

±0.51-Acre Development Site

Steps from Downtown's \$5B Centennial Yards Project, Mercedes-Benz Stadium, and State Farm Arena



Mercedes-Benz
STADIUM

State Farm
ARENA
7 Min Walk

REVERB
BY HARD ROCK

Virgin
HOTELS

CENTENNIAL
YARDS
ATLANTA

Gate 4 & 5
5 Min Walk

Centennial Yards
2 Min Walk

Centennial Olympic Park Dr

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WORLDWIDE
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Executive Summary

Positioned at the doorstep of Downtown Atlanta's most transformative growth corridor, 95 Centennial Olympic Park Dr offers a rare opportunity to control a premier development site directly adjacent to Mercedes-Benz Stadium and the rapidly emerging Centennial Yards district.

Highlights

- Prime ± 0.51 -acre development site in the heart of Downtown Atlanta
- Steps from Mercedes-Benz Stadium, a 70,000+ seat global venue hosting NFL, MLS, College Football Playoff games, Super Bowl events, and 2026 World Cup matches
- Immediate adjacency to Centennial Yards (The Gulch) — a \$5B, ± 50 -acre mixed-use redevelopment delivering residential, hospitality, retail, and entertainment uses
- Duel-venue pocket being less than 7 minute walk to both the Benz and State Farm Arena
- Constant, year-round events including NFL, NBA, concerts, and other major events
- Located within a rapidly emerging entertainment and hospitality epicenter expected to become one of the most active districts in the Southeast
- Surrounded by billions of dollars of public and private investment transforming historically underutilized rail yards into a dense, walkable urban core
- Walkable to Centennial Olympic Park, Georgia World Congress Center, and major tourist attractions
- Unmatched visibility and accessibility in a high-traffic, event-driven corridor
- Ideal for hospitality, multifamily, or mixed-use development capitalizing on year round demand drivers and global events



Price: \$4,000,000

Property Information

GENERAL:

ADDRESS:	95 Centennial Olympic Park Dr Atlanta, GA 30313
COUNTY:	Fulton

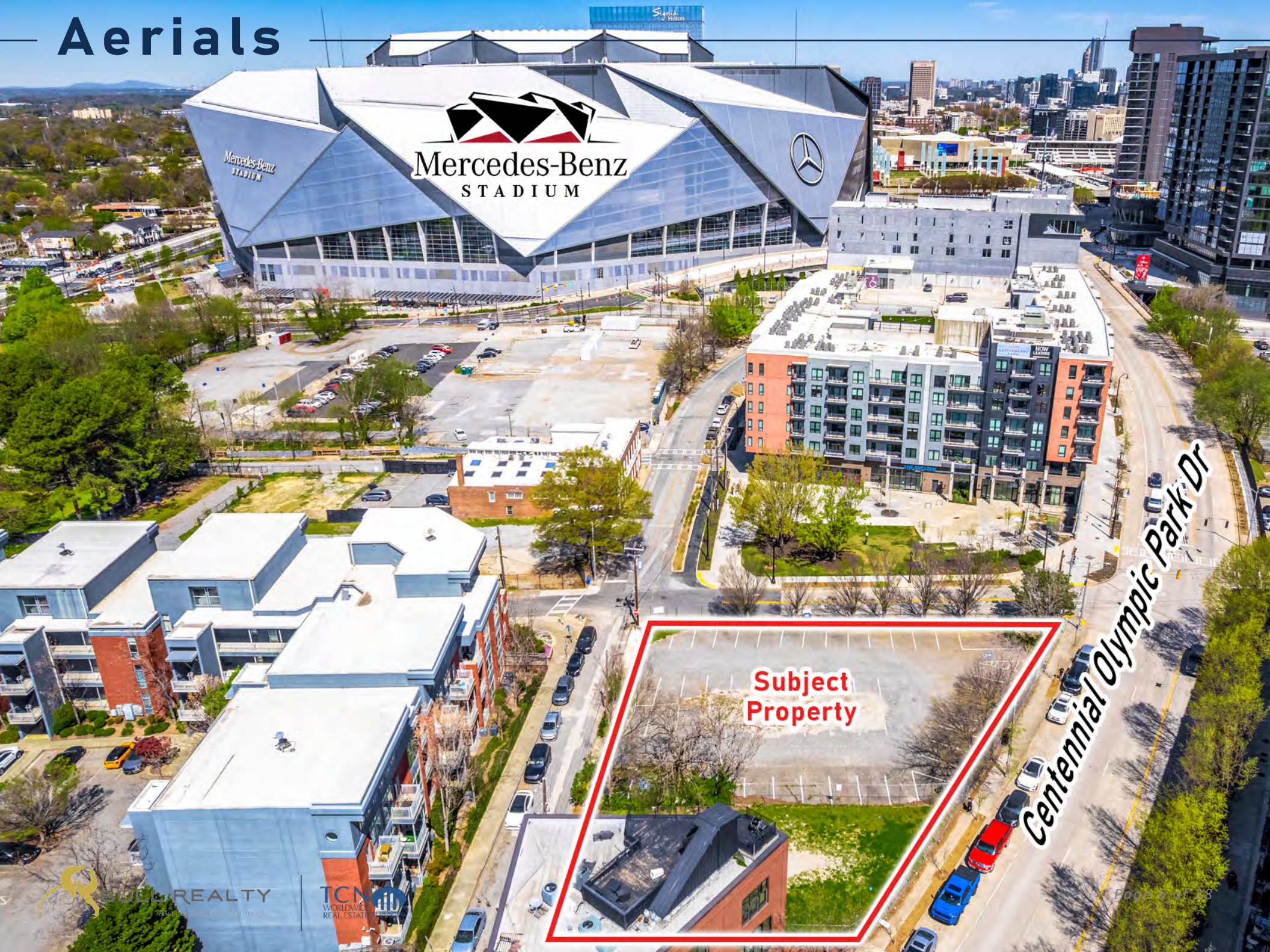
SITE:

