

POLLOCK

FOR SALE
Office/Creative/Loft
FREESTANDING BUILDING



146 Nassau Street NW
Atlanta, GA 30303

3,488 SF
For Sale

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CORFAC
INTERNATIONAL



PROPERTY DESCRIPTION

Prime opportunity to own your own small building in rapidly redeveloping Downtown Atlanta with over \$4.3 BILLION of projects either under construction or in the pipeline, totaling approximately 6,400 housing units, 830 student housing beds, 1,700 hotel rooms, and 1.7 million square feet of commercial space. Flexible SPI-1 Special Public Interest zoning allows for almost any use desired.

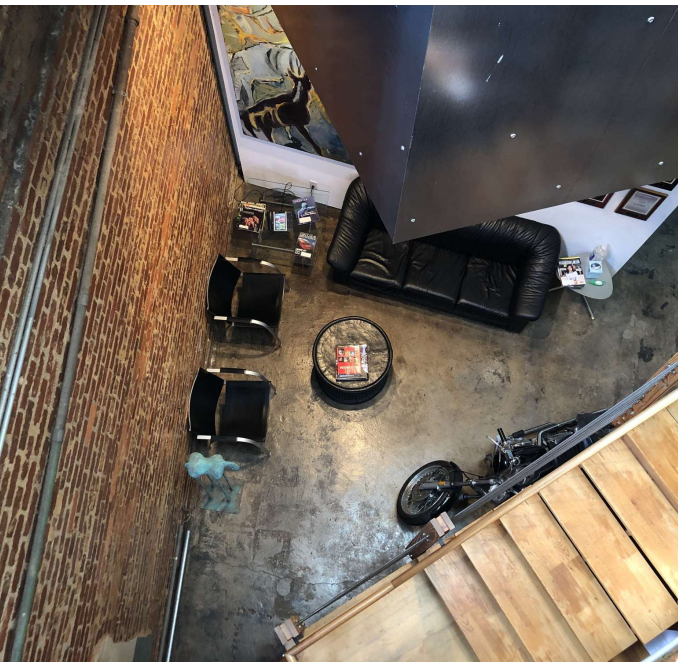
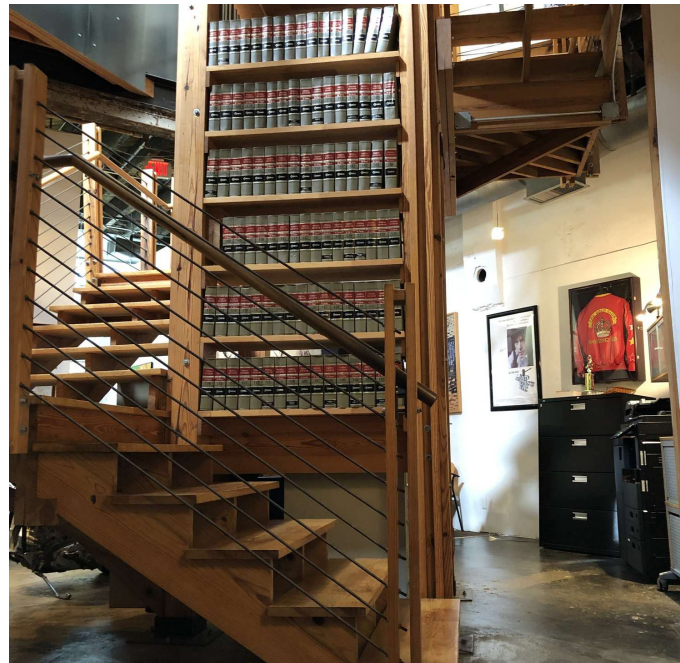
PROPERTY HIGHLIGHTS

- Two-story 3,488 sf loft office brick structure.
- Abundant natural light, high ceilings, exposed brick, mix of polished concrete floors and original pine floors.
- Central staircase goes all the way to the roof with amazing views.
- Located in the Federal and State Opportunity Zones. Ask for more info.
- Zoned SPI-1 (Special Public Interest) which allows for a wide variety of uses including office, retail, or residential.
- THREE MARTA rail stations within walking distance, as well as the Atlanta Streetcar.

