



420 Chapel Street

ATLANTA, GA



OFFERING MEMORANDUM

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

WIDESPREAD
COMMERCIAL GROUP

PRESENTED BY:

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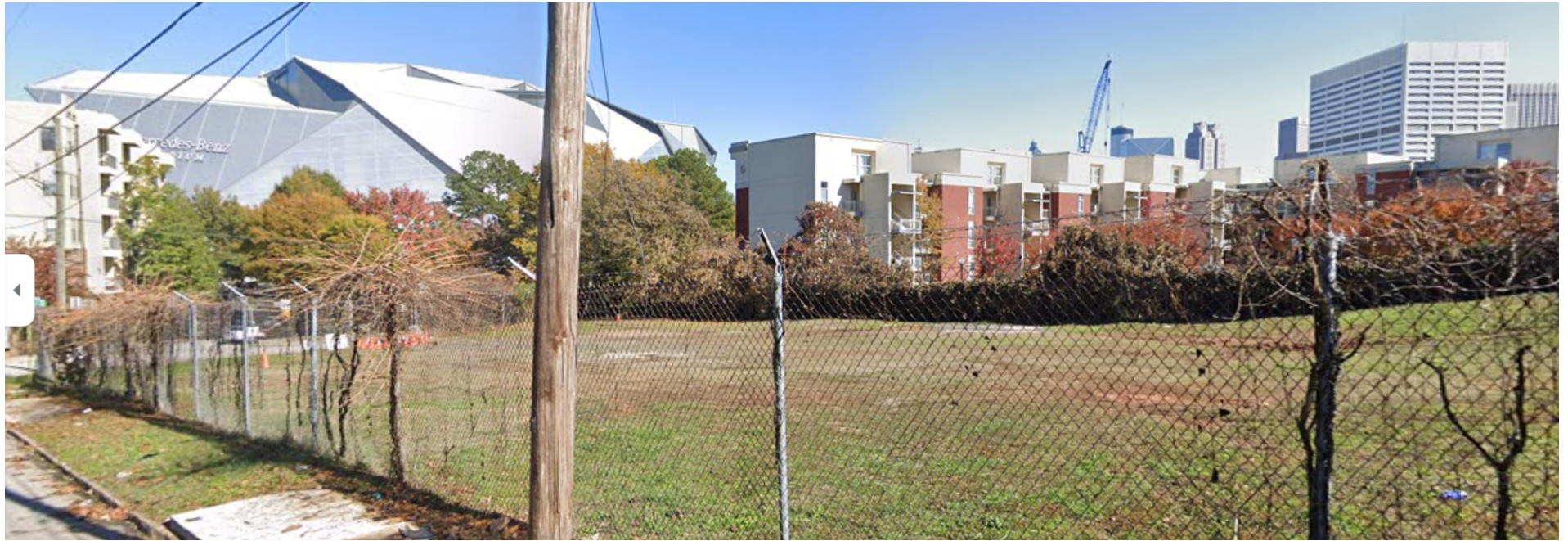
alicia@widespreadgroup.com

SECTION 1

Property Summary

PROPERTY SUMMARY

Chapel Street Lot
420 Chapel Street Southwest | Atlanta, GA 30313



Property Summary

Sale Price	\$1,950,000
Lot size	24,290 SF
Zoning	MRC-2C
County	Fulton

Property Overview

420 Chapel Street sits on a corner lot and is adjacent to the \$5 Billion mixed use project known as Centennial Yards (also known as "The Gulch"). Centennial Yards is a 50 acre mixed use development that will include 12 million square feet across a mix of offices, retail, residential, and hospitality

Location Overview

- Zoned MRC-2C within City of Atlanta
- Located just a few hundred yards South of "The Benz"
- Perfect future hospitality site
- Steps away from Castleberry Hill retail