SITE SIZE:	±0.51 Acres
PARCEL ID:	14 00840004062
PROPOSED USE:	Residential, Hospitality, Mixed Use
ZONING:	MRC-3
GRADING:	Flat
TOPOGRAPHY:	Flat
UTILITIES:	All to site

FINANCIAL:

PRICE:	\$4,000,000
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Aerials




Mercedes-Benz
STADIUM

**Subject
Property**

Centennial Olympic Park Dr

Aerials



The Gulch



Centennial Olympic Park Dr

Aerials



NATIONAL CENTER FOR
CIVIL AND HUMAN RIGHTS



State Farm
ARENA

The Gulch

Virgin
HOTELS

Mercedes-Benz
STADIUM

Centennial Olympic Park Dr

Aerials



Centennial Olympic Park Dr

OTHER NEARBY ATTRACTIONS

WORLD OF COCA-COLA

An integral part of downtown Atlanta's fabric for more than 30 years, World of Coca-Cola has welcomed guests from six continents, more than 100 countries, all 50 U.S. states, and the District of Columbia. Over 25 million people have visited the museum and experienced the history of the world's most famous beverage brand at the dynamic, multimedia home of the 135-year-old secret formula for Coca-Cola. Visitors get to view more than 1,200 historic artifacts, learn about and taste Coca-Cola products from around the world, and get a behind-the-scenes look at the bottling process.



STATE FARM ARENA

State Farm Arena is a multi-purpose indoor arena located in Atlanta, GA. The arena serves as the home venue for the NBA's Atlanta Hawks. The arena seats from around 17,000-21,000 people depending on the event. State Farm Arena has hosted events such as the NBA All-Star Game, college basketball championship games, NCAA Final Four and hundreds of concerts. The arena was ranked as the third-busiest arena in the U.S. in 2011 and in 2020 was named the Best New Concert Venue by Pollstar.

MERCEDES-BENZ STADIUM

The Mercedes-Benz Stadium is a 71,000-seat stadium and host sporting events such as NFL and Major League Soccer games and concerts. The stadium features a retractable roof in the shape of a camera lens, which can be opened in less than 10 minutes. It is home to the Atlanta Falcons and Atlanta United. The stadium includes 24 bars/restaurants and have won multiple awards for the variety of beverages, quality of product, speed of service and more.



THE CENTER

The Center, the former CNN Center, is the new do-everything, mixed-use destination to work, dine, watch, create, celebrate and do it all in a sophisticatedly modern indoor-outdoor setting. Currently leasing new tenants, the location boasts 920,000 square feet of professional, creative, media and production space along with 230,000 square feet of retail space.

CENTENNIAL OLYMPIC PARK

Centennial Olympic Park not only serves as a legacy of the 1996 Olympic Games, but is the center of a thriving tourist district with neighbors that include the College Football Hall of Fame, the National Center for Civil & Human Rights, World of Coca-Cola, Georgia Aquarium and more. This downtown Atlanta park is an urban oasis offering an abundance of activities and things to do for visitors, families, convention attendees and locals. Today, the Park is a catalyst for Atlanta's downtown revitalization efforts and anchors a thriving entertainment and hospitality district spurring billions of dollars of economic development.



OTHER NEARBY ATTRACTIONS

GEORGIA AQUARIUM

The Georgia Aquarium is one of the largest aquariums in the U.S. and spans over 600,000 square feet with more than 11 million gallons of water. Opened in 2005, it features thousands of animals from around the world and is dedicated to education, research, and conservation, including rescue and rehabilitation programs. It attracts millions of visitors annually and offers exhibits such as Ocean Voyager, Cold Water Quest, Tropical Diver, River Scout, Dolphin Coast, and Sharks! Predators of the Deep, along with interactive programs, tours, and special events.

GEORGIA WORLD CONGRESS CENTER

Georgia World Congress Center Authority oversees the Georgia World Congress Center, a 1.5 million-square-foot convention facility and one of the world's largest LEED-certified convention centers. The broader 220+ acre campus includes Centennial Olympic Park, Mercedes-Benz Stadium, and the Signia by Hilton Atlanta, and hosts hundreds of events annually while serving as a major driver of tourism, economic activity, and development in Atlanta.

THE GULCH

The Gulch is a major redevelopment district in downtown Atlanta. Historically a rail yard, the area is being transformed into a dense, mixed-use urban hub featuring office space, residential development, retail, hospitality, and improved connectivity through infrastructure upgrades. The Gulch is envisioned as a catalyst for long-term economic growth, aiming to better link downtown districts while creating a walkable, transit-oriented environment that supports both business activity and increased visitor traffic.

ATLANTA UNIVERSITY CENTER

Atlanta University Center is the nation's largest consortium of historically Black colleges and universities, located just west of downtown Atlanta. It includes institutions such as Clark Atlanta University, Spelman College, and Morehouse College. The area serves as a major academic and cultural hub, fostering collaboration among the schools while contributing to the city's educational landscape, research output, and community engagement through shared resources, programs, and events.

