



1468 MECASLIN  
STREET, ATLANTA, GA  
FREE-STANDING BUILDING  
WEST MIDTOWN

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## DEAL CONTACTS:

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# PROPERTY SUMMARY



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1468 Mecaslin St presents a rare opportunity to acquire a freestanding, 4,760 SF creative office building in the heart of the Atlantic Station/Loring Heights corridor of Atlanta, Georgia.

Originally constructed in 1955, the building features a brick and block structure with I-1 (Light Industrial) zoning, offering a prospective owner or investor exceptional flexibility for redevelopment, adaptive reuse or repositioning.

Perfectly positioned between Peachtree St and Northside Dr along the border between Midtown and Buckhead, the asset benefits from unrivaled proximity to Atlanta's most dynamic commercial, retail and entertainment nodes.

With an affluent and youthful surrounding residential base and immediate adjacency to Atlantic Station and the Midtown business district, the property represents a compelling value-add or owner-user opportunity in one of Atlanta's most irreplaceable intown locations.

## PROPERTY DETAILS

Address:	1468 Mecaslin St, Atlanta, GA 30309
Building Size:	5,000 SF
Lot Size:	0.40 AC
Zoning:	I1
Parking:	25 Surface Spaces
Year Built:	1955
Construction:	Masonry/Brick and Block
Neighborhood:	Atlantic Station/Loring Heights
Previous Use:	Endive Public House - Fine catering and restaurant operation
Sales Price:	\$2,100,000

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PROPERTY PHOTOS



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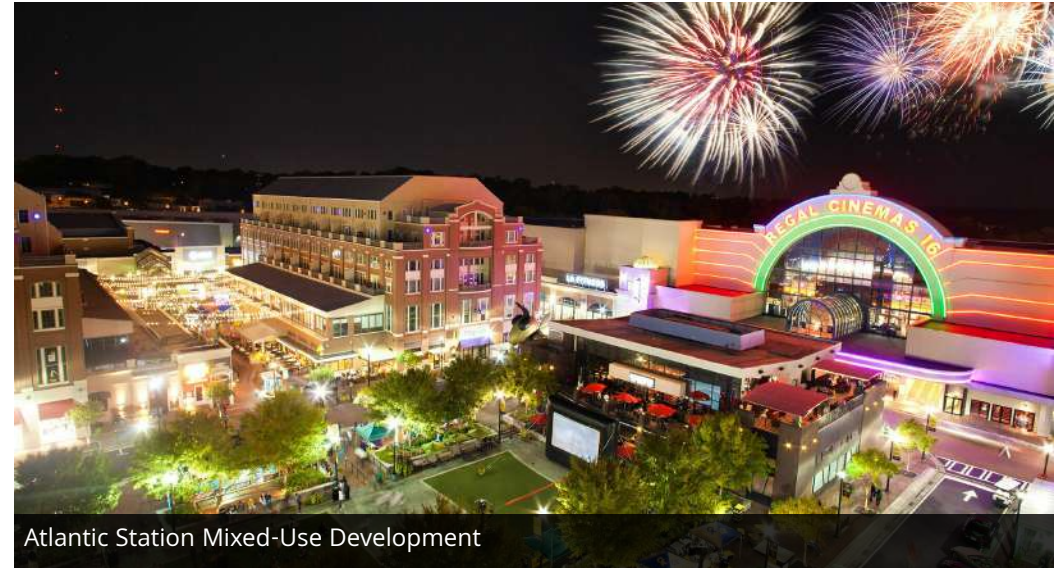
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# LOCATION HIGHLIGHTS

- Situated at the heart of the Atlantic Station submarket: The subject property sits at the northern edge of Atlantic Station, just a 3-5 minute walk to one of Atlanta's most significant mixed-use developments. Atlantic Station is a \$2 billion development featuring residential units, retail shopping, a movie complex, commercial office buildings, and \$6 million square feet of office space. Other notable stores at the complex include Target, Dillards, H&M, Old Navy, and Publix.
- Immediate access to I-75/I-85 (The Downtown Connector): The subject property is located approximately 0.5 miles from the I-75/I-85 interchange, providing direct freeway access to all points of metro Atlanta.
- Affluent residential base within walking distance: The residential community immediately surrounding the subject property is one of Atlanta's most desirable. The median real estate price in Loring Heights is \$763,725 - more expensive than 92.4% of neighborhoods in Georgia and 82.6% of neighborhoods across the United States. Median household income averages \$102,524. This translates to strong purchasing power within walking distance of the property.
- 1-mile from Georgia Tech University: Georgia Tech's main campus is roughly 1-mile (14 minute walk) south of the subject property. This positions the property within direct reach of 68,000 enrolled students and supporting demand for creative office, food and beverage, and service oriented uses.
- 20 Minutes to Hartsfield-Jackson International Airport: Hartsfield-Jackson International - the world's busiest airport - is approximately 12 miles south of the subject property, translating to a roughly 20-minute drive. This makes the property highly accessible for both regional and national travelers.



