



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

HARRISON PROPERTIES

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1468 MECASLIN ST

Atlanta, Georgia

PROPERTY FOR SALE

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HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY OVERVIEW

Harrison Properties is pleased to present the exclusive opportunity to acquire 1468 Mecaslin Street NW, Atlanta, Georgia 30309 (the "Property"), an infill industrial/flex parcel positioned in the heart of Atlanta's dynamic West Midtown corridor within the Home Park submarket. Situated between Georgia Tech to the south and Atlantic Station to the north, and immediately west of the I-75/I-85 Downtown Connector, the Property offers a rare combination of irreplaceable intown location, flexible I-1 (Light Industrial) zoning, and substantial value-add and redevelopment optionality.

The offering represents an opportunity for an investor or owner-user to acquire a well-located asset in one of Atlanta's most actively transforming submarkets — a district that has evolved over the past two decades from its industrial roots into a sought-after live-work-play destination anchored by creative office, multifamily, retail, and hospitality uses. The Property's I-1 zoning supports a broad spectrum of by-right uses, providing the next owner with meaningful flexibility across hold, reposition, and redevelopment strategies.

PROPERTY DETAILS

Address:	1468 Mecaslin St, Atlanta, GA 30309
Building Size:	5,000 SF
Lot Size:	0.40 AC
Zoning:	II
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
Asking Price:	\$2,100,000

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PROPERTY HIGHLIGHTS

IRREPLACEABLE WEST MIDTOWN LOCATION

Positioned in the Home Park neighborhood on the west side of the Downtown Connector, the Property sits within one of Atlanta's most supply-constrained and rapidly appreciating intown corridors — bordered by Georgia Tech, Atlantic Station, and the Howell Mill Road retail and dining district.

VALUE-ADD AND REDEVELOPMENT UPSIDE

The Property is well-suited to a creative-office or flex repositioning, owner-user occupancy, or longer-term redevelopment consistent with the dramatic transformation occurring throughout West Midtown.

FLEXIBLE I-I ZONING/BROAD USE OPTIONALITY

The I-I (Light Industrial) designation permits a wide range of by-right uses — including light manufacturing, warehousing and distribution, repair and service uses, offices and studios, and (subject to separation and transitional standards) service stations — giving the next owner multiple paths to value creation without rezoning.

EXCEPTIONAL CONNECTIVITY

Immediate access to I-75/I-85 (Downtown Connector) and proximity to I-20 and the Georgia 400 corridor place the Property within minutes of Midtown, Downtown, and Hartsfield-Jackson Atlanta International Airport — a key driver of intown industrial and last-mile demand.

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PROPERTY HIGHLIGHTS

POWERFUL DEMAND DRIVERS

Georgia Tech (one of the nation's leading research universities), Atlantic Station's mixed-use density, and a deep base of creative, technology, and design tenancy underpin durable long-term demand across office, retail, and residential uses.

INTOWN, INFILL SCARCITY

Developable, flexibly-zoned infill parcels of this nature inside the Connector are increasingly rare, supporting both current income strategies and long-term land-basis appreciation.

STRENGTHENING MARKET MOMENTUM

Entering 2026, market commentary points to greater stability across Atlanta commercial real estate, with gradually easing interest rates expected to draw capital off the sidelines and development activity concentrated near the BeltLine and in amenity-rich submarkets such as Midtown. Heightened global investment attention surrounding the 2026 FIFA World Cup further underscores the metro's long-term growth trajectory.

PATH TO MULTIPLE EXIT STRATEGIES

The combination of in-place improvements, flexible zoning, and a strengthening submarket provides optionality across hold-for-income, reposition-and-lease, and redevelopment exit scenarios.

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HARRISON PROPERTIES
PROPERTY PHOTOS



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PROPERTY PHOTOS



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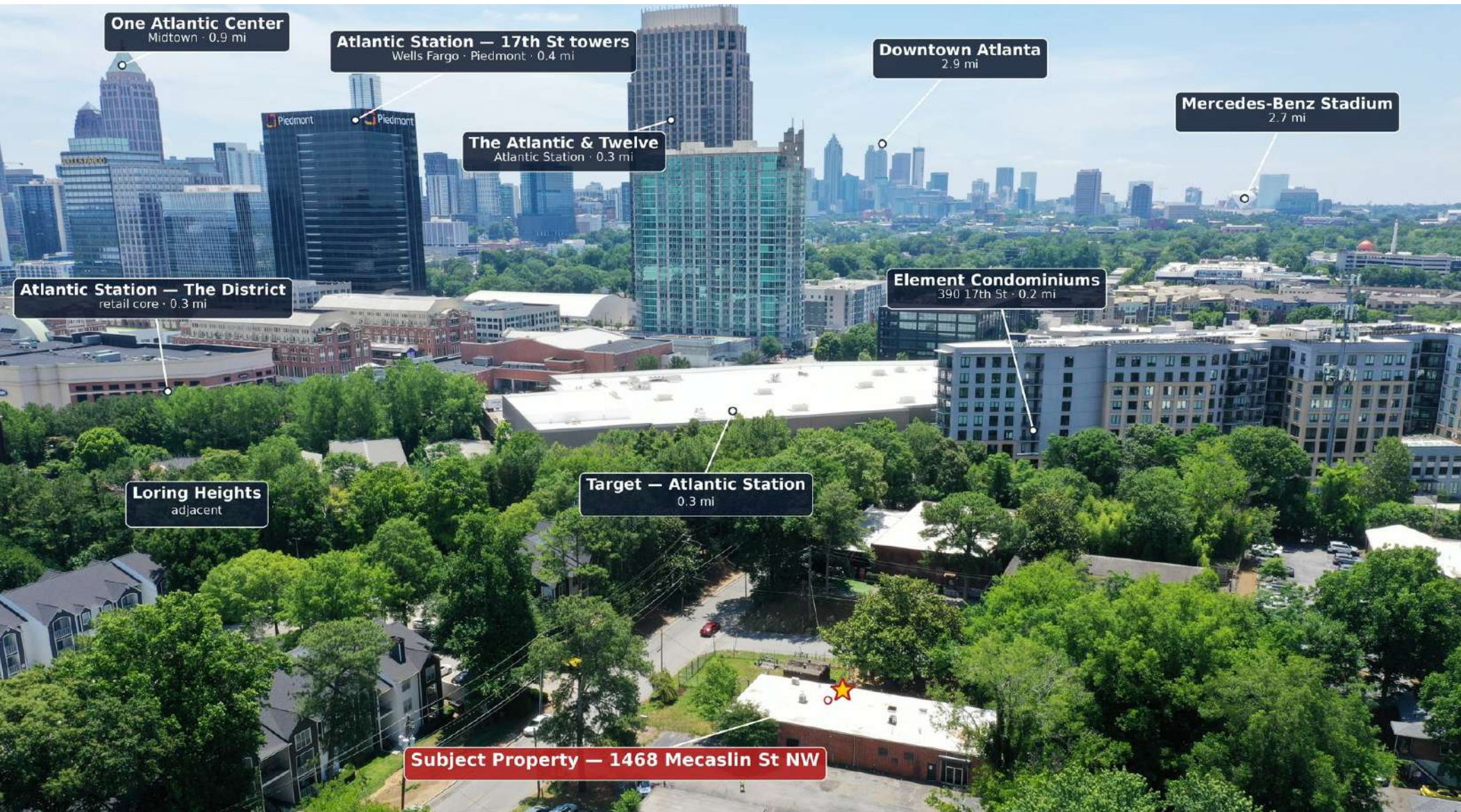
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HARRISON PROPERTIES AERIAL PHOTO



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HARRISON PROPERTIES AERIAL PHOTO



Atlantic Station
17th Street District · 0.3 mi

GT Noonan
Golf Facility · 0.7 mi

IKEA Atlanta
0.5 mi

Atlanta Waterworks
Hemphill Treatment Plant · 0.5 mi

Hemphill Reservoir /
Waterworks Park · 0.6 mi

17th St bridge →
Atlantic Station entry · 0.2 mi

Steelworks Apartments
1220 Mecasin St · 0.4 mi

Plateau West
townhomes (Trabert Ave) · 0.1 mi

UrbA ATL (2025)
321 units + ±27K SF retail
directly across the street

Loring Heights
single-family core · adjacent E

Rail corridor

Subject Property — 1468 Mecasin St NW

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HARRISON PROPERTIES IN THE AREA

DINING AND NIGHTLIFE

- Westside Provisions District — a celebrated dining and retail destination anchored by Michelin-starred Bacchanalia (Chef Anne Quatrano) and a roster of acclaimed, chef-driven restaurants.
- The Marietta Street Artery, Brady Avenue, and Huff Road corridors — home to establishments such as Miller Union and The Optimist that helped define the Westside's culinary reputation.
- Craft beverage and neighborhood favorites serving the Georgia Tech and Home Park community, including Monday Night Brewing, an anchor along the BeltLine's Northwest Trail.

GROCERY AND DAILY NEEDS

- Target at Atlantic Station, providing full-service grocery and general retail within minutes of the Property.
- A grocery anchor (Lidl) planned within the expanding Interlock district, adding a walkable everyday-needs option to the immediate area.
- Convenient access to pharmacies, fitness, and everyday services throughout the Howell Mill Road corridor.

RETAIL AND SHOPPING

- Atlantic Station — a major open-air, mixed-use district to the north featuring national retailers, dining, grocery, and entertainment.
- The West Midtown design district — furniture showrooms, art galleries, and creative retail concentrated along the Howell Mill Road and Westside corridors.
- Westside Paper — an adaptive-reuse retail and office destination introducing a fresh slate of shops and eateries to the corridor.

PARKS, RECREATION AND THE BELTLINE

- The Atlanta BeltLine Northwest Trail — advancing through West Midtown as part of the city's signature 22-mile multi-use loop.
- Georgia Tech's campus green space and recreation facilities immediately to the south.
- Proximity to Piedmont Park and the broader Midtown green network a short distance to the east.

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VALUE-ADD & REDEVELOPMENT

SCENARIO A - OWNER-USER/FLEX OCCUPANCY

An owner-user occupier can acquire the Property to control an irreplaceable in-town location for light-industrial, creative-office, studio, service, or showroom operations, benefiting from below-replacement land basis and proximity to Georgia Tech, Atlantic Station, and the Connector.

SCENARIO B - CREATIVE OFFICE/FLEX REPOSITION

Consistent with the West Midtown transformation, the improvements can be repositioned into authentic creative-office or flex space targeting technology, design, and small-business tenancy, capturing rent growth from the submarket's flight to quality and amenity-rich character.

SCENARIO C - RETAIL/SERVICE CONVERSION

Subject to building-age and conversion provisions, or as part of a redevelopment, the site can support neighborhood-serving retail or service uses oriented to the dense surrounding residential, student, and daytime populations. Auto-oriented concepts (including a service station / convenience use) must be screened against the I-I service-station separation and transitional standards described in the Zoning section.

SCENARIO D - LONGER-TERM DENSIFICATION/REDEVELOPMENT

As West Midtown continues to densify, the Property may support longer-term redevelopment into a higher-and-better use consistent with surrounding mixed-use, multifamily, and creative-commercial development — potentially via rezoning or assemblage. The land basis and location underpin this longer-horizon optionality.

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TRADE AREA & DEMOGRAPHICS



LOCATION OVERVIEW - WEST MIDTOWN/HOME PARK

The Property is located in Home Park, a neighborhood within Midtown Atlanta widely marketed as West Midtown because it lies on the west side of the Downtown Connector. Home Park spans roughly 450 acres and is bordered by Georgia Tech to the south, Atlantic Station to the north, the rail yards and Marietta Street/Brady Avenue corridor to the west, and I-75/I-85 to the east. Originally developed in 1901 as housing for workers at the Atlantic Steel Mill — the site now occupied by Atlantic Station — the area has experienced sustained appreciation and reinvestment since Atlantic Station's development. Today, Home Park blends a stable residential core with a growing commercial district of retail, restaurants, design firms, art galleries, and creative office, with an expanding residential base along the Howell Mill Road corridor. The neighborhood's direct adjacency to Georgia Tech supports steady demand from students, faculty, researchers, and the technology and design firms that cluster around the university.

DEMOGRAPHICS OVERVIEW

The Property sits within one of intown Atlanta's most affluent, highly-educated, and densely-trafficked trade areas. Anchored by Georgia Tech immediately to the south and the mixed-use density of Atlantic Station to the north, the surrounding rings combine a substantial resident base with an outsized daytime population of students, faculty, researchers, and office workers - a profile that supports both neighborhood-serving retail and service demand and a deep, well-credentialed labor pool for office and creative tenancy. Household incomes within the trade area run well above the metro average, educational attainment is among the highest in the region, and the population base continues to expand as West Midtown densifies. Within five miles, the trade area captures Midtown, Downtown, and the core of Atlanta's employment and cultural districts, reinforcing the durability of demand across uses.

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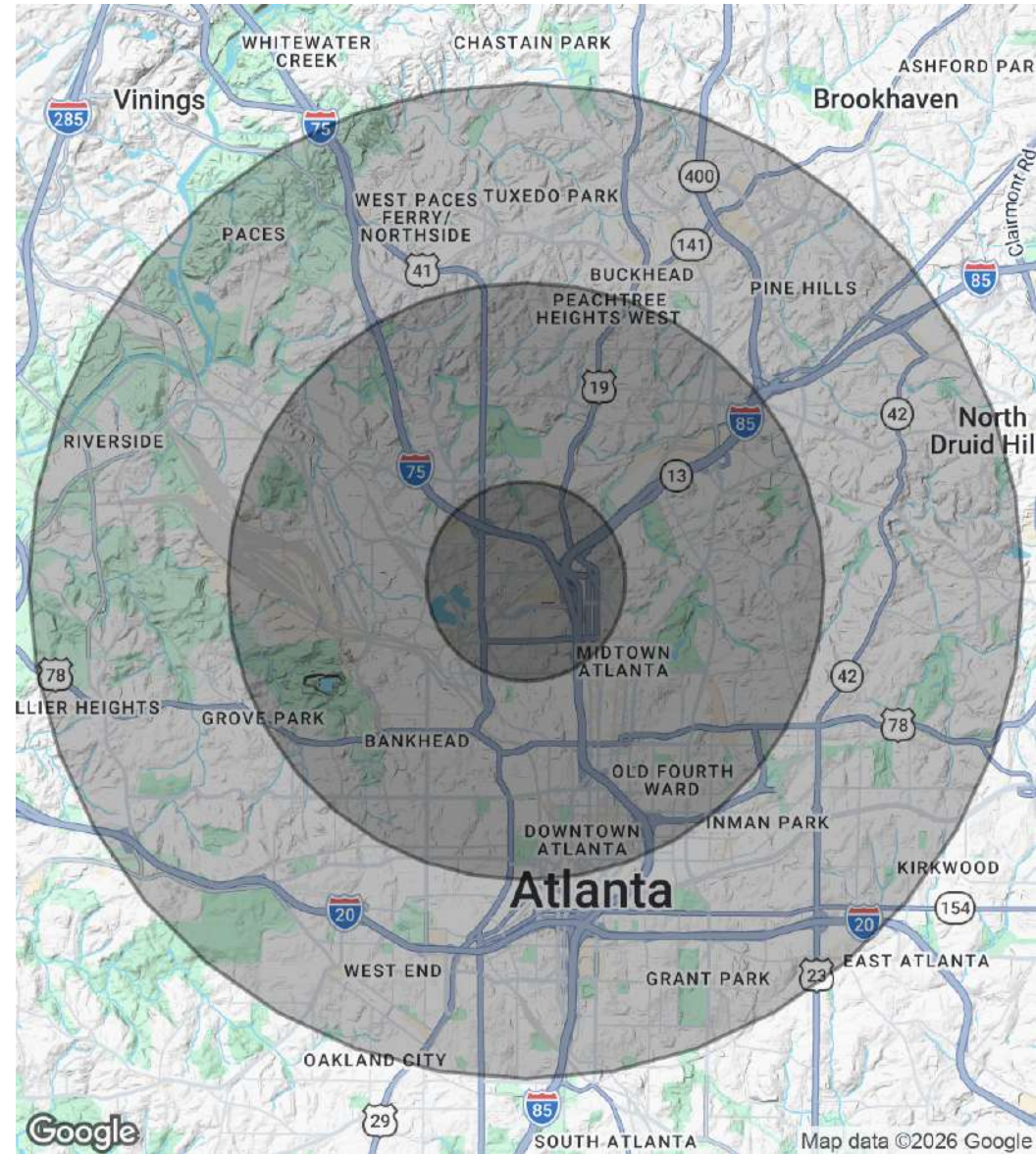


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DEMOGRAPHICS REPORT

POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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HARRISON PROPERTIES
NEARBY RETAILERS



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MARKET OVERVIEW

METRO ATLANTA

Atlanta remains one of the most active and closely watched commercial real estate markets in the United States, consistently ranking among the nation's top metros for population and job growth. The region's position as the economic engine of the Southeast — anchored by global connectivity through the world's busiest airport, an extensive interstate and rail network, and a diversified base of technology, logistics, film, and corporate employment — continues to attract both occupiers and capital. Market commentary entering 2026 has pointed to expectations of greater stability, with gradually easing interest rates anticipated to draw investors off the sidelines, and significant development activity concentrated near the BeltLine and in amenity-rich, transit-accessible submarkets such as Midtown.

WEST MIDTOWN SUBMARKET DYNAMICS

West Midtown has been among the most visibly transformed submarkets in the metro, with historic warehouse and industrial stock progressively converted to creative office, restaurants, retail, and hospitality, complemented by substantial new multifamily delivery. Office demand across the broader Midtown market has concentrated in amenity-rich, recently-upgraded, transit-accessible product — a “flight to quality” that favors well-located, character-rich assets. At the same time, intown industrial and flex product benefits from durable last-mile logistics demand driven by the metro's role as a strategic distribution hub. For an asset such as 1468 Mecaslin Street, these dynamics translate into multiple sources of demand: owner-users and creative tenants drawn to authentic West Midtown space; investors seeking infill land basis in a supply-constrained corridor; and developers underwriting the area's continued densification. The scarcity of flexibly-zoned infill parcels inside the Connector reinforces the long-term thesis.

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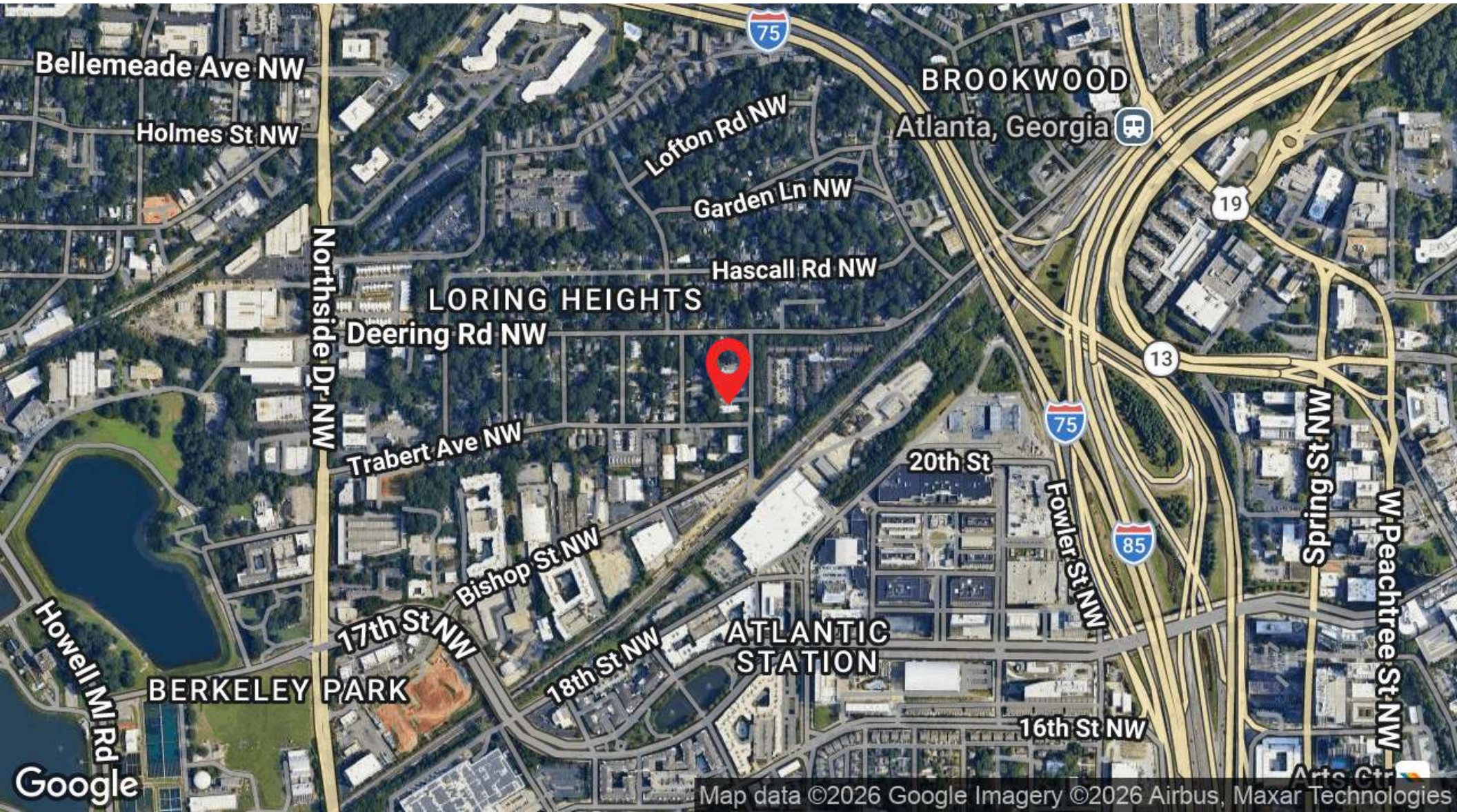
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HARRISON PROPERTIES
LOCATION MAP



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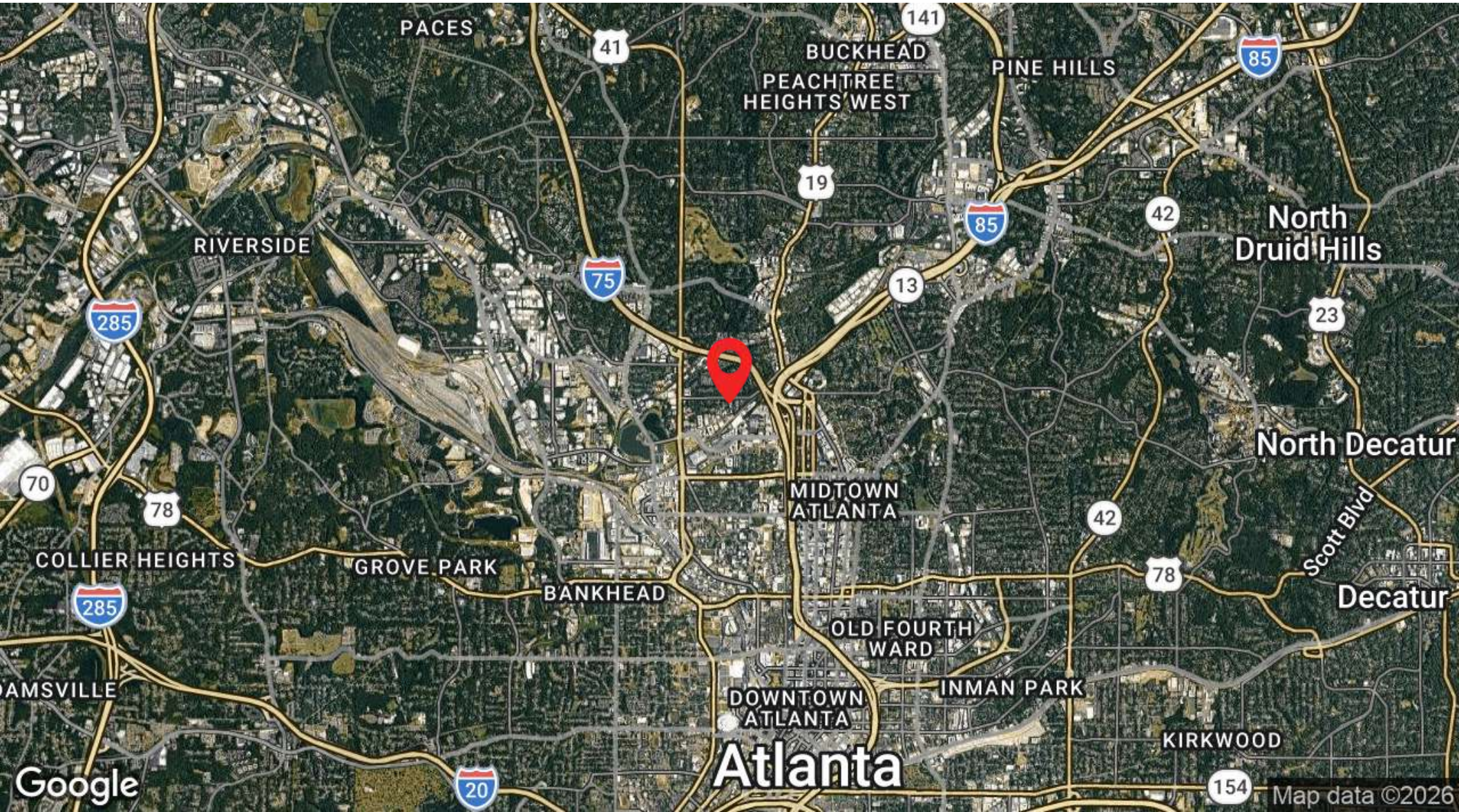
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HARRISON PROPERTIES
REGIONAL MAP



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