NATIONAL CENTER FOR CIVIL & HUMAN RIGHTS

National Center for Civil and Human Rights is a museum and cultural institution in downtown Atlanta located adjacent to World of Coca-Cola and near Centennial Olympic Park. The center is dedicated to advancing understanding of the American Civil Rights Movement and global human rights through interactive exhibits, educational programs, and rotating galleries. It serves as both a museum and an educational hub, attracting visitors with its immersive storytelling and its focus on social justice, equality, and historical context.



ENTERTAINMENT

This property is within a few blocks of multiple entertainment and dining opportunities including the Georgia Aquarium, Centennial Olympic Park, State Farm Arena, Mercedes-Benz Stadium, Georgia World Congress Center, World of Coca-Cola, Children's Museum of Atlanta and Center for Civil and Human Rights. Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. The heart of the city is downtown, the perfect starting point for first-time visitors.



Georgia World Congress Center



Mercedes-Benz Stadium



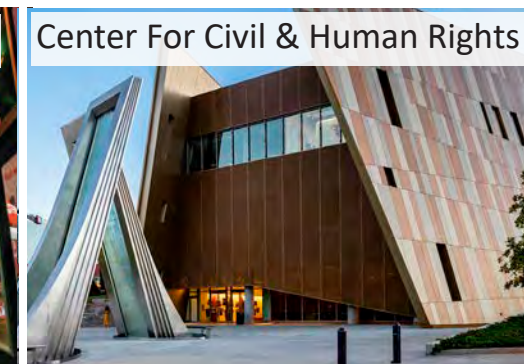
College Football Hall of Fame



Centennial Olympic Park



World of Coca-Cola



Center For Civil & Human Rights



Georgia Aquarium

Developments

In the past 5 years, Downtown has experienced \$3.8 billion in investment across a variety of uses— residential, hospitality, retail, and office. Another \$4.3 billion worth of projects are 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.