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# HARRISON PROPERTIES RETAILER MAP



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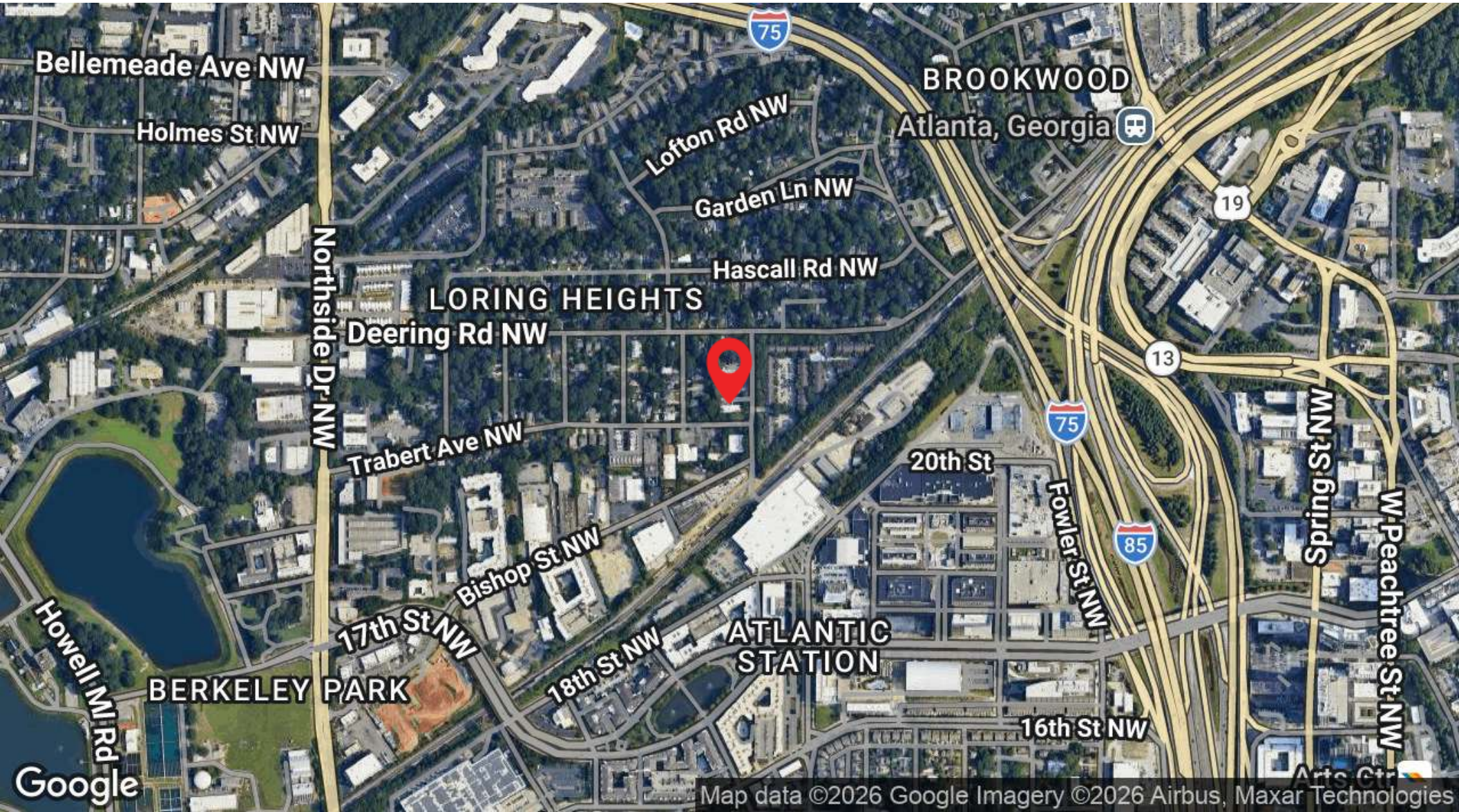
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LOCATION MAP