SECTION 2

Property Images

PROPERTY PHOTOS

Chapel Street Lot

420 Chapel Street Southwest | Atlanta, GA 30313



PROPERTY PHOTOS

Chapel Street Lot

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SECTION 3

Property Location

AERIAL VIEW + RETAILER MAP

Chapel Street Lot

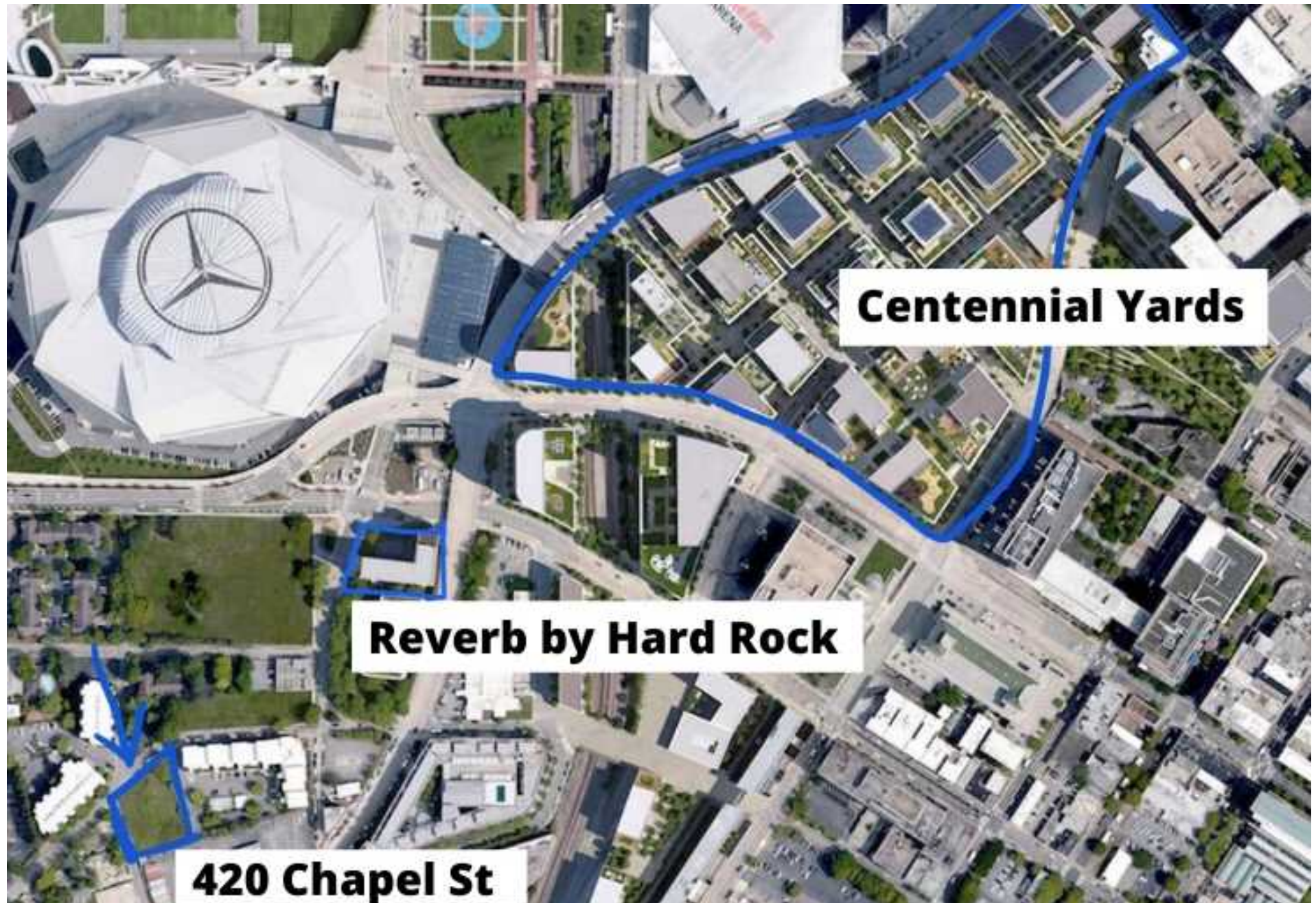
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420 CHAPEL ST SITS YARDS FROM "CENTENNIAL YARDS" DEVELOPMENT

Chapel Street Lot

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CENTENNIAL YARDS | "THE GULCH"

