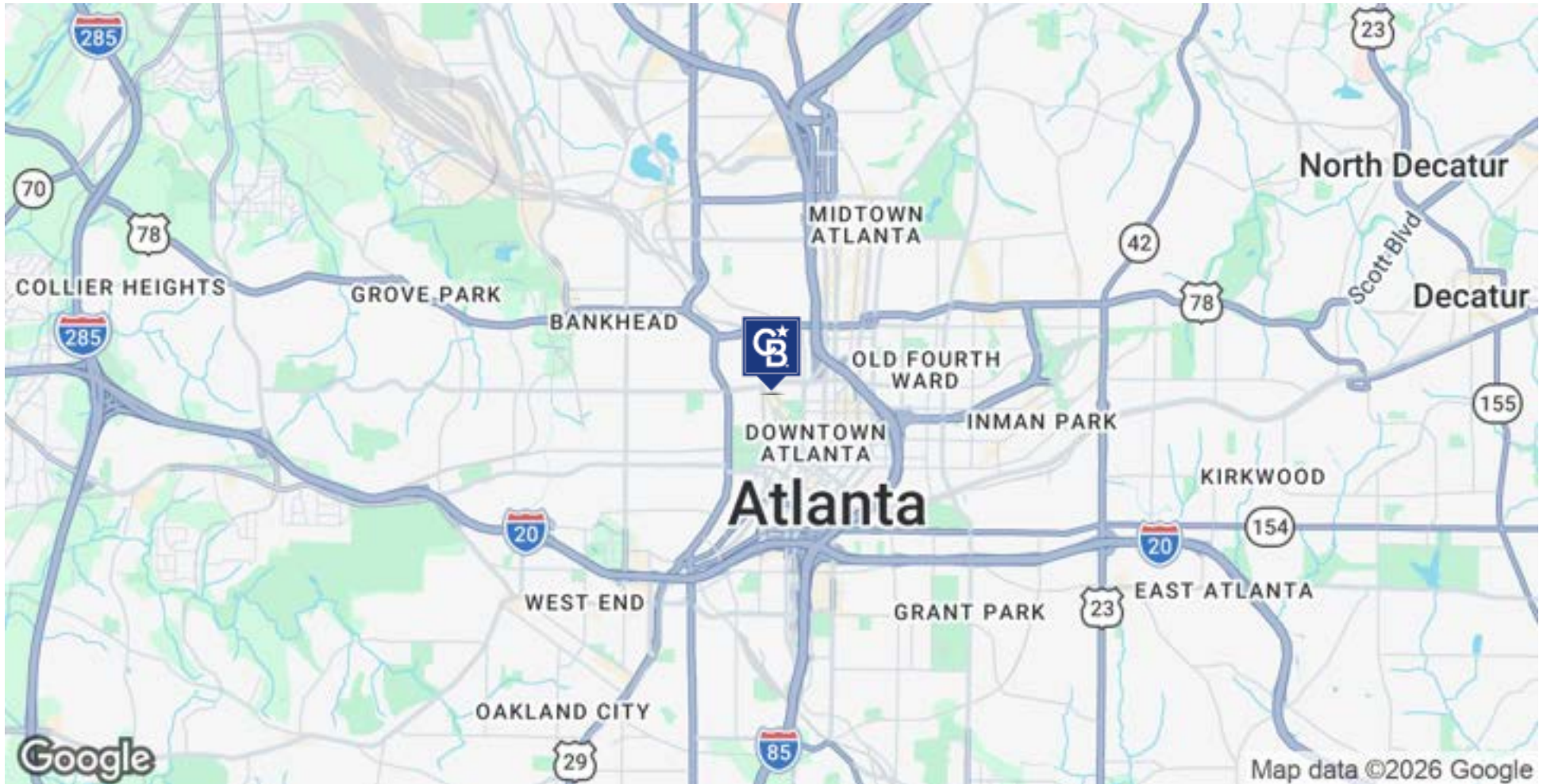
Ayanna Echols
(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

