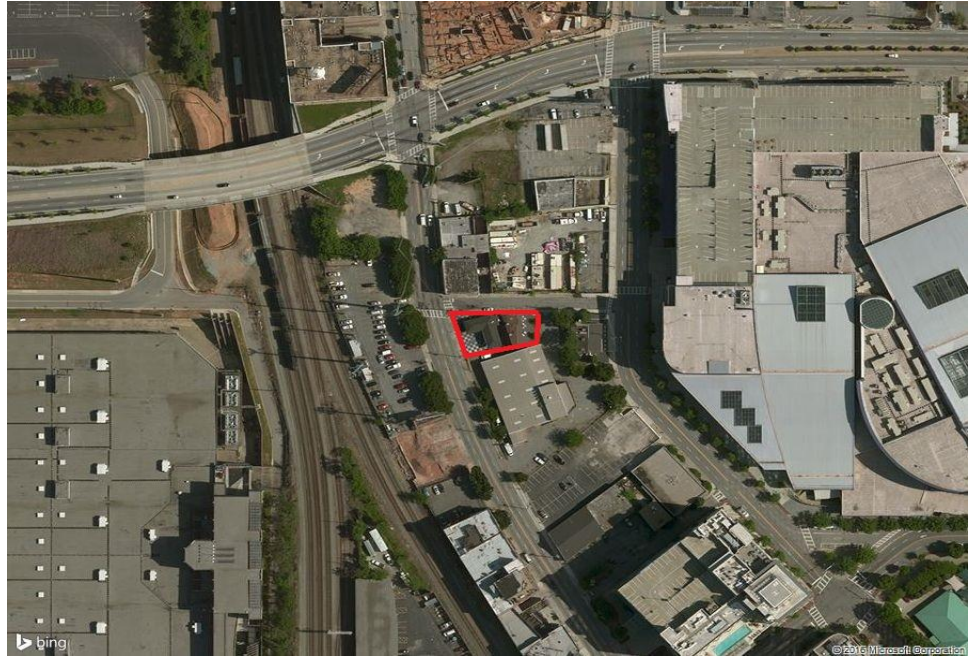


Downtown Development Opportunity

381 Marietta Street NW
Atlanta , GA 30313

For more information contact:

Larry Culbertson, CBR
President, Managing Director
678-637-1899
lculbertson@phpatlanta.com
241007



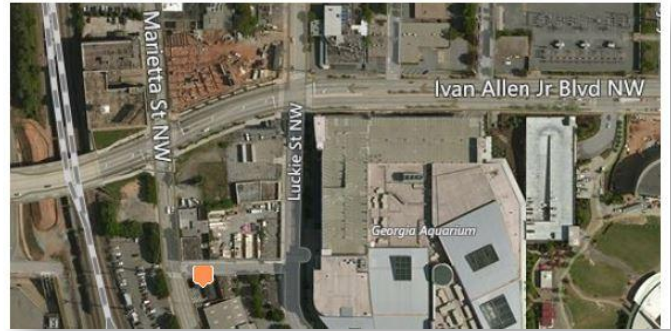
- Premium Downtown Atlanta development opportunity
- Located in the heart of Centennial Park next to the GA Aquarium
- Now available for sale \$960,000

381 Marietta Street NW
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Downtown Atlanta Development Opportunity

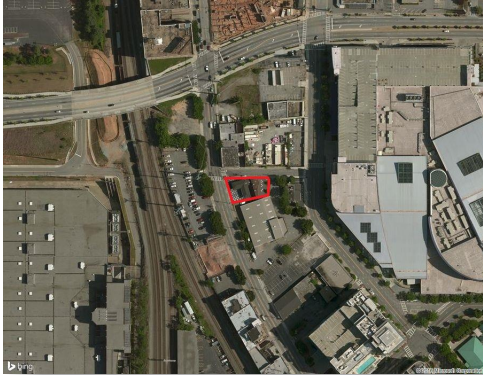
The Property is 5,056 Sq Ft. with a 600 sq ft building that currently has a car wash tenant. The zoning is C-3 or Commercial Residential District Mixed use type development. This land is a premium development opportunity and is located next to Centennial Olympic Park and the Georgia Aquarium.