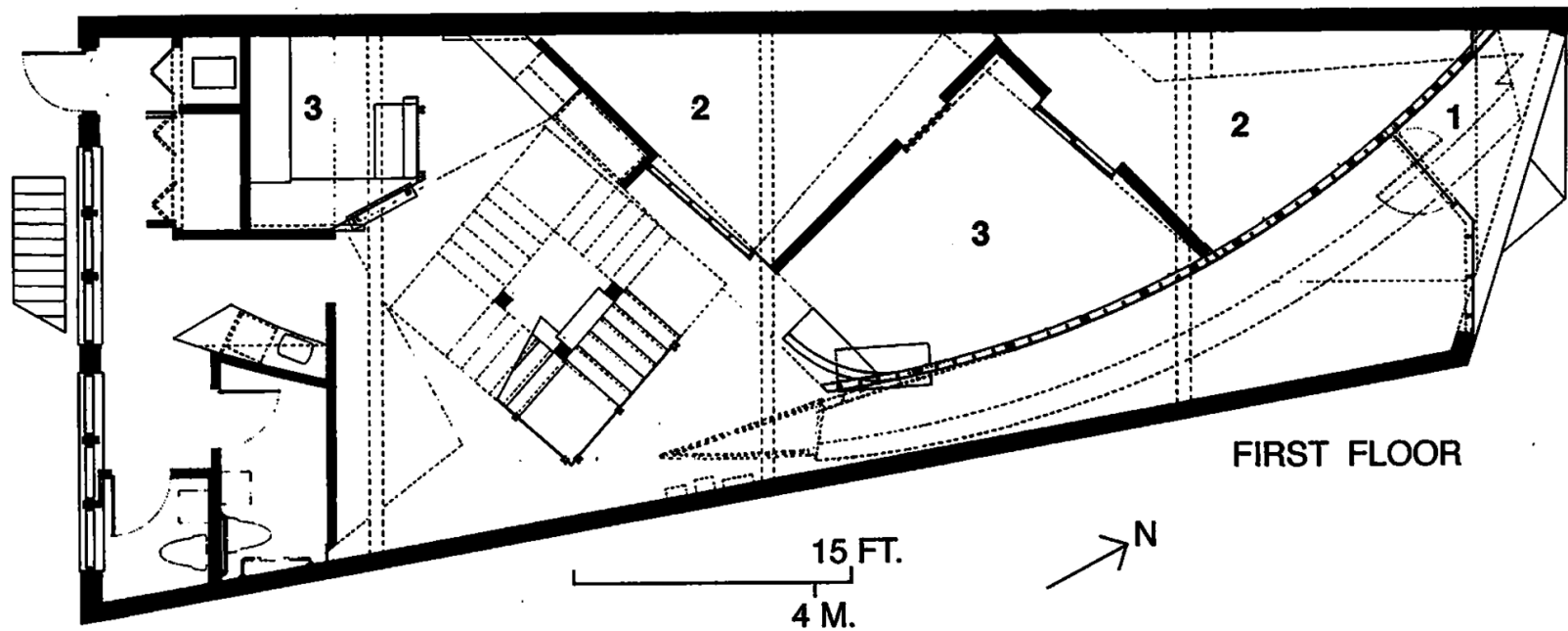
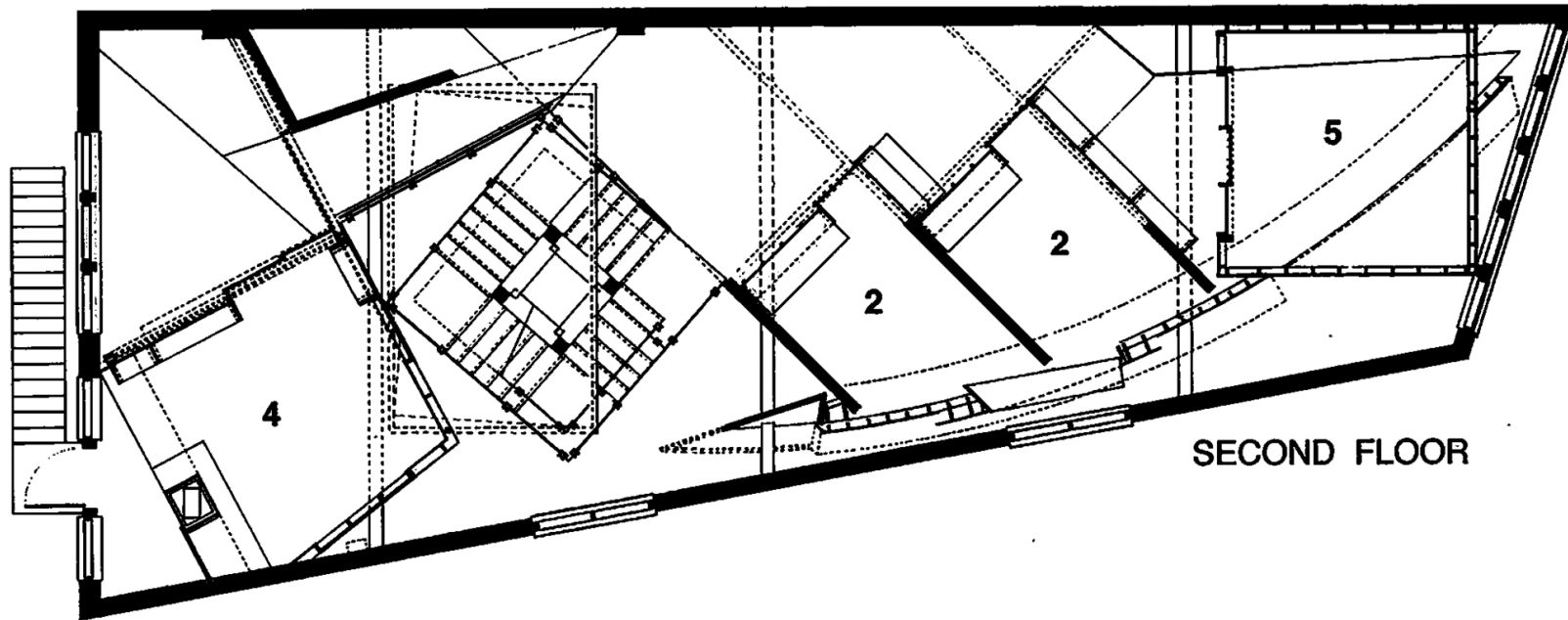
OFFERING SUMMARY

