

# FAIR & PETERS

@CASTLEBERRY HILL  
creative arts district



**249-259 Peters Street SW, Atlanta, GA**

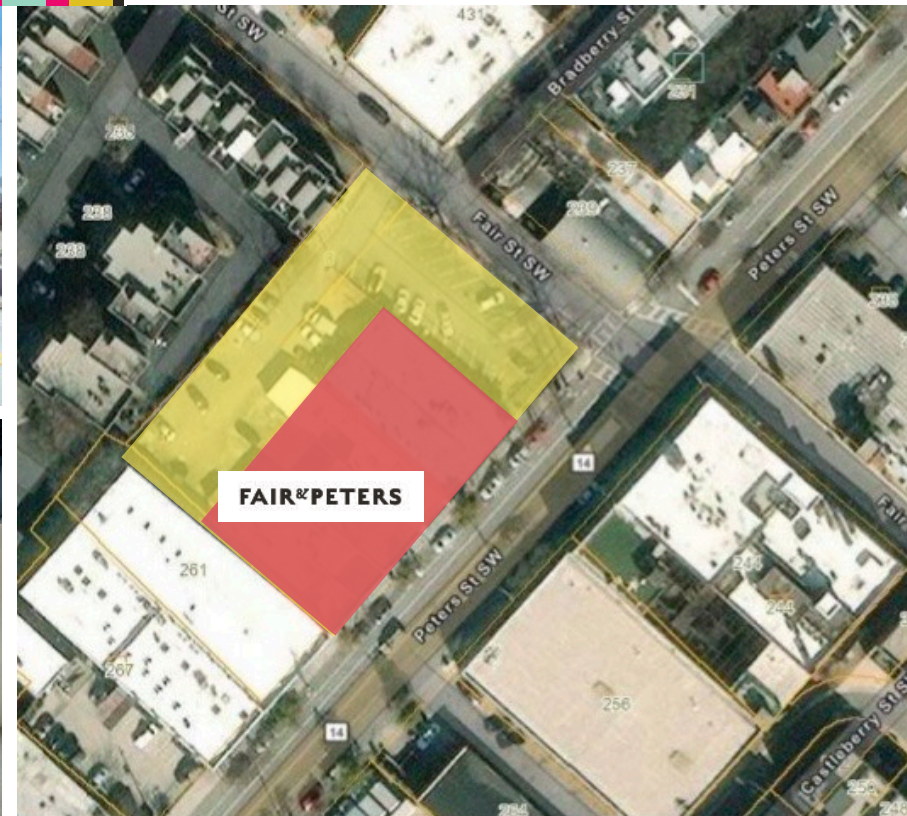
Total Building Area: 15,145 sq ft

Total Land Area: 33,987 sq ft (0.78 ac)