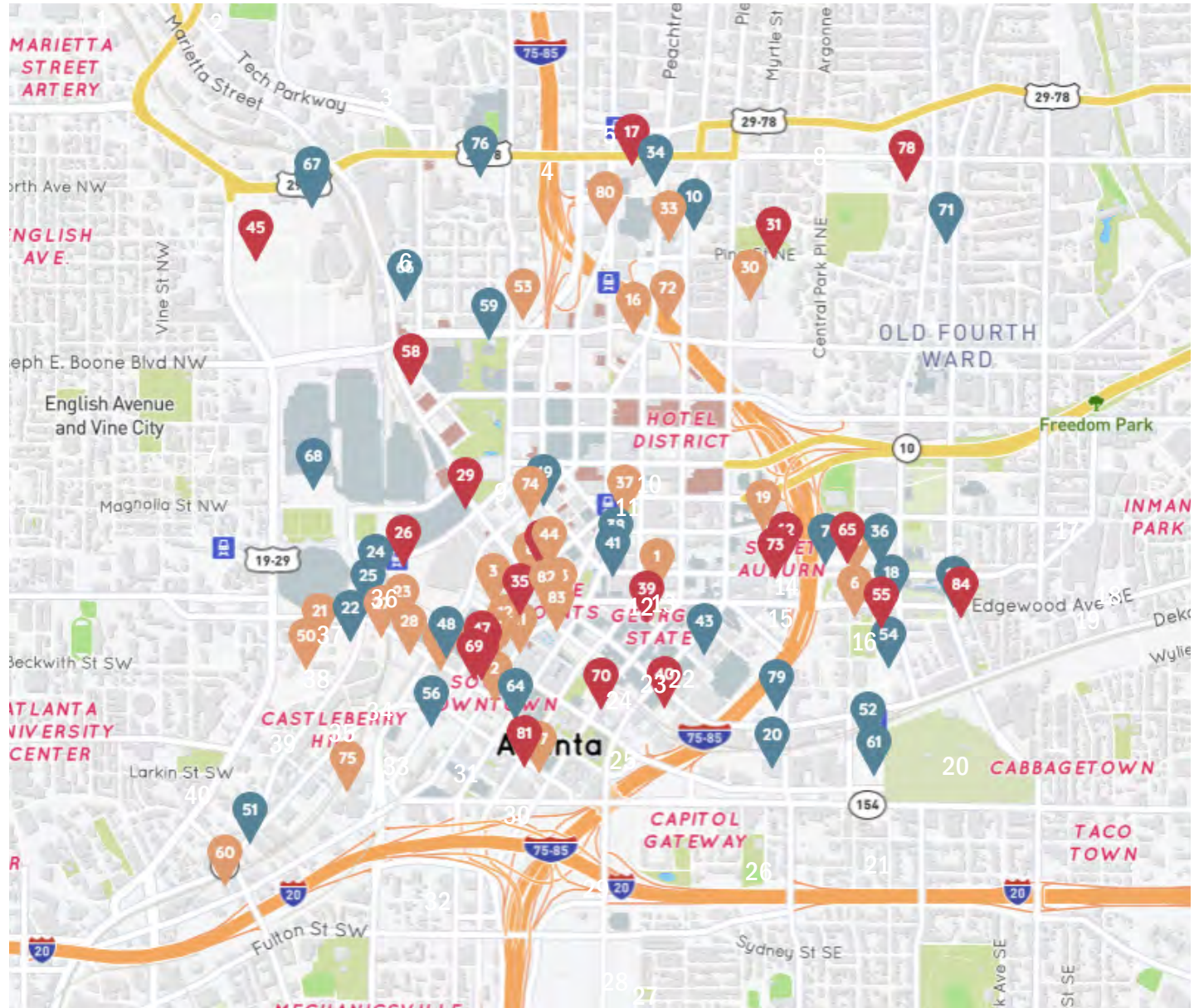


Subject property

Under Construction

Complete

Planned



Developments

	Development	Details	Investment
1	Herndon Square (Phase 2)	Mixed-use community (anticipated completion 2026)	\$50 Million
2	The Grace Residences	New 280-unit apartment building with retail (completed 2024)	--
3	Salvation Army - Center of Hope	Expanded temporary housing and education center (anticipated completion 2025)	\$20 Million
4	National Center for Civil & Human Rights Expansion	Capital expansion adding 20K SF (anticipated completion 2026)	\$56 Million
5	Marriott Residence Inn	Planned Marriott Residence Inn (anticipated completion 2026)	TBD
6	Moxy Atlanta by Marriott	New 183-room Moxy hotel (anticipated completion 2026)	\$28 Million
7	Signia Hilton	GWCC Campus, 4-star hotel with convention amenities	\$400 Million
8	Atlanta First United Methodist Church Redevelopment	Renovation and expansion of church amenities including 300 apartments (mostly affordable) and a 5-story school building (anticipated completion 2027)	\$114 Million
9	CNN Center Renovation	Renovation of current CNN building to include more dining, retail and entertainment (anticipated completion 2026)	TBD
10	Legacy at Centennial	32-story private student housing development (completed in 2023)	\$80 Million
11	Teachers Village	Affordable housing for teachers and seniors (anticipated completion 2027)	\$100 Million
12	41 Marietta	Adaptive reuse of vacant office building to convert to residential units (anticipated completion 2026)	\$32 Million
13	Grant Building	165-room hotel (anticipated completion 2025)	TBD
14	55 Park Place Renovation (Georgia State University)	Renovation of existing office building for university use (anticipated completion 2026)	\$55 Million
15	Student Success Center (Georgia State University)	Hub for GSU's student success services & HQ for the National Institute of Student Success (anticipated completion 2025)	\$37.8 Million
16	100 Edgewood Renovation	Renovation of former 18-story office building (anticipated completion 2027)	TBD
17	Big Bethel Redevelopment	Redevelopment that will include a parking deck and residential development, and renovating the church's administrative offices (anticipated completion 2027)	\$130 Million
18	Odd Fellows Tower Renovation	The historic building will be redeveloped to bring retail and provide transitional housing for Georgia Works participants and program graduates (anticipated completion 2025)	\$13.3 Million
19	Sweet Auburn Grande	Mixed-use development (anticipated completion 2026)	\$56 Million
20	Grady Memorial Hospital - Correll Pavilion	An outpatient care center expansion to the Grady Medical campus (completed 2023)	\$151 Million

[CLICK HERE FOR MORE DEVELOPMENTS IN ATLANTA](#)

Developments

	Development	Details	Investment
21	Science Park Complex - Phase III (Georgia State University)	Laboratory for GSU's Science Park Complex (anticipated completion 2026)	\$100 Million
22	One Peachtree - Senior Housing	New senior housing development (anticipated completion 2027)	\$25 Million
23	Two Peachtree Redevelopment	Conversion of a 44-story office tower into a mixed-use, residential development (anticipated completion 2028)	TBD
24	Five Points MARTA Station Renovation	Replace the existing concrete canopy, improve the pedestrian streetscape, add more public space, and improve transportation mobility and access (anticipated completion 2027)	\$206 Million
25	Underground Atlanta Redevelopment	Redevelopment into a mixed-used community (anticipated completion TBD)	TBD
26	State Capitol Complex Renovation	Renovation of existing structures and addition of new amenities (anticipated completion 2026)	\$392 Million
27	Trinity United Methodist Church Redevelopment	Redevelopment of fellowship hall wing into affordable housing residential tower (anticipated completion 2027)	TBD
28	Trinity Central Flats	Mixed-income housing development (anticipated completion 2026)	\$68 Million
29	Orgin Hotel	Adaptive re-use of office building into a hotel (completed 2024)	\$16.5 Million
30	South Downtown Redevelopment (Phase 1)	Mixed-Use development (anticipated completion 2026)	\$200 Million
31	Hotel Row (Adaptive Reuse)	Renovation to add ground floor retail, restaurants and office space (completed 2023)	\$18.5 Million
32	The Melody	40 micro-unit housing site (completed 2024)	\$5 Million
33	Centennial Yards South - G.2	Mixed-use development (anticipated completion TBD)	TBD
34	Centennial Yards - C.5	500 unit residential and mixed-use development (anticipated completion 2026)	TBD
35	Centennial Yards - G.1 - Hospitality	Mixed-use development (anticipated completion TBD)	TBD
36	Centennial Yards - Entertainment District	Entertainment venue, food and beverage tenants, and a hotel (anticipated completion 2026)	TBD
37	Centennial Yards - Hotel	292-room hotel in the Centennial Yards development (anticipated completion 2025)	\$155 Million
38	Centennial Yards - The Mitchell (Residential)	304 housing units in the Centennial Yards development (anticipated completion 2025)	\$145 Million
39	Castleberry Park Residential	Part of a mixed use development (completed 2022)	\$50 Million
40	Lewis Crossing	50 affordable apartment units (anticipated completion 2026)	\$22 Million

[CLICK HERE FOR MORE DEVELOPMENTS IN ATLANTA](#)

In The Area

ATLANTA DEVELOPMENTS

Atlanta's hospitality portfolio will continue to experience a tremendous amount of growth over the next three years. The city is gaining new hotel properties, expanding world-class venues and renovating existing facilities, creating an ever-evolving destination for visitors.