381 Marietta Street NW
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Downtown Development Opportunity
381 Marietta St. NW Atlanta, GA



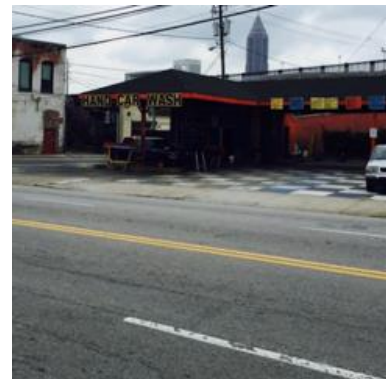
Aerial of property



Nearby the GA Aquarium



Walk to Centennial Olympic Park



Exterior of current tenant



Exterior of current tenant

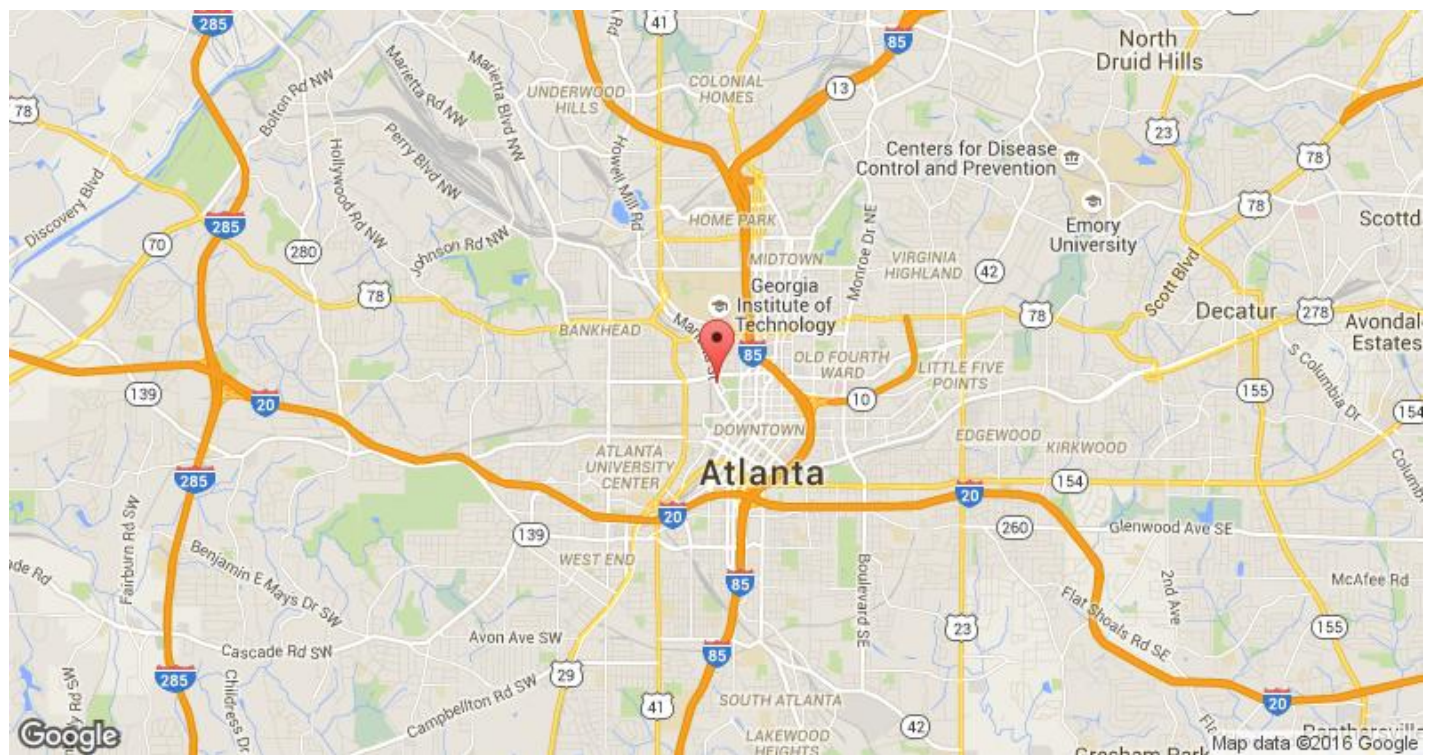
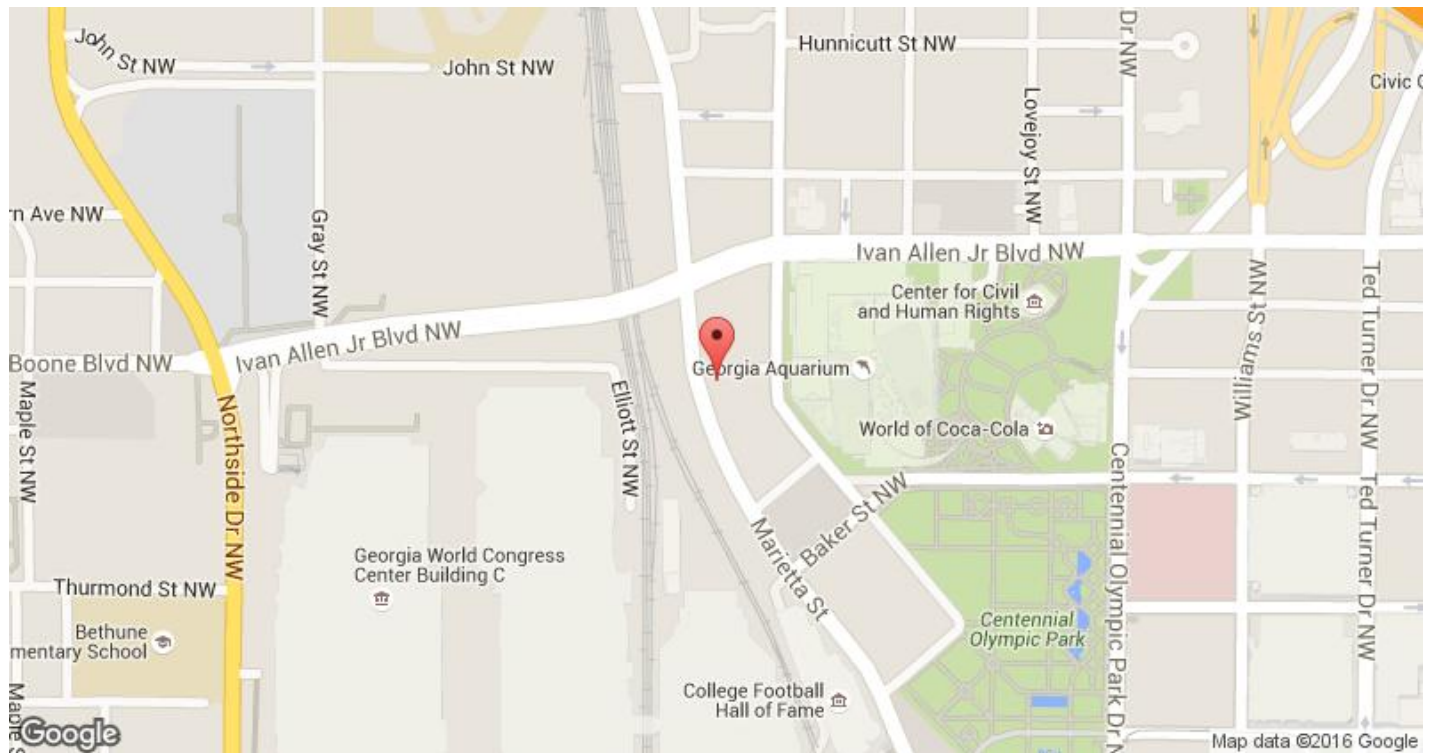


