



 FranklinStreet

261 Peters Street SW

Atlanta, Georgia 30313

OFFERING SUMMARY

Mixed-use
property for
sale in the heart
of historic
Castleberry Hill

16,110 GROSS SQUARE FEET	c. 1897 YEAR BUILT	2 STORIES	0.20 ACRE SITE	HC-20N SUBAREA 1 ZONING
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THE ASSET

Two independently accessed floors in Atlanta's most intact historic warehouse district. The ground floor holds two street-front bays and a rear studio opening to the back yard; the upper floor is an open heavy-timber plate, served by its own stair to Peters Street. The property is delivered vacant.



GROUND FLOOR F&B RETAIL — FORMER COFFEE & EGGS SPACE



GROUND FLOOR RETAIL BAY WITH EXPOSED MASONRY



UPPER FLOOR — HEAVY TIMBER POST AND BEAM

Irreplaceable Character

Timber trusses, arched masonry openings and intact exposed brick — loft fabric that cannot be replicated in new construction.

Large Upper-Floor Volumes

Expansive loft plates with high ceilings, potentially ideal for residential, creative office, retail, production, or boutique hospitality.

F&B-Ready Retail Suite

The former Coffee & Eggs space carries kitchen infrastructure and occupancy use precedent.

Flexible Uses

HC-20N SA1 (Historic Core) is already accommodative to restaurant, retail, studio, residential and hotel uses.

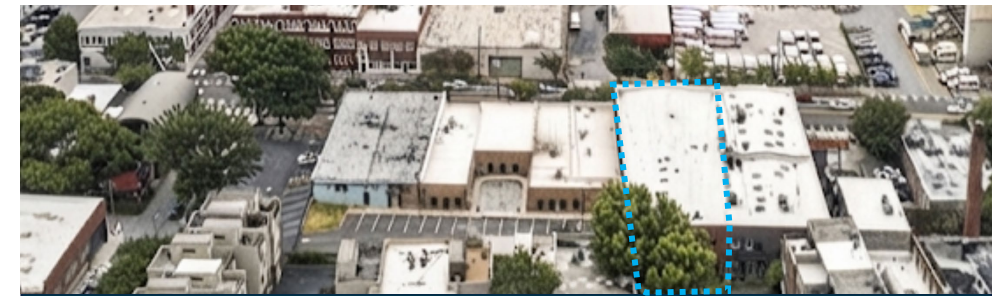
Gross building area per Fulton County records. All measurements are approximate and subject to verification. Zoning, uses and any renovation scope are subject to City of Atlanta and Atlanta Urban Design Commission review.

The Property in Context

261 PETERS STREET SW · ATLANTA, GA 30313



AERIAL — APPROXIMATE PROPERTY BOUNDARY SHOWN



VIEW OF BACK OF PROPERTY FACING EAST – BOUNDARY APPROXIMATE



PETERS STREET LOOKING TOWARD DOWNTOWN



PETERS STREET LOOKING TOWARD I-20

Castleberry Hill

1985	2006	~50	100+	68+
NATIONAL REGISTER LISTING	CITY LANDMARK DISTRICT	ACRES OF PRE-WAR FABRIC	HISTORIC STRUCTURES	INDEPENDENT BUSINESSES

Castleberry Hill occupies the wedge of ground between Downtown's office core and the Atlanta University Center. It is as old as Atlanta itself, and the last place in the city where the nineteenth-century industrial street can still be read in its original form — continuous rows of one-, two- and three-story brick loft buildings set at the sidewalk, hard against a working rail spur. Since the 1980s those same buildings have been converted, one at a time, into lofts, galleries, studios, restaurants and creative offices.



The Arts District

Among Atlanta's first and most established arts districts. The Second Friday Art Stroll — one of the city's longest-running neighborhood art events — is a free, self-guided gallery walk.

The annual Castleberry Loft Tour & Wine Tasting opens private lofts and studios to ticketed visitors each October. Anchors include ZuCot Gallery, Besharat Gallery and City of Ink.

Atlanta's Most-Filmed Neighborhood

No Atlanta neighborhood has a longer continuous run as a filming location — more than forty productions since 1989. The rail spur behind Walker Street and the viaducts below Peters Street are standing sets unlikely to be built anywhere else in the city.

The neighborhood association maintains a standing film committee and a coordination desk for permits and lane closures.

