

BROOKWOOD EXCHANGE

1708 Peachtree St NW, Atlanta, GA 30309



PROPERTY DESCRIPTION

Introducing 1708 Peachtree St NW, a prime investment opportunity in Atlanta, GA. This historic 68,096 SF building, on apx 1.6+-acres, is ideally suited for investors. Zoned C-3, it offers versatile potential for reimagining the space to suit a range of office needs. With its central location in Atlanta, this property presents a compelling opportunity to capitalize on the city's vibrant commercial real estate market. Don't miss the chance to invest in this timeless asset with significant potential for value enhancement and long-term returns. The property at 1708 Peachtree St NW presents a compelling redevelopment opportunity with significant potential for value enhancement.

PROPERTY HIGHLIGHTS

- Ample parking.
- Features secured access and on-site property management.
- Flooded with natural daylight, the environment is designed to boost concentration and energy.
- The 1920s architecture provides a sophisticated, professional character that standard office buildings lack.

OFFERING SUMMARY

Sale Price:	\$20,000,000
Lease Rate:	\$25.75 - 354 SF/yr (MG; Full Service)
Number of Units:	48
Available SF:	584 - 3,033 SF
Lot Size:	69,672 SF
Building Size:	68,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	604	2,370	17,811
Total Population	1,044	3,898	29,822
Average HH Income	\$151,877	\$140,558	\$146,967

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ROCKY KAUFMANN

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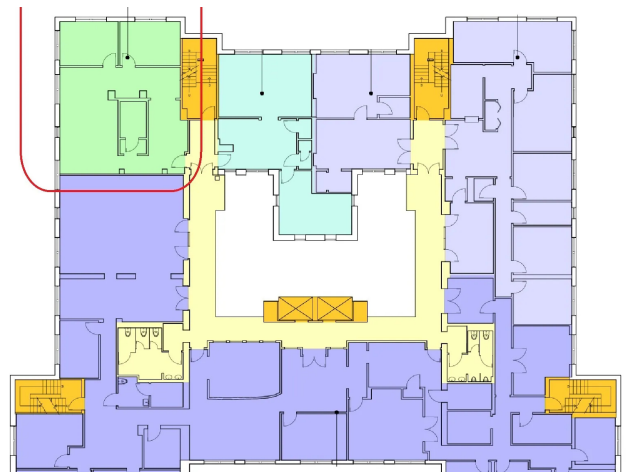
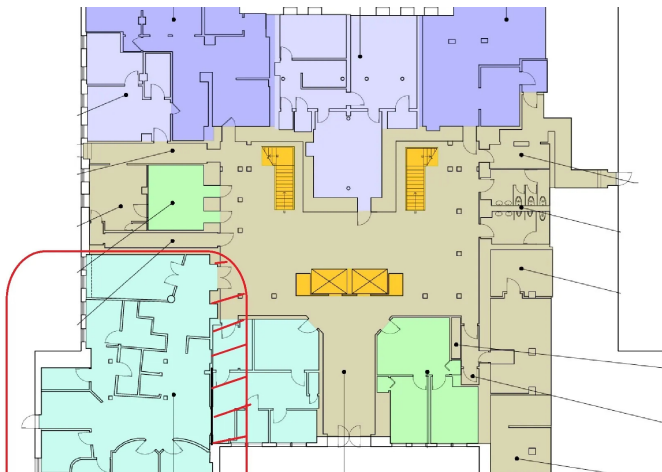
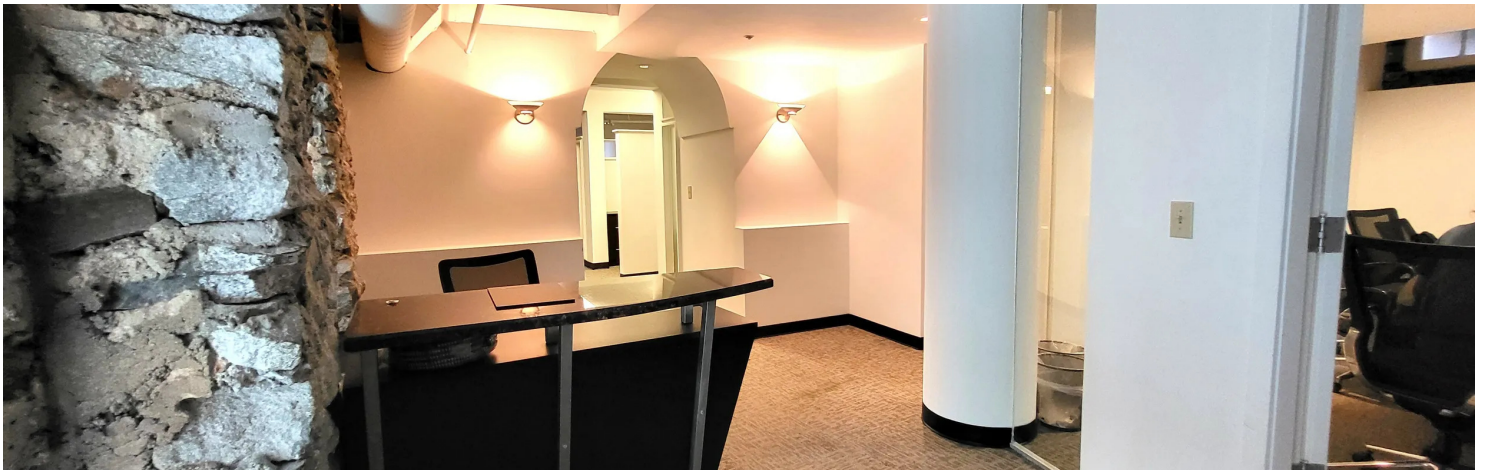
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OFFICE FOR SALE & LEASE