[CLICK HERE FOR MORE DEVELOPMENTS](#)

CENTENNIAL PARK DISTRICT

The Centennial Park District, anchored by Centennial Olympic Park, stands as downtown Atlanta's premier entertainment destination. This vibrant district offers a dynamic mix of event venues, restaurants, lounges, hotels, businesses, and residential spaces, making it the perfect escape from the everyday routine. Whether it's a romantic date night, a family outing, happy hour with coworkers, or cheering on the Falcons with 71,000 fans, the Centennial Park District is where unforgettable memories are made.

With over 2,800 hotel rooms, the district's renowned accommodations provide stunning views and exceptional comfort, catering to vacationers, staycationers, and business travelers alike.

Visitors can enjoy an array of world-class experiences, all within walking distance. Sample Coca-Cola flavors from around the globe, explore the nation's largest aquarium, take in panoramic views from a 200-foot Ferris wheel, and attend a professional sports game—all in a single day. Welcoming over 20 million visitors annually, the Centennial Park District truly offers something for everyone.



Underground Atlanta

Underground Atlanta - "The City Beneath the Streets" - is a historic arts and entertainment district in the heart of Downtown Atlanta. The buildings comprising Underground Atlanta were constructed in 1866 around the Zero-mile Post located at the property, later becoming present day Atlanta. Underground has evolved from the Civil War era into speakeasies during Prohibition, an entertainment district in the 1960's and became the central rallying point for the 1996 Olympics. The once defunct Mall closed in 2016 and was purchased by Lalani Ventures in November 2021. Since its purchase, Underground Atlanta has reemerged as the center of gravity for Art, Culture and Entertainment. Between 2022 and 2024, Underground Atlanta hosted over hundreds of events including the iconic "Peach Drop" New Years celebration and hosted several music and art activations including Art of Banksy Exhibit, Atlanta Fashion Week, Atlanta United Block Party and several music concerts. It has reopened the doors to new tenants including eight new art galleries, The Masquerade, MJQ, Daiquiriville, Club Future, Pigalle by Paris on Ponce and a new 30,000 SF Exhibition Hall for concerts, panels and immersive art.





CENTENNIAL YARDS

Centennial Yards is a large-scale, multi-phase mixed-use redevelopment project in downtown Atlanta located adjacent to Mercedes-Benz Stadium and centered around the transformation of former rail yards and underutilized parcels into a connected urban district. Envisioned as a \$5 billion development spanning approximately 50 acres, the project is designed to introduce a dynamic combination of residential units, hotels, office space, retail, dining, and entertainment venues, all organized within a pedestrian-friendly street grid intended to improve connectivity between downtown's major destinations.

The development is being executed in phases, with early components focused on residential towers, entertainment uses, and supporting retail, followed by additional office and hospitality elements over time. Public realm improvements, including plazas, streetscapes, and open spaces, are a key part of the plan, aiming to create an active, year-round environment that supports both residents and visitors. Centennial Yards is also strategically positioned to benefit from major regional and international events, including upcoming global sporting events, which are expected to accelerate visibility and activation of the district.

The long-term vision for Centennial Yards is to serve as a catalyst for downtown Atlanta's continued growth by activating a previously underutilized area and strengthening connections between surrounding districts such as the Central Business District, the South Downtown area, and nearby attractions. By introducing a dense, mixed-use urban core, the project aims to enhance economic activity, increase foot traffic, and contribute to the ongoing evolution of downtown Atlanta into a more cohesive, livable, and destination-oriented environment.

Atlanta Ventures is a locally based investment and development group leading the ongoing revitalization of South Downtown, a historic district located just south of Five Points. The firm has assembled and acquired a significant portfolio of properties across multiple blocks, with a long-term vision of transforming the area into a cohesive, mixed-use urban neighborhood that reconnects downtown Atlanta's core with surrounding districts and restores activity to an area that had experienced decades of underinvestment.

The group's development strategy emphasizes adaptive reuse, incremental activation, and organic growth rather than large-scale, single-phase redevelopment. Many of the existing historic buildings are being renovated and repositioned for modern uses, including office space, creative workspaces, retail storefronts, hospitality concepts, and residential components. A key aspect of this approach is leasing space to early tenants, entrepreneurs, and creative businesses as buildings come online, helping to generate immediate foot traffic and energy while longer-term improvements continue.



ATLANTA VENTURES



A central anchor in this effort is the expansion of entrepreneurial and innovation-focused spaces, including a South Downtown presence of Atlanta Tech Village, which brings startups and tech-oriented tenants into the district. This helps establish an ecosystem of small businesses and innovators that supports daytime activity and contributes to the area's economic diversification. Alongside this, Atlanta Ventures and its partners have been working to stabilize and improve a large number of historic structures, streetscapes, and ground-floor retail opportunities across the district.

The broader development plan envisions South Downtown evolving into a walkable, transit-accessible, 24/7 neighborhood with a balanced mix of residential units, office space, hospitality, and neighborhood-serving retail and dining. Improvements in connectivity, pedestrian infrastructure, and building activation are intended to link South Downtown more effectively with nearby destinations such as the Central Business District, Underground Atlanta, and major venues to the west. The area's proximity to key attractions and transit nodes positions it well to benefit from increased regional and international attention, including upcoming large-scale events like the 2026 FIFA World Cup.