LOCATION MAP

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



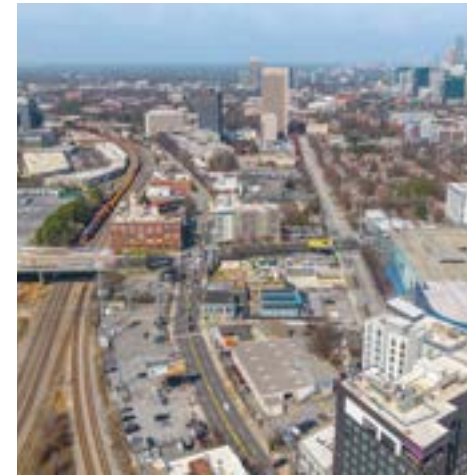
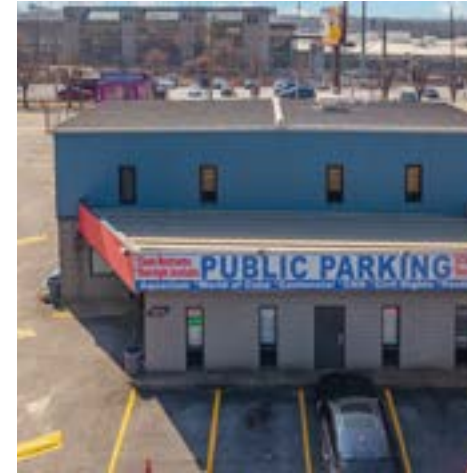
Ayanna Echols
(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

ADDITIONAL PHOTOS

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DESCRIPTIONS

314 LUCKIE STREET NW

314 Luckie St NW Atlanta, GA 30313



PROPERTY DESCRIPTION

Introducing a compelling opportunity for prospective Special Purpose/Other investors, this 14,680 SF building at 314 Luckie St NW offers a prime investment in the bustling Downtown Atlanta area. Zoned SPI-1-SA5, this property presents a versatile canvas for a wide range of ventures. Whether poised for adaptive reuse, conversion, or redevelopment, its strategic location and substantial size make it a standout asset for forward-thinking investors. With ample space and strategic zoning, this property is primed to meet the needs of diverse investment objectives, positioning itself as an appealing prospect in the vibrant heart of Downtown Atlanta.

LOCATION DESCRIPTION

314 Luckie Street NW is a rare urban infill parcel in the heart of downtown Atlanta's Centennial Olympic Park corridor, steps from State Farm Arena, Mercedes-Benz Stadium, the Georgia World Congress Center and the Centennial Yards Development. The Special District Zoned (SP-5) site offers exceptional pedestrian exposure within one of the Southeast's highest event-driven traffic zones. With limited remaining development parcels in this micro-location, the property presents a prime opportunity for hospitality, multifamily, mixed-use, or experiential redevelopment. Positioned for long-term appreciation and catalyst-driven growth, it represents a generational downtown investment play.

Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

MARKET OVERVIEW

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Population Trend



* Extended Inbound Commuters overlaps Out-of-Market Visitors.

Top Visited Places

Central Atlanta Progress Bldg
314 Luckie St, Atlanta, GA

Rank	Name	City	Total Visits
1	Centennial Park (District) 200 Marietta St NW, Atlanta, GA 30313	Atlanta	26,984
2	Georgia State University 140 Edgewood Ave SW, Atlanta, GA 30303	Atlanta	10,360
3	Georgia Aquarium 225 Baker St NW, Atlanta, GA 30313	Atlanta	5,158
4	State Farm Arena 1 State Farm Dr, Atlanta, GA 30303	Atlanta	2,584
5	Emory University Hospital Midtown 200 W Peachtree St NW, Atlanta, GA 30308	Atlanta	1,868
6	Atlanta Marriott Marquis 265 Peachtree Center Avenue, Atlanta, GA 30303	Atlanta	1,268
7	Centennial Olympic Park 255 Park Ave SW, Atlanta, GA 30333	Atlanta	1,264
8	The Westin Peachtree Plaza, Atlanta 270 Peachtree St. NW, Atlanta, GA 30303	Atlanta	1,144
9	Hyatt Regency Atlanta 265 Peachtree St NW, Atlanta, GA 30303	Atlanta	1,100
10	World of Coca-Cola 121 Baker St NW, Atlanta, GA 30313	Atlanta	588

Market Population Metrics

Central Atlanta Prog...
District - Atlanta, GA

Resident Population (Census 2023)	22.4K (-2.5% vs. 2022)	Employees (STL: Workplace 2024)	62K (-13% vs. 2023)
Out-of-Market Visitors	12.8M (-3.6% YOY)	Daytime Population (STL: Workplace 2024)	106.3K
Non-Resident Visits	48.8M (-0.7% YOY)		

Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

TRAFFIC COUNTS

VISITORS' TOP PLACES

Atlanta, GA



Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DEMOGRAPHIC SUMMARY

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313

Summary

Audiences	Median Household Income	Bachelor's Degree or Higher	Persons per Household
Residents	\$78K	57.8%	1.56
Extended Workforce	\$85.2K	47.3%	2.41
Out-of-Market Visitors	\$80.8K	45.6%	2.42
Georgia Residents	\$76.3K	34.2%	2.61

Feb 1st, 2025 - Jan 31st, 2026 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

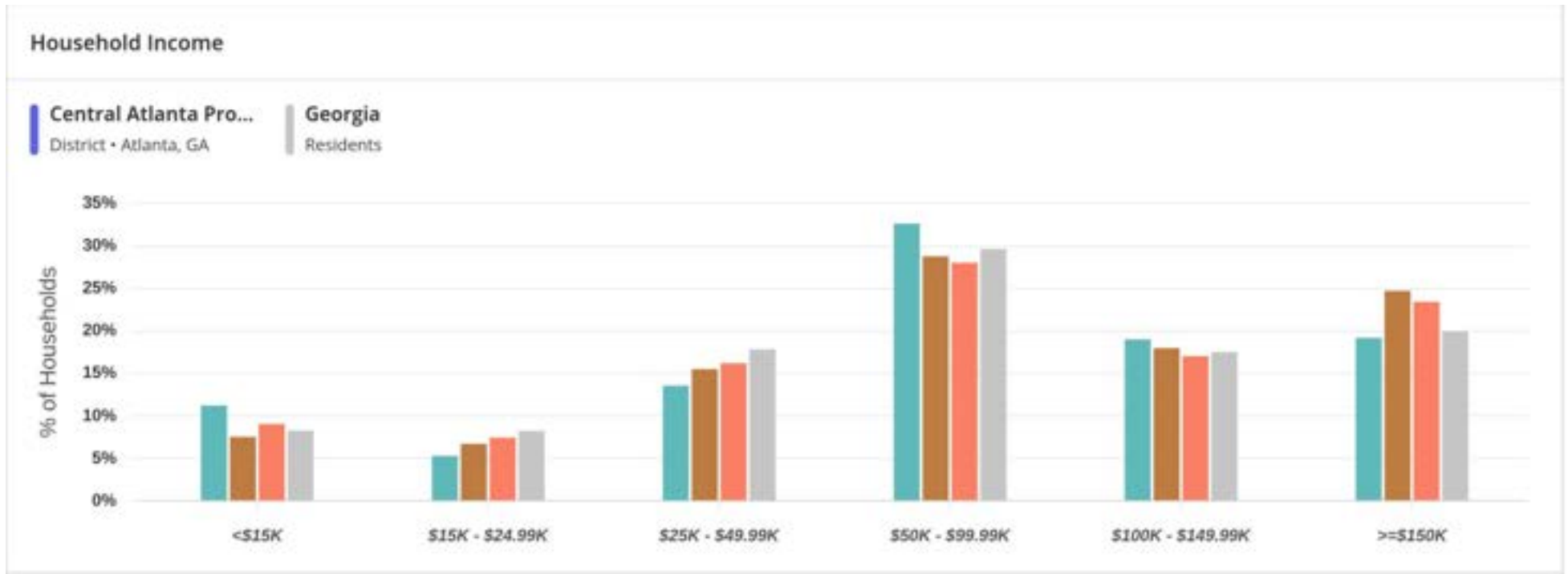
Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DEMOGRAPHICS

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Feb 1st, 2025 - Jan 31st, 2026 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