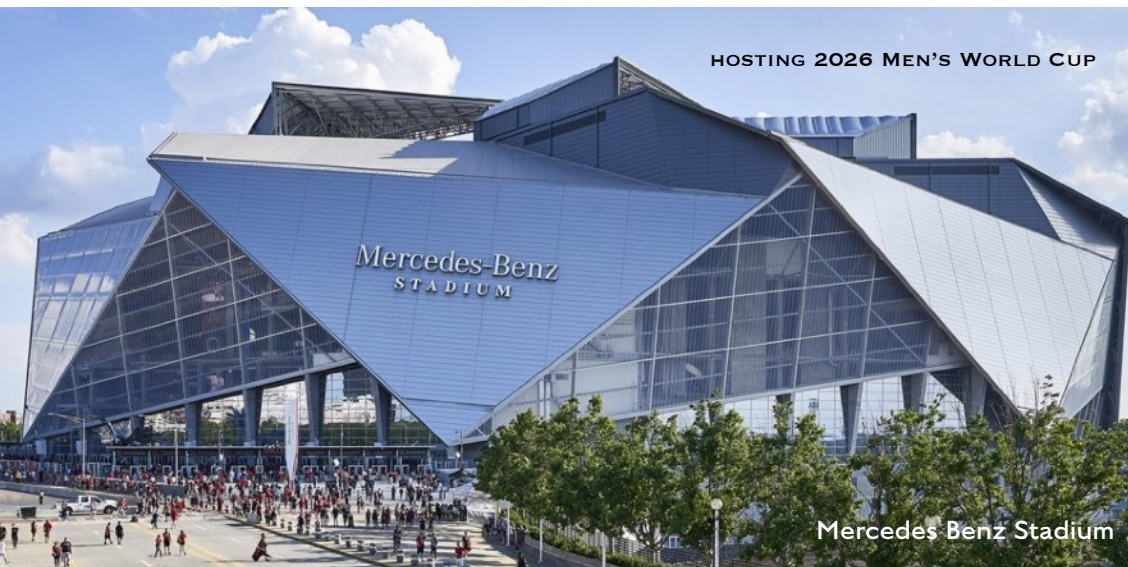
10 retail units and 43 parking spaces

## PROPERTY HIGHLIGHTS

- ▶ Historic, creative, and diverse neighborhood
- ▶ Walk to 3 MARTA stations
- ▶ Office, Multi-family, Mixed Use properties nearby
- ▶ Opportunity Zone
- ▶ Grease Traps
- ▶ Storm Water Detention Tanks
- ▶ Shared courtyard
- ▶ Revenue-generating parking lot



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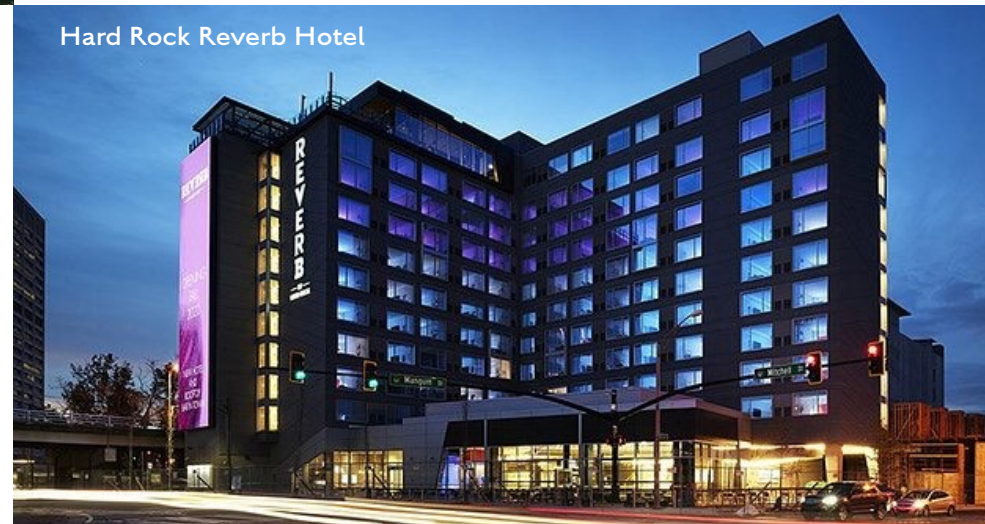


**THE NEIGHBORHOOD:** Castleberry Hill is the creative gateway to downtown offering close proximity to many of the entertainment, educational, commercial, and institutional cornerstones of Intown Atlanta. Fair & Peters resides where art and commerce intersect downtown in a historically-recognized railroad warehouse district that has a reputation for supporting emerging and established artists.

Almost 30,000 residents live in Downtown Atlanta. Universities nearby consist of over 60,000 students. More than 200,000 individuals are conveniently employed in the vicinity making Castleberry Hill a vibrant mixed-use community.

More than 4 million people flow through the area for sporting events, 1.6 million people for conventions, 1.1 million people for concerts and shows, and 8.6 million people for downtown attractions. 15.7 million downtown visitors annually spend over \$2.1 billion in the regional economy.

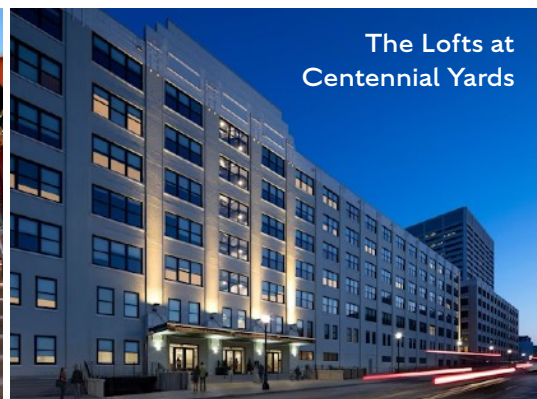
Capitalize on the various investments already being made by the city and larger developers by bringing curated retail space to market to serve existing neighbors as well as the many new rooftops already under construction keeps Castleberry Hill relevant and resilient while providing a boutique, local flavor that celebrates the diversity so unique to Atlanta.



Hard Rock Reverb Hotel



No Mas Cantina



The Lofts at Centennial Yards



Old Lady Gang & Besharat Gallery

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