Hotel & Tourism

Atlanta remains a major U.S. transportation and business hub, supported by Hartsfield-Jackson Atlanta International Airport and a strong corporate base that includes more than 15 Fortune 500 headquarters. Corporate and convention travel drive weekday demand, while leisure, sports, and entertainment support weekends, creating a diverse and resilient demand profile.

Market performance has been moderate, but outlook remains positive due to Atlanta's strong fundamentals and its role as a host city for the 2026 FIFA World Cup. While ADR and RevPAR are expected to grow modestly, occupancy is likely to remain relatively flat as new supply enters the market. Approximately 2,600–3,000 rooms are under construction through 2027, though a slowdown in new starts should help stabilize performance over time.

Investment activity remains healthy, with more than \$458 million in hotel sales over the past year across roughly 51 transactions, primarily in branded upper-midscale properties. Overall, Atlanta's combination of transportation connectivity, corporate demand, major events, and continued investor interest supports a stable long-term outlook despite near-term supply pressures.

113,000
HOTEL
ROOMS

2,500
UNDER
CONSTRUCTION

170
PLANNED

65%
OCCUPANCY
RATE

\$135
AVG. DAILY
RATE

\$82
REVPAR



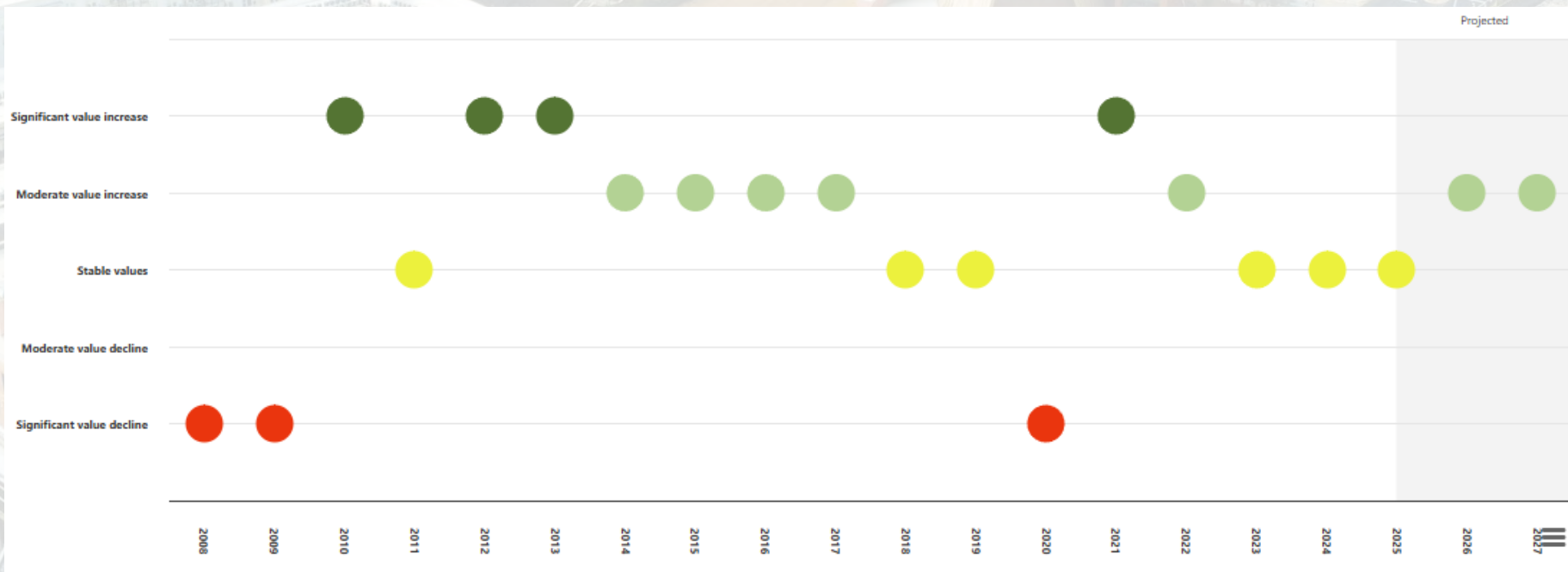
Club Wyndham Atlanta / Margaritaville Vacation Club

Hotel & Tourism

Atlanta remains a major transportation and lodging demand hub, anchored by Hartsfield-Jackson Atlanta International Airport (ATL), which continues to rank as the world's busiest passenger airport. Lodging demand is driven by a diverse base that includes more than 15 Fortune 500 headquarters, along with major convention, sports, and entertainment venues such as the Georgia World Congress Center, Mercedes-Benz Stadium, Truist Park, and the Georgia Aquarium. Over the past two decades, Atlanta evolved from a market averaging occupancies in the high-50% to low-60% range to one capable of sustaining levels near 70% during peak years. More recently, occupancy moderated to the mid-60% range in 2024 due to new supply, remaining below the 2014–2019 peak but comparable to early-2000s performance.

Average daily rate performance has remained strong, exceeding approximately \$125 in 2024, well above pre-pandemic levels, while RevPAR, though slightly pressured by supply growth, remains near historic highs. Recent performance has been supported by continued demand absorption, improving office utilization, and large citywide events. Atlanta's construction pipeline remains among the largest in the country, highlighted by the 976-room Signia by Hilton convention hotel, which expands group capacity but contributes to near-term occupancy pressure. Looking ahead, the market outlook remains favorable, supported by strong corporate and group travel fundamentals and major upcoming events, most notably Atlanta's role as a host city for multiple matches during the 2026 FIFA World Cup, which is expected to generate significant visitation and long-term tourism benefits.