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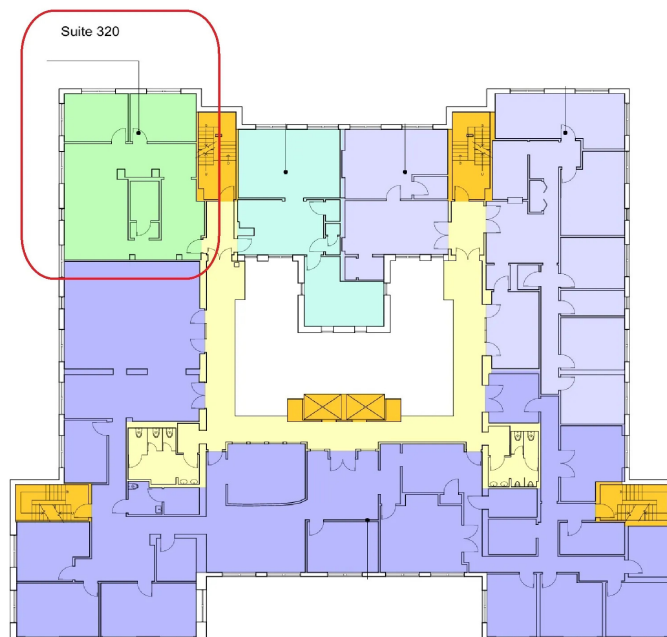
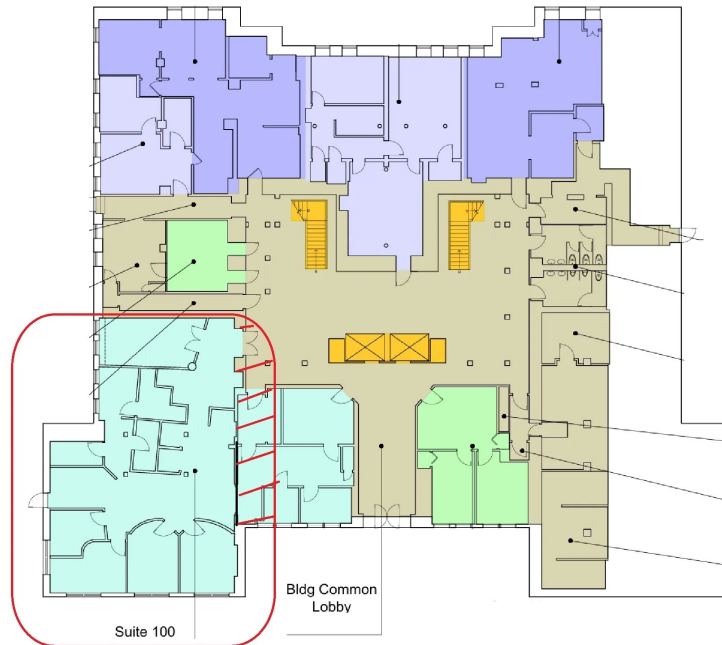
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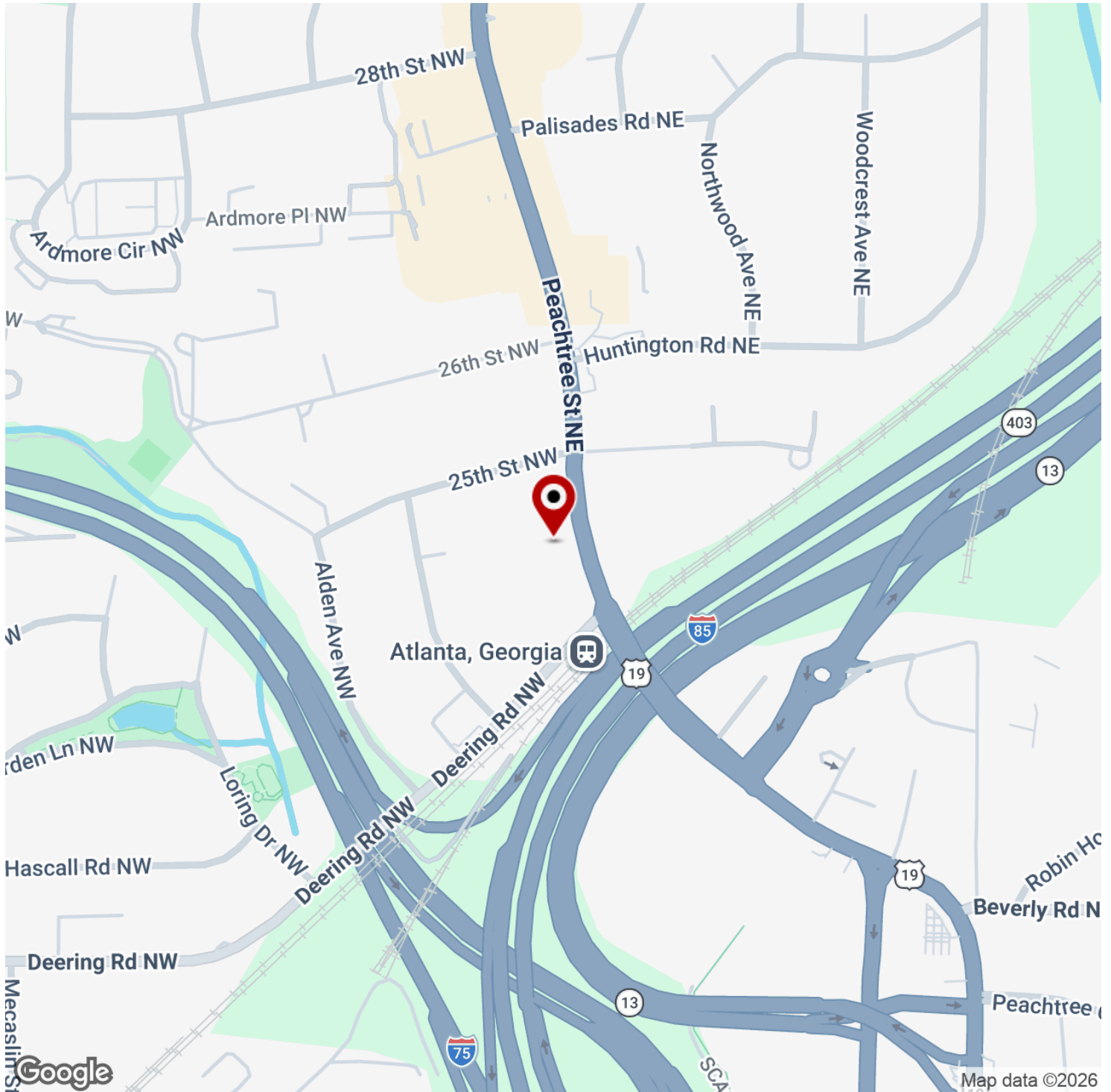