Exterior of current tenant

381 Marietta Street NW
Atlanta , GA 30313

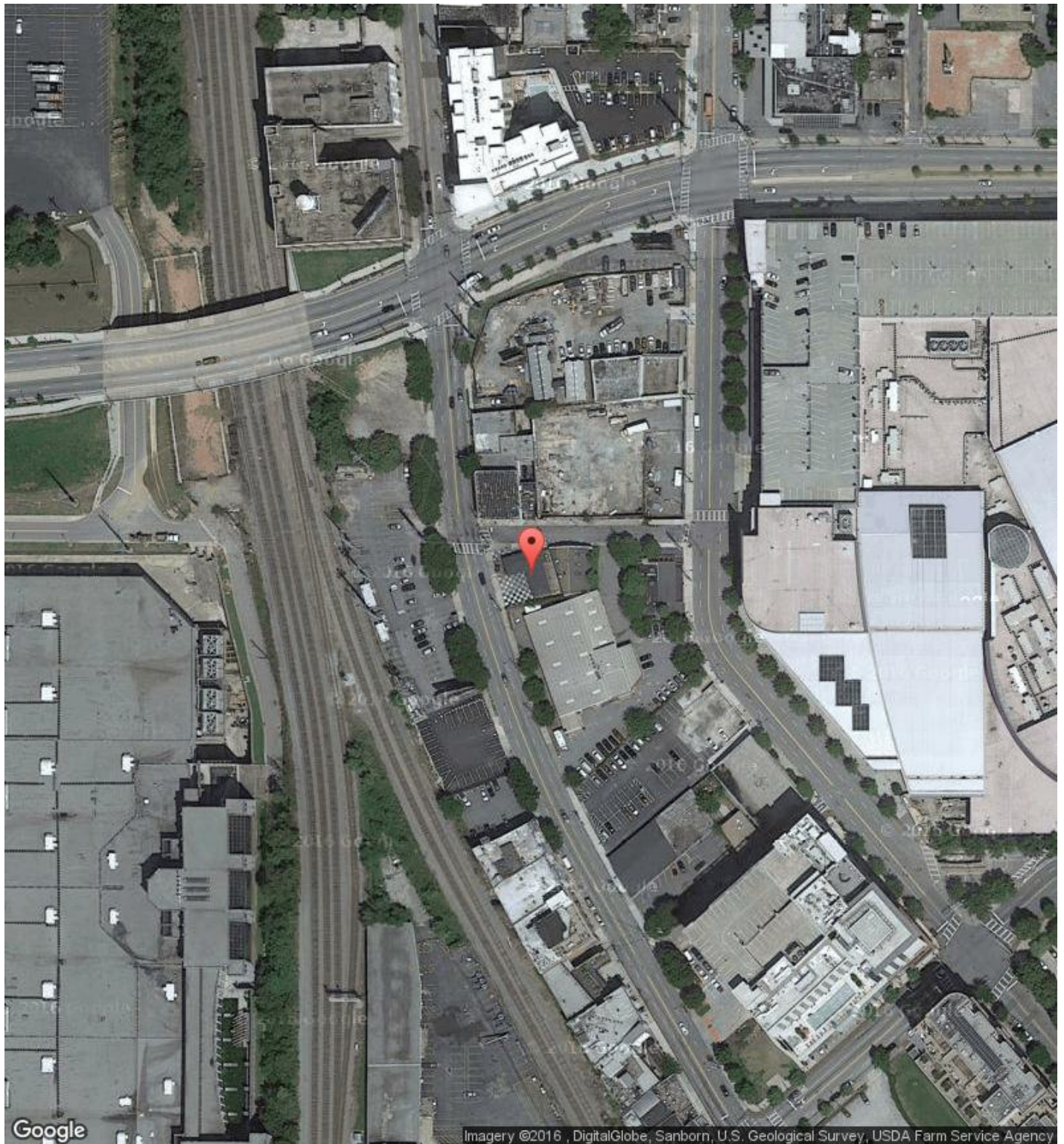
Location Map

Larry Culbertson, CBR
678-637-1899



381 Marietta Street NW
Atlanta, GA 30313

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381 Marietta Street NW
Atlanta, GA 30313