CHANGE IN VALUE FOR MARKET



SOURCE: <https://hvi.hvs.com/market/united-states/Atlanta>

CLICK HERE FOR MORE INFORMATION ON THE METRO ATLANTA HOTEL MARKET

Multifamily & Mixed-Use

Downtown Atlanta continues to experience significant residential growth and investment, solidifying its position as a highly desirable urban neighborhood. Since 2010, the area has seen substantial population growth, and more recent housing data indicates that over 11,000 apartments have been delivered downtown since 2020, placing Atlanta among the top U.S. cities for rental housing growth in recent years. The downtown submarket currently has approximately 11,700 multi-family units, with over 1,000 units under construction and additional units slated to deliver in the next year. While earlier forecasts suggested over 4,000 planned units for downtown, some pipeline activity has moderated due to rising financing costs and broader apartment construction trends. Despite this, occupancy remains strong, particularly for Class A units in core downtown locations, which are achieving around 90% occupancy, demonstrating sustained renter demand in areas where new supply has been delivered.

Downtown's residential momentum is supported by a robust pipeline and ongoing infrastructure investments. Major mixed-use developments, such as Centennial Yards, continue to progress, with phases like The Mitchell (304 luxury units) now open and additional phases planned to include more residences, retail, and entertainment spaces. These developments are complemented by public and private initiatives, including highway capping projects and enhancements to parks and green spaces, which aim to improve connectivity and livability. The area also benefits from a wealth of office employment and cultural amenities, including museums, the Georgia Aquarium, Mercedes-Benz Stadium, State Farm Arena, music venues, and Centennial Park, as well as six MARTA stations that provide transit access. While office occupancy has seen some fluctuations, with large tenants reducing or vacating space, the overall demand for housing in Downtown remains strong, fueled by its urban amenities and transit-rich environment.

The residential market is further supported by high-profile events that bring increased attention and investment to the area. Downtown Atlanta will host FIFA World Cup matches in 2026 and the Super Bowl in 2028, catalyzing hospitality, retail, and housing development. Landmark projects like Centennial Yards, as well as new startup hubs and revitalization efforts in South Downtown and Underground Atlanta, signal a long-term transformation of the district into a vibrant mixed-use neighborhood. Although the overall pace of new unit delivery has moderated compared with the earlier pandemic-era boom, Downtown Atlanta's combination of strong occupancy, continued construction, and substantial pipeline activity demonstrates its ongoing appeal for urban living. These trends highlight the neighborhood's resilience and its position as a focal point for residential growth in Atlanta, underpinned by continued investment in amenities, infrastructure, and mixed-use development projects that enhance the urban core's livability and desirability.

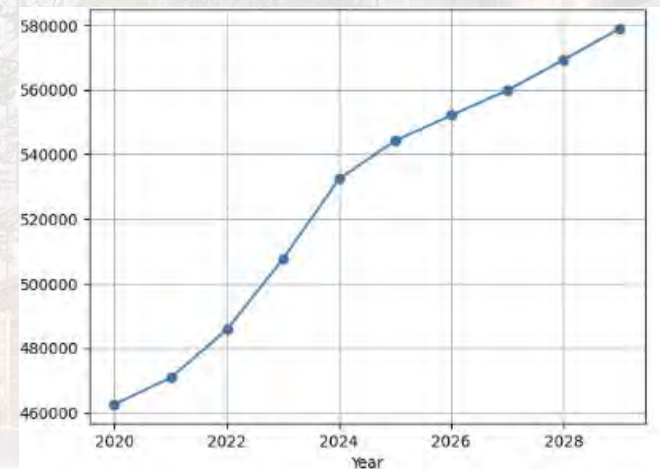
600,000+
TOTAL UNITS

19,200+
UNDER
CONSTRUCTION

\$1.62
ASKING RENTS
(PER SF)