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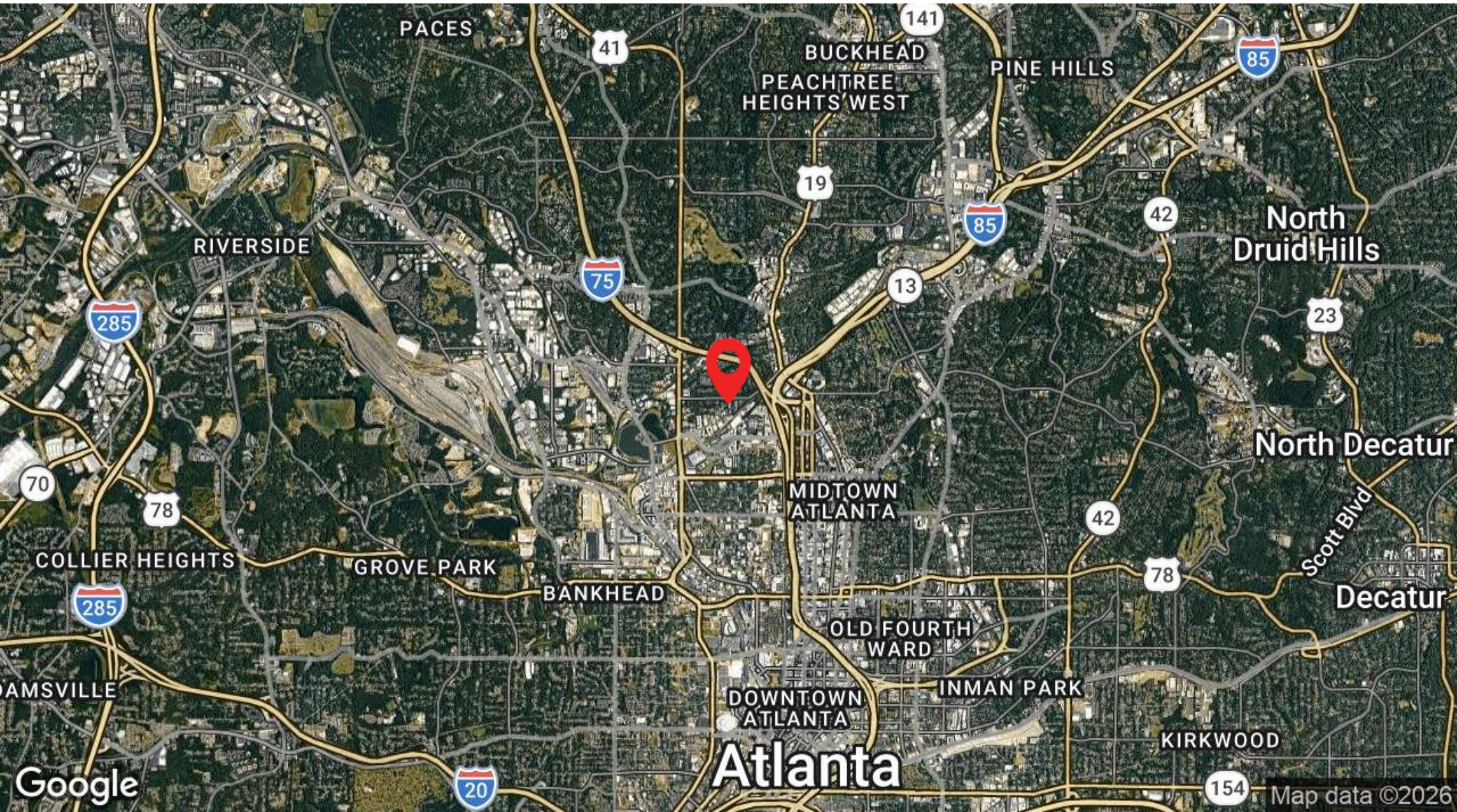
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HARRISON PROPERTIES  
REGIONAL MAP