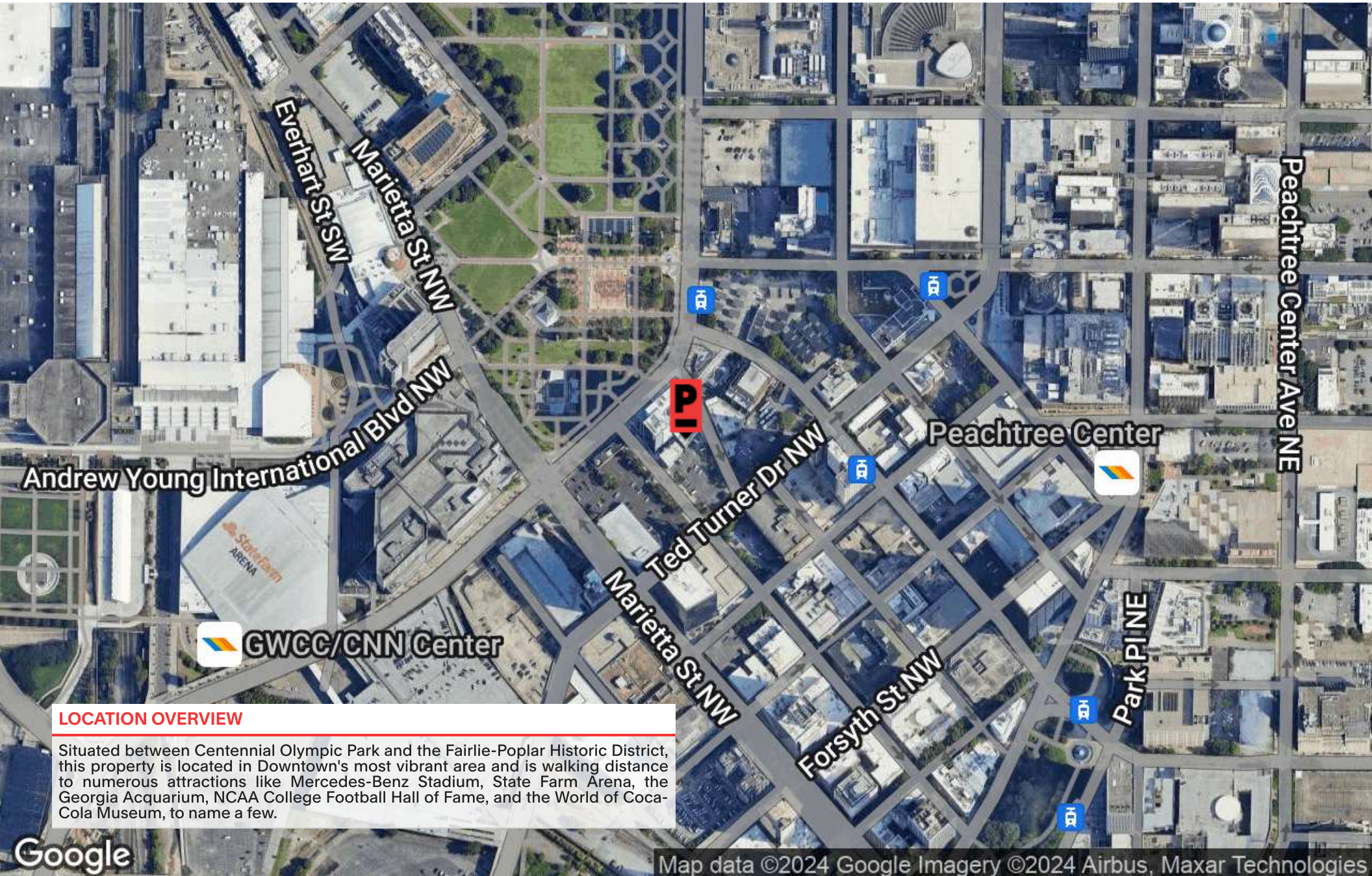
Sale Price:	Subject To Offer
Lot Size:	0.05 Acres
Building Size:	3,488 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	637	2,208	11,501
Total Population	911	3,581	24,623
Average HH Income	\$70,984	\$67,617	\$59,846