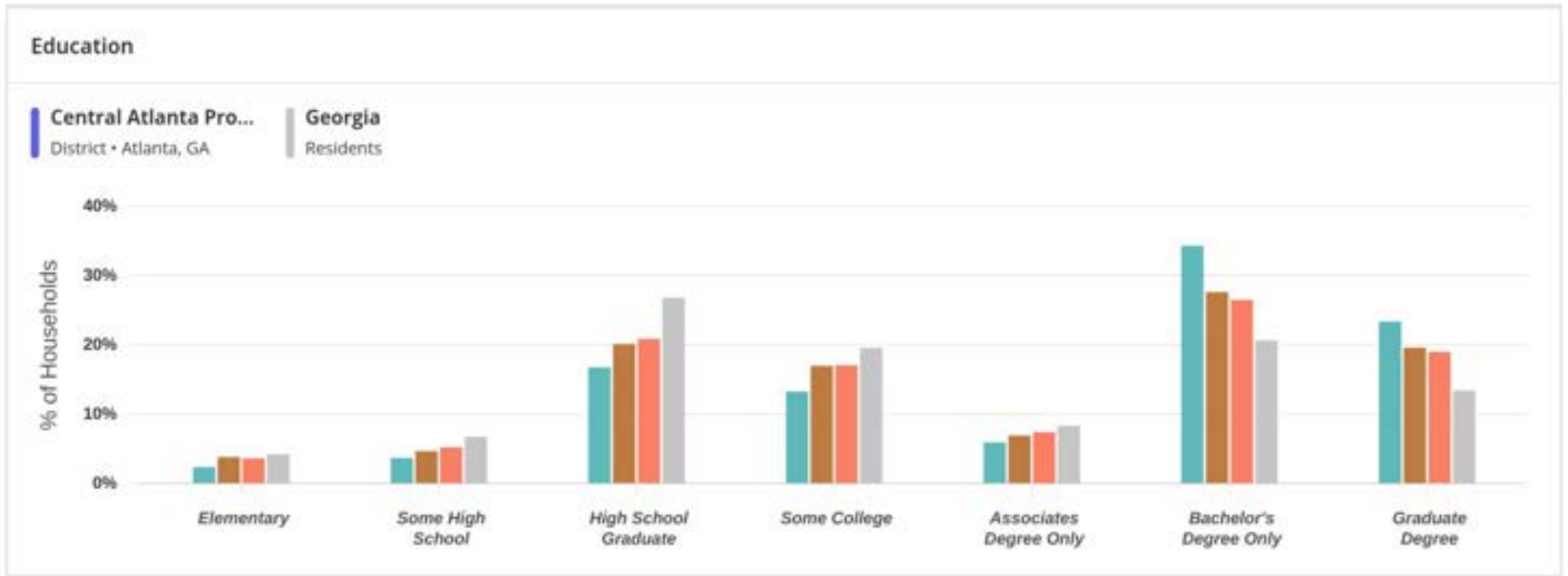
Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DEMOGRAPHICS (CONT)

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Feb 1st, 2025 - Jan 31st, 2026 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

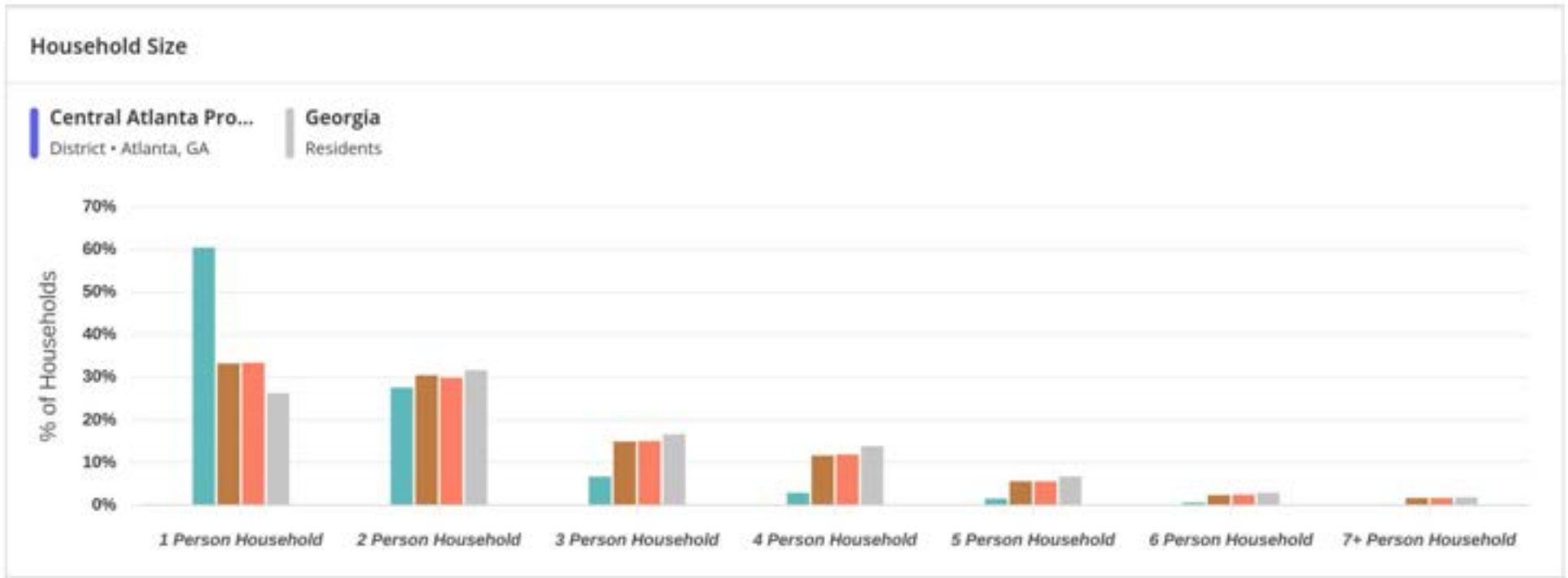
Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DEMOGRAPHICS (CONT)