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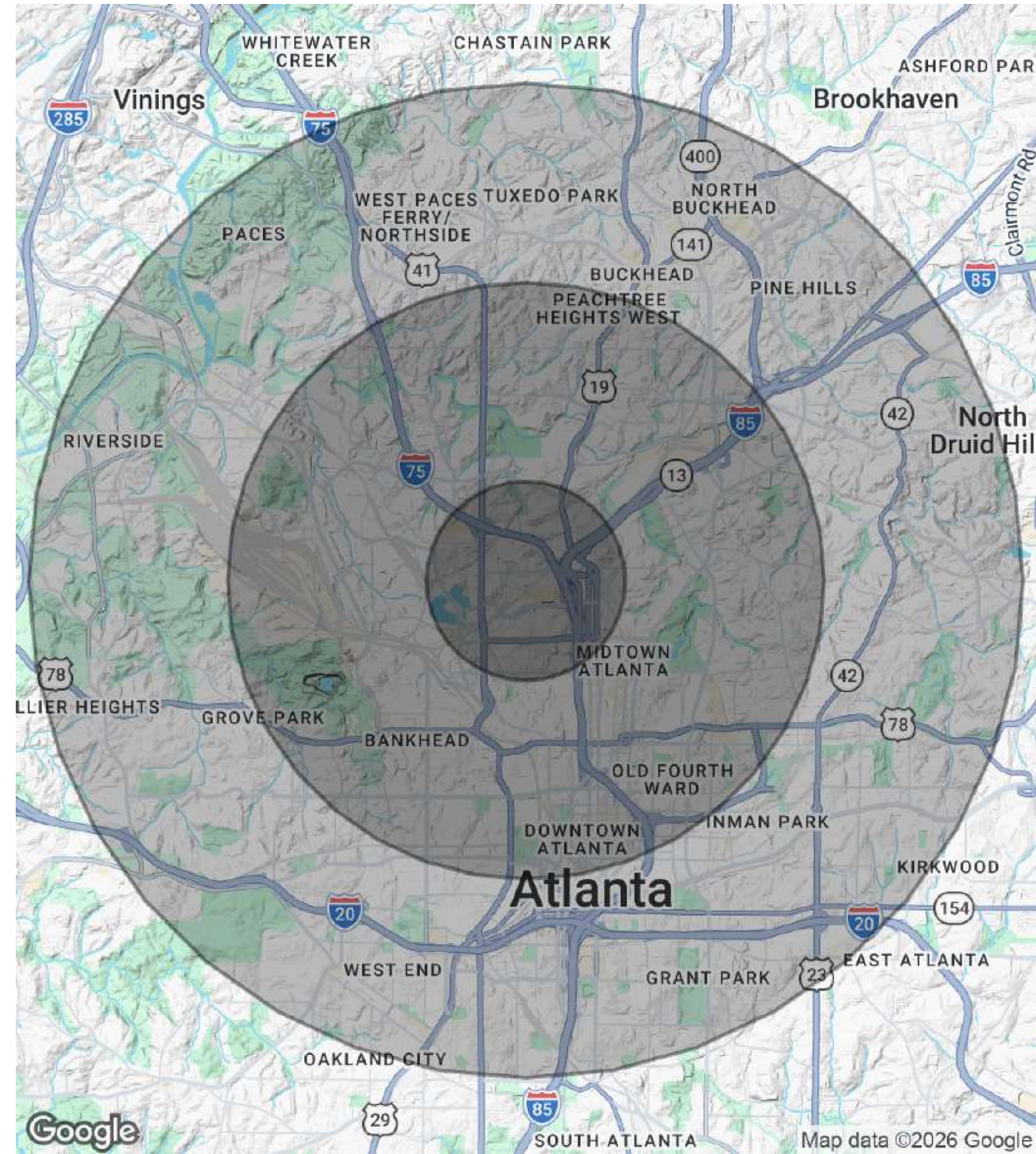
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# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	24,624	166,653	367,076
Average Age	30.4	34.9	35.6
Average Age (Male)	30.5	35.7	36.1
Average Age (Female)	30.0	35.0	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	12,567	84,473	179,151
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$151,454	\$151,550	\$148,678
Average House Value	\$557,293	\$605,314	\$589,832

2023 American Community Survey (ACS)



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