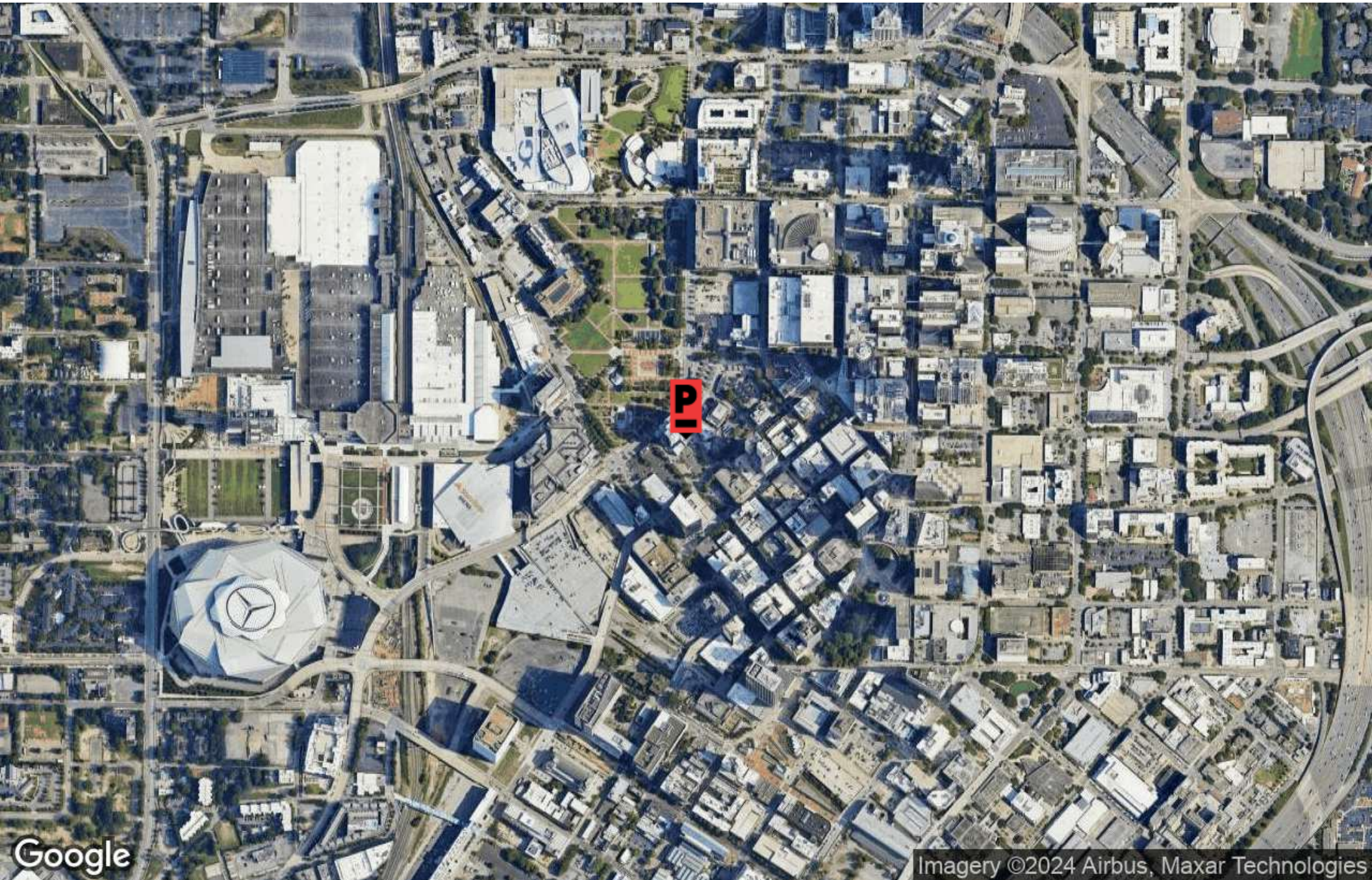












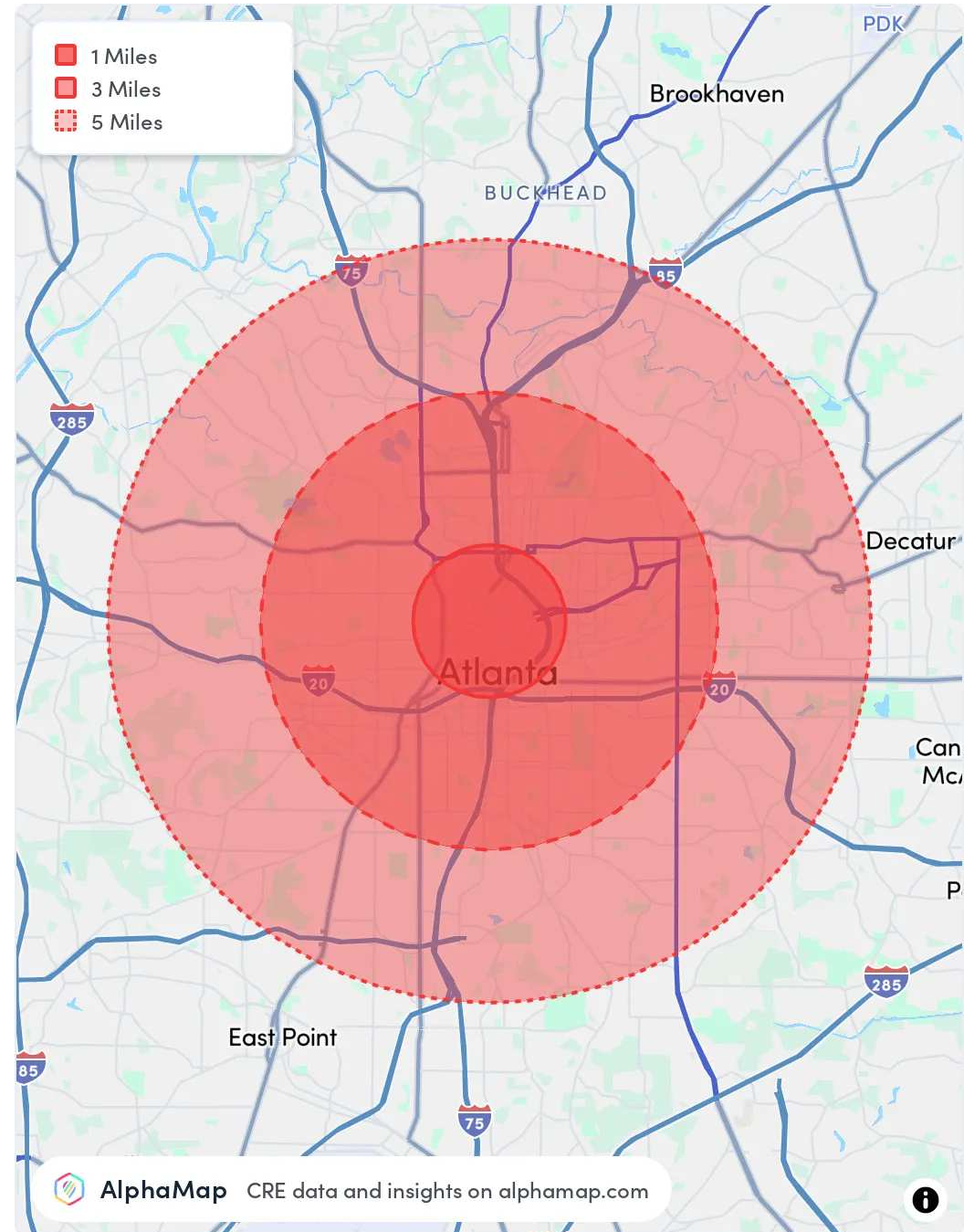
AERIAL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,689	197,447	384,378
Average Age	33	36	37
Average Age (Male)	33	36	37
Average Age (Female)	33	36	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,898	95,891	179,773
Persons per HH	2.7	2.1	2.1
Average HH Income	\$77,060	\$119,765	\$124,649
Average House Value	\$391,576	\$586,565	\$591,713
Per Capita Income	\$28,540	\$57,030	\$59,356

Map and demographics data derived from AlphaMap





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