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Feb 1st, 2025 - Jan 31st, 2026 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

AERIAL VIEW

314 LUCKIE STREET NW

314 Luckie St NW Atlanta, GA 30313

314 Luckie Street NW is a rare urban infill parcel in the heart of downtown Atlanta's Centennial Olympic Park corridor, steps from State Farm Arena and Mercedes-Benz Stadium. The Special District Zoned (SP-5) site offers exceptional pedestrian exposure within one of the Southeast's highest event-driven traffic zones.

With limited remaining development parcels in this micro-location, the property presents a prime opportunity for hospitality, multifamily, mixed-use, or experiential redevelopment. Positioned for long-term appreciation and catalyst-driven growth, it represents a generational downtown investment play.



**314 LUCKIE STREET
ATLANTA, GA 30313**

Ayanna Echols
(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

AERIAL VIEW

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

ADDITIONAL PHOTOS

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



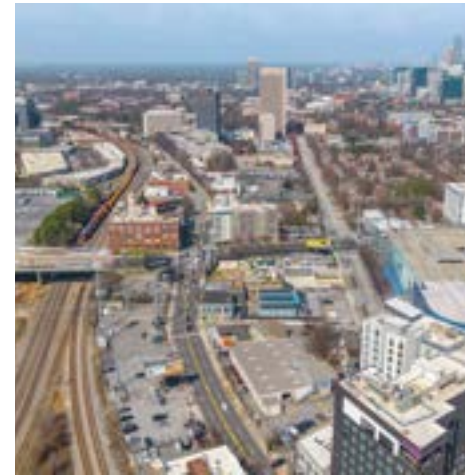
Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

ADDITIONAL PHOTOS

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

WHY COLDWELL BANKER COMMERCIAL

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Ayanna Echols
(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

ADVISOR BIO

314 LUCKIE STREET NW
314 Luckie St NW Atlanta, GA 30313



AYANNA ECHOLS

Commercial Sales Associate

ayanna.echols@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 563-0508

GA #423243

PROFESSIONAL BACKGROUND

As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I assist my clients with buying, selling, and leasing commercial and investment properties. By listening to you, I work to meet your needs and goals throughout the process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain regular, open communication and ensure discretion throughout the entire transaction process while I manage all aspects of the transaction, from the initial marketing phase to guiding you to closing. Our Coldwell Banker Commercial Metro Brokers team specializes in various property types: retail, office space, manufacturing, warehouse, industrial, land, multi-family, and more. For our listing clients, Coldwell Banker Commercial Metro Brokers technology platforms give our listings the maximum market exposure and grants your property access to all major commercial listing services in Georgia, the US and worldwide. For our buying clients, our deep understanding of the commercial real estate market combined with top technology, we are able to help you find the perfect property which fits your unique business or investment requirements. With my knowledge as a commercial specialist, and the resources at Coldwell Banker Commercial Metro Brokers, I'm confident I'll be able to assist you with your real estate needs.

Metro Brokers

5775 Glenridge Drive Building D, Suite 200
Atlanta, GA 30328
678.320.4800

Ayanna Echols
(678) 320-4800



COLDWELL BANKER
COMMERCIAL
METRO BROKERS