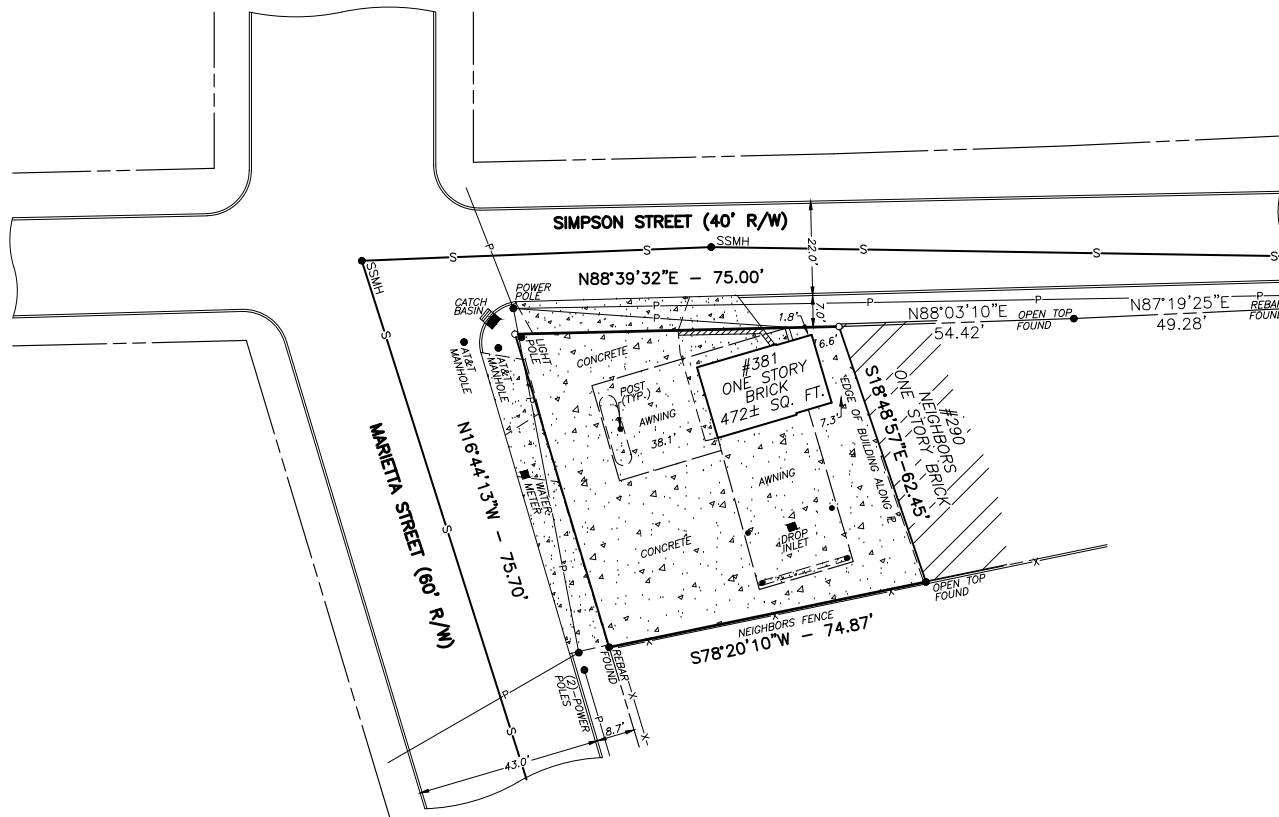
Larry Culbertson, CBR
678-637-1899

Characteristic Housing	1 Mile	3 Mile	5 Mile	Population Characteristic	1 Mile	3 Mile	5 Mile
Housing Units	10,914	92,873	181,718	% Male	12,504 (54.61 %)	81,028 (52.33 %)	163,780 (51.32 %)
Occupied Housing Units	7,589	73,330	147,971	% Female	10,394 (45.39 %)	73,804 (47.67 %)	155,383 (48.68 %)
Owner Occupied Housing Units	1,910	27,530	64,660	Total Population	22,898	154,832	319,163
Renter Occupied Housing Units	5,679	45,800	83,311				
Vacant Housing Units	3,325	19,543	33,747				

Population Ages	1 Mile	3 Mile	5 Mile
% Population age 0-4	918 (4.01 %)	6,618 (4.27 %)	15,149 (4.75 %)
% Population age 5-9	720 (3.14 %)	6,941 (4.48 %)	17,547 (5.50 %)
% Population age 10-14	442 (1.93 %)	5,644 (3.65 %)	15,398 (9.94 %)
% Population age 15-19	484 (2.11 %)	5,371 (3.47 %)	14,638 (4.59 %)
% Population age 20-24	1,339 (5.85 %)	7,339 (4.74 %)	16,222 (5.08 %)
% Population age 25-29	2,262 (9.88 %)	9,990 (6.45 %)	19,060 (5.97 %)
% Population age 30-34	2,743 (11.98 %)	12,574 (8.12 %)	23,008 (7.21 %)
% Population age 35-39	2,811 (12.28 %)	14,706 (9.50 %)	27,182 (8.52 %)
% Population age 40-44	2,538 (11.08 %)	15,605 (10.08 %)	29,523 (9.25 %)
% Population age 45-49	2,120 (9.26 %)	15,051 (9.72 %)	29,041 (9.10 %)
% Population age 50-54	1,670 (7.29 %)	13,164 (8.50 %)	25,795 (8.08 %)
% Population age 55-59	1,323 (5.78 %)	11,161 (7.21 %)	22,129 (6.93 %)
% Population age 60-64	965 (4.21 %)	8,907 (5.75 %)	18,122 (5.68 %)
% Population age 65-69	668 (2.92 %)	6,673 (4.31 %)	14,041 (4.40 %)
% Population age 70-74	540 (2.36 %)	4,884 (3.15 %)	10,421 (3.27 %)
% Population age 75-79	453 (1.98 %)	3,583 (2.31 %)	7,696 (2.41 %)
% Population age 80-84	396 (1.73 %)	2,513 (1.62 %)	5,298 (1.66 %)
% Population age 85+	506 (2.21 %)	4,108 (2.65 %)	8,893 (2.79 %)

Household Income	1 Mile	3 Mile	5 Mile
\$10000-\$14999	363	4,327	8,810
\$15000-\$19999	480	4,061	7,995
\$20000-\$24999	326	3,530	7,115
\$25000-\$29999	374	3,538	6,934
\$30000-\$34999	454	3,907	7,196
\$35000-\$39999	401	2,644	5,646
\$40000-\$44999	282	3,225	6,636
\$45000-\$49999	303	2,295	5,133
\$50000-\$60000	327	4,640	10,201
\$60000-\$74000	677	5,771	11,160
\$75000-\$99999	833	6,562	13,144
\$100000-\$124999	383	4,527	9,822
\$125000-\$149999	130	2,565	4,789
\$150000-\$199999	179	3,638	7,046
< \$10000	1,382	10,194	19,144
> \$200000	173	4,304	10,568
Median Household Income	\$28,345	\$36,611	\$43,806

MAGNETIC
N



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: BELLSOUTH
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 404-623-4344
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.
6. PARKING AREA IS OFF STREET AND NO PARKING SPACES ARE DESIGNATED.

LEGEND

JB	●	DENOTES JUNCTION BOX
DI	○	DENOTES DROP INLET
CO	—	DENOTES CLEAN OUT
GLM	—	DENOTES GAS LINE MARKER
PP	—	DENOTES POWER POLE
LP	—	DENOTES LAMP POLE
OW	—	DENOTES GUY WIRE
EB	—	DENOTES ELECTRIC BOX
EM	—	DENOTES ELECTRIC METER
GM	—	DENOTES GAS METER
IPF	—	DENOTES IRON PIN FOUND
IPS	—	DENOTES IRON PIN SET
Q	—	DENOTES CENTERLINE
R/W	—	DENOTES RIGHT-OF-WAY
B	—	DENOTES PROPERTY LINE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
CMP	—	DENOTES CORRUGATED METAL PIPE
X	—	DENOTES FENCE
S	—	DENOTES SANITARY SEWER LINE
SSMH	—	DENOTES SANITARY SEWER MANHOLE
WM	—	DENOTES WATER METER
HW	—	DENOTES HEADWALL
SMH	—	DENOTES STORM MANHOLE

REFERENCE MATERIAL

1. ASSENT OF EXECUTOR TO ADVISE IN FAVOR OF JOHN G. PAPPAS AND TONY G. PAPPAS DEED BOOK 8270 PAGE 429 FULTON COUNTY, GEORGIA RECORDS

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

1. EASEMENT DEED FOR THE GEORGIA POWER COMPANY FOR THE 25 FOOT RADIUS OF TRANSMISSION LINE CONDUCTORS AND A 10 FOOT RADIUS FROM DISTRIBUTION LINES INCLUDING THE RIGHT TO TRIM ALL TREES DEED BOOK 14093 PAGE 165 FULTON COUNTY, GEORGIA RECORDS UNABLE TO DETERMINE EXACT LOCATION



McLUNG
SURVEYING SERVICES, INC.

4136 West Atlanta Road
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Michael R. Noles, Surveyor
Member SAMSOC

This original of this document was sealed and signed by Michael R. Noles L.S. #2646
THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

TOTAL AREA= 0.116 ACRES
OR 5,056 SQ. FT.

381 MARIETTA STREET
ATLANTA, GEORGIA

PROPERTY OF
PROPERT, L.L.C.

LAND LOT 78
DISTRICT 14TH. SECTION
COUNTY FULTON
GEORGIA

DATE: 10-16-02 SCALE: 1"=20'

PROPERT