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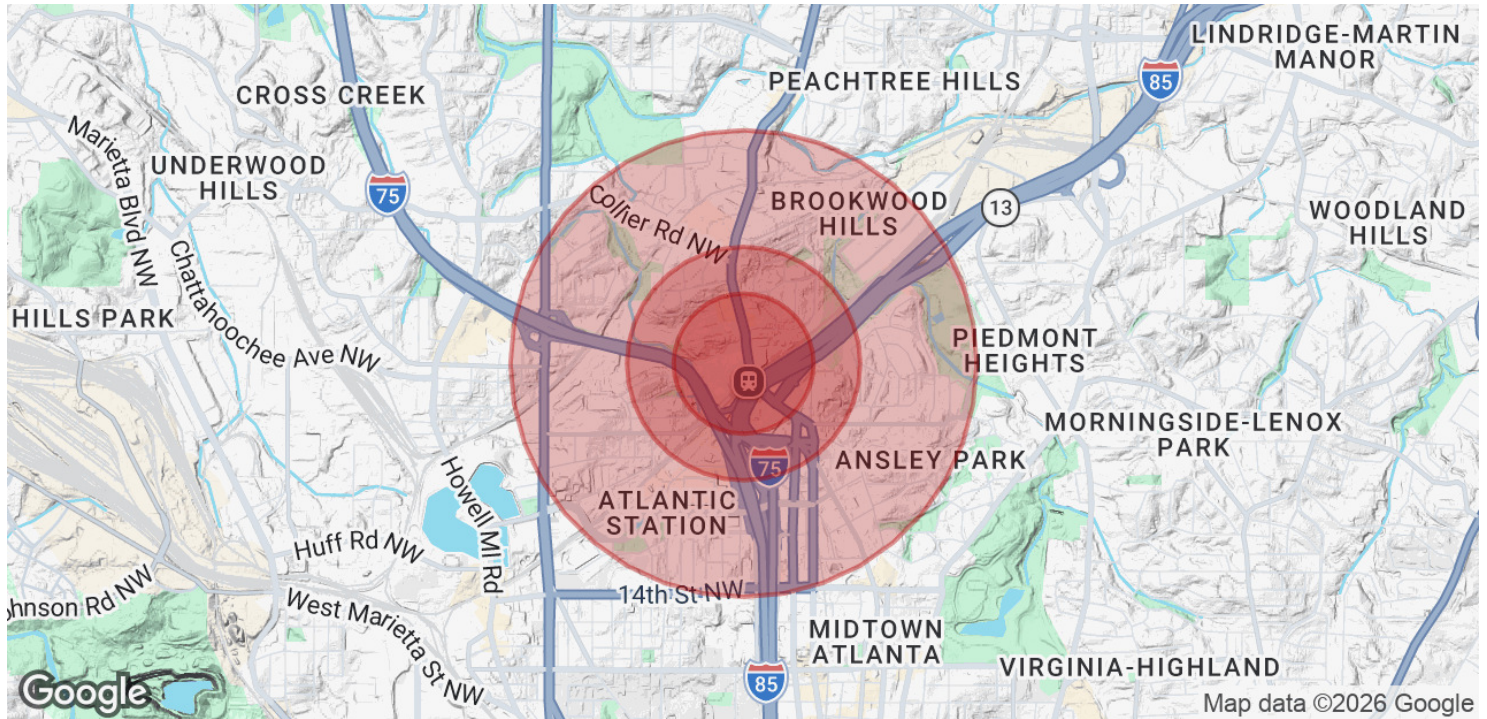
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,044	3,898	29,822
Average Age	39	38	38
Average Age (Male)	40	39	38
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	604	2,370	17,811
# of Persons per HH	1.7	1.6	1.7
Average HH Income	\$151,877	\$140,558	\$146,967
Average House Value	\$866,261	\$782,474	\$722,161

2020 American Community Survey (ACS)

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