91%
OCCUPANCY
RATE

MULTIFAMILY GROWTH



Demographics



POPULATION

1 MILE	3 MILES	5 MILES
24,703	207,250	390,266



HOUSEHOLDS

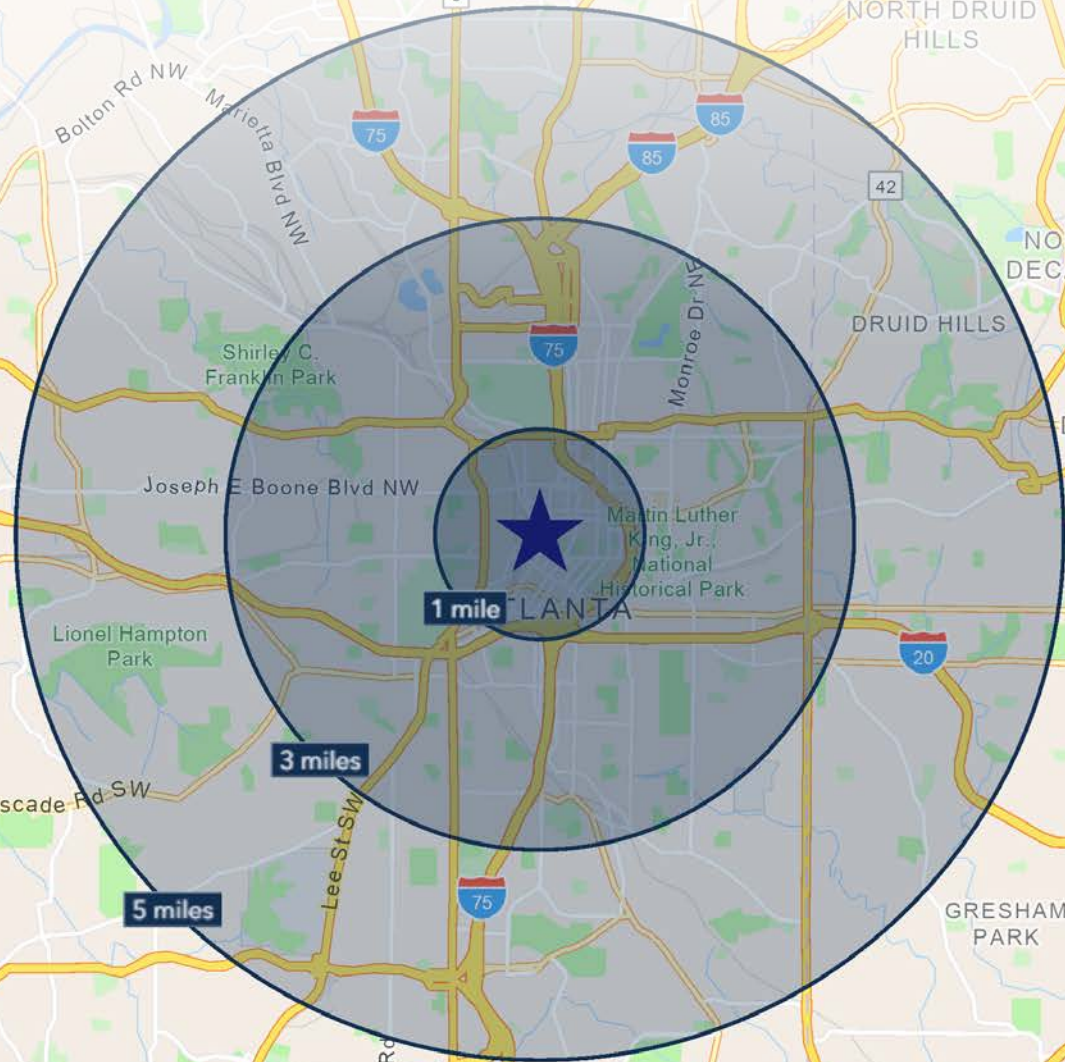
1 MILE	3 MILES	5 MILES
8,648	102,571	185,146



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$92,218	\$137,856	\$144,467

Source: 2025 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



TRUIST



EMORY
UNIVERSITY



Georgia-Pacific

Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

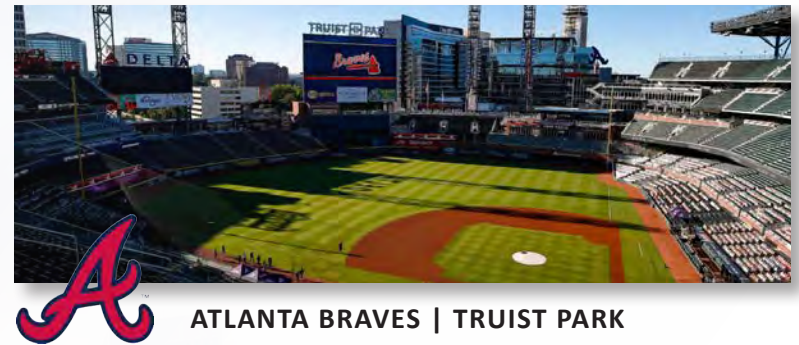
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

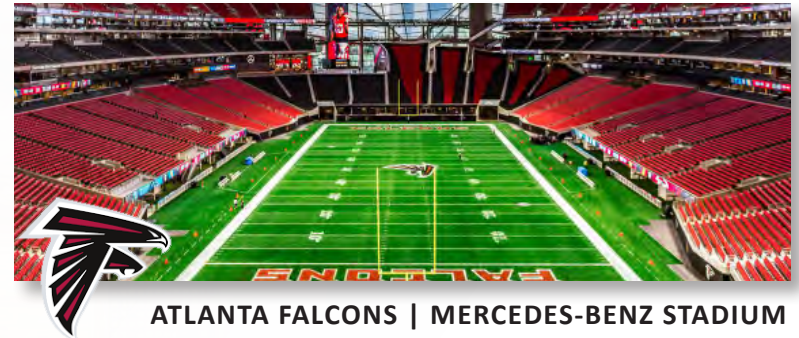
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN
BUSINESS



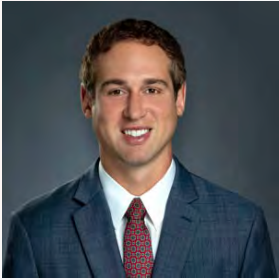
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HEADQUARTERED IN
ATLANTA, GA



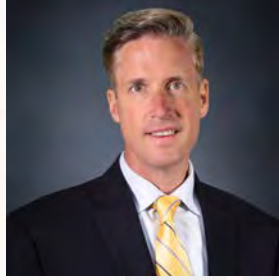
LICENSED IN
8
SOUTHEAST
STATES

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ANDY LUNDSBERG

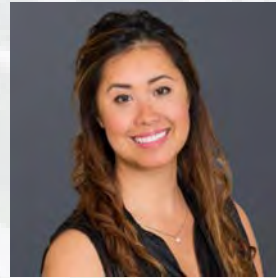
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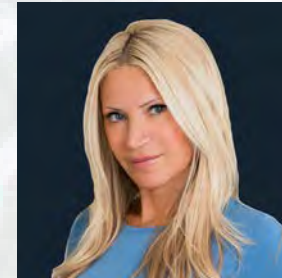
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