Black Enterprise and Ownership

Widely described as holding one of the highest concentrations of Black-owned businesses in the country — an identity traced largely to Herman J. Russell, who invested here when capital was leaving urban cores nationwide. H. J. Russell & Company remains among the largest minority-owned development and construction firms in the United States, and its Russell Innovation Center for Entrepreneurs occupies ~50,000 SF at the district's edge.

The Peters Street Dining Corridor

261 Peters sits mid-block among Frost Bistro & Bar and Escobar, with No Mas! Cantina, Atlantucky Brewing, Fellowship and Paschal's within a few blocks — a corridor drawing regional evening and weekend visitation.

IN CLOSE PROXIMITY

- Mercedes-Benz Stadium** roughly half a mile
- Three MARTA rail stations** Garnett, Dome / GWCC, Vine City
- Five Points & the core** under one mile
- Interstate 20** ramps at the district's edge

Sources: City of Atlanta Code of Ordinances Ch. 16-20N and the Castleberry Hill Landmark District designation report; Castleberry Hill Neighborhood Association; Castleberry Hill Arts District. District counts are as published by the district and have not been independently verified by Franklin Street. Third-party businesses are named for market context only; none is affiliated with the subject property or with Franklin Street, and their continued operation is not warranted. Distances are approximate.

Three Ways to Own It

The two floors are independently accessed, so one can be occupied while the other is leased — with no reliance on a single tenant to make the building work. That opens the building to three potential ownership profiles.

01

The Investor

Lease out both floors

OWNER PROFILE

An investor seeking authentic historic fabric at a Landmark District basis, in a submarket where the adjacent capital has already repriced the land.

HOW THE FLOORS WORK

Two street-front bays and a rear studio lease on the ground floor; the upper plate is demised into loft residences or creative-office suites above.

WHY IT WORKS

The supply of pre-war masonry and timber fabric here is limited, protected by the Landmark District, and cannot be easily replicated by any of the new construction underway nearby.

02

The Business Owner-User

Occupy below, lease out above

OWNER PROFILE

A business that wants its own building: a restaurant group with a flagship and commissary, a gallery or private dealer, a creative agency, a film or production company, a brewery, or roastery.

HOW THE FLOORS WORK

The business takes the full ground floor — two street-front bays plus the rear studio and warehouse opening to the back yard, with kitchen infrastructure already in place. Residences lease out above.

WHY IT WORKS

An owner-occupant builds to its own specification rather than a tenant's, and SBA 504 financing may be available to owner-occupants for acquisition and renovation together.

03

The Private Residence

Live above, lease out below

OWNER PROFILE

An owner who wants to live in the building — an established profile in this district: artists and gallerists, film principals, restaurateurs, collectors, and design professionals.

HOW THE FLOORS WORK

The whole upper floor becomes one residence on its own stair from Peters Street. The ground-floor bays and rear studio lease out below, with rear access on the recorded Walker Street easement.

WHY IT WORKS

One residential occupancy means one kitchen, less interior demising, no corridor to build, and a potentially lighter path on any sprinkler, egress and accessibility triggers.

MULTIPLE ACCESS POINTS The upper floor has its own stair to Peters Street and the rear yard is served by a recorded Walker Street easement.

Use scenarios are illustrative and reflect uses judged supportable by the corridor — not executed leases or letters of intent. Interior alterations may trigger sprinkler, egress and accessibility requirements, and exterior work within the Castleberry Hill Landmark District requires a Certificate of Appropriateness from the Atlanta Urban Design Commission. Financing program terms are set by the lender and the administering agency, not by Franklin Street; eligibility for any program is not warranted. Nothing herein is tax, legal or investment advice.

A Property Ready for Its Next Chapter

261 PETERS STREET SW · ATLANTA, GA 30313

Inspirational Peters Street elevation renderings from Atlanta's own Ascendant Design team.



Inspiration Imagery — Ascendant Design 2026

Information contained herein has been obtained from sources believed to be reliable; however, Franklin Street has not verified, and will not verify, any of it, and makes no representations or warranties as to its accuracy or completeness. All measurements and property boundary lines are approximations and must be independently verified. Renderings are conceptual and illustrative only — not a design, a permit set or an approved scope of work — and no representation is made that the work shown is permissible. Forward-looking statements reflect assumptions that may not materialize. This brochure is a marketing summary and does not constitute an offer to sell or a solicitation of an offer to buy. Franklin Street Real Estate Services, LLC.



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A full Offering Memorandum and a supplemental Development Opportunity Report prepared by Ascendant Design are available to registered parties. All property showings are by appointment only.