Chapel Street Lot

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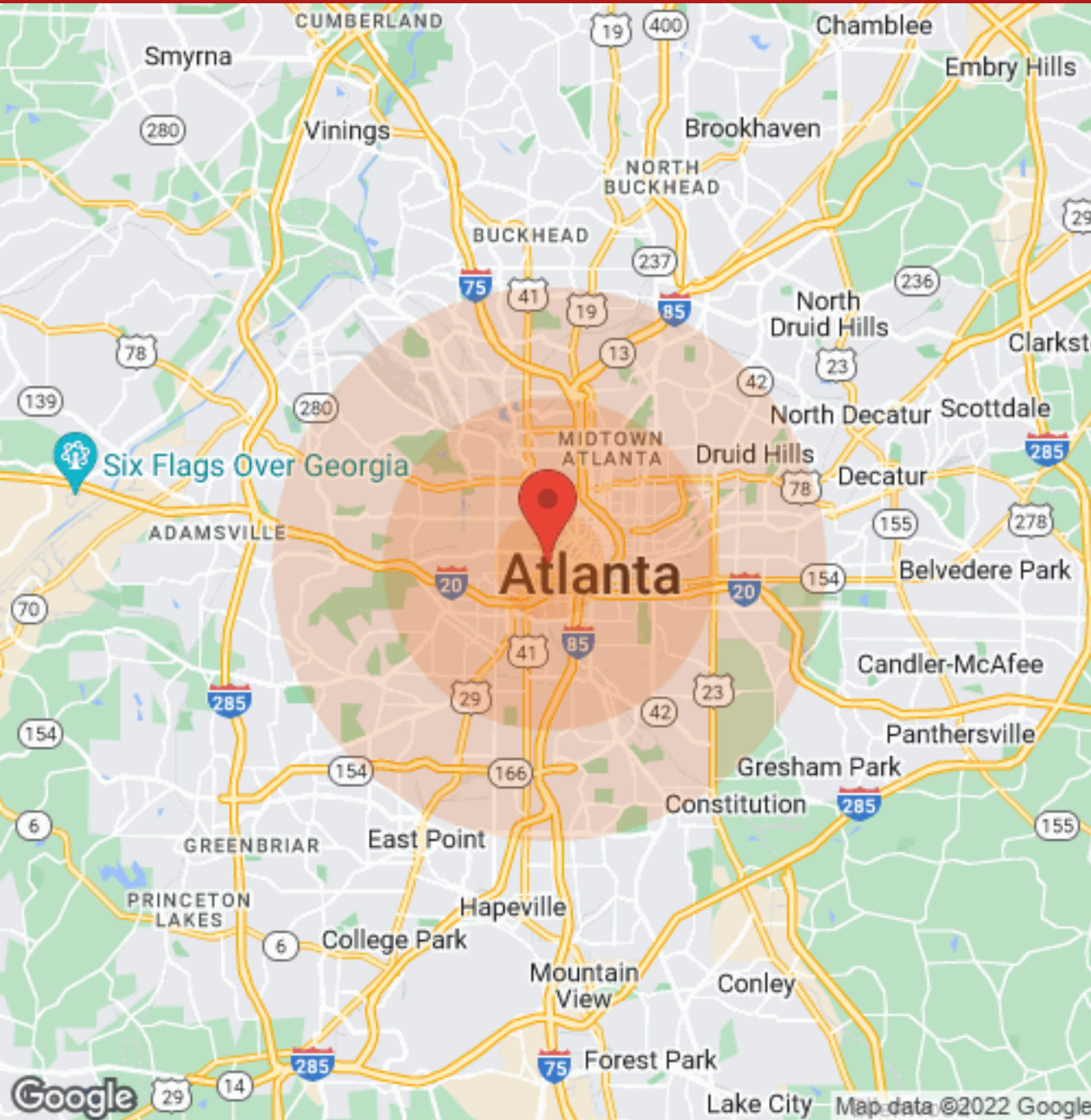
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DEMOGRAPHICS

Chapel Street Lot
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Population	1 Mile	3 Miles	5 Miles
Male	8,077	78,268	156,445
Female	9,438	72,506	150,777
Total Population	17,515	150,774	307,222

Income	1 Mile	3 Miles	5 Miles
Median	\$24,929	\$31,696	\$41,103
< \$15,000	1,694	15,728	27,732
\$15,000-\$24,999	985	7,210	15,001
\$25,000-\$34,999	792	7,188	14,158
\$35,000-\$49,999	440	7,716	16,778
\$50,000-\$74,999	531	9,567	20,153
\$75,000-\$99,999	468	5,992	12,287
\$10,000-\$149,999	347	6,112	13,287
\$150,000-\$199,999	165	2,784	6,482
> \$200,000	83	2,587	8,981

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,779	88,127	174,307
Occupied	5,969	68,266	141,594
Owner Occupied	1,106	24,766	62,057
Renter Occupied	4,863	43,500	79,537
Vacant	1,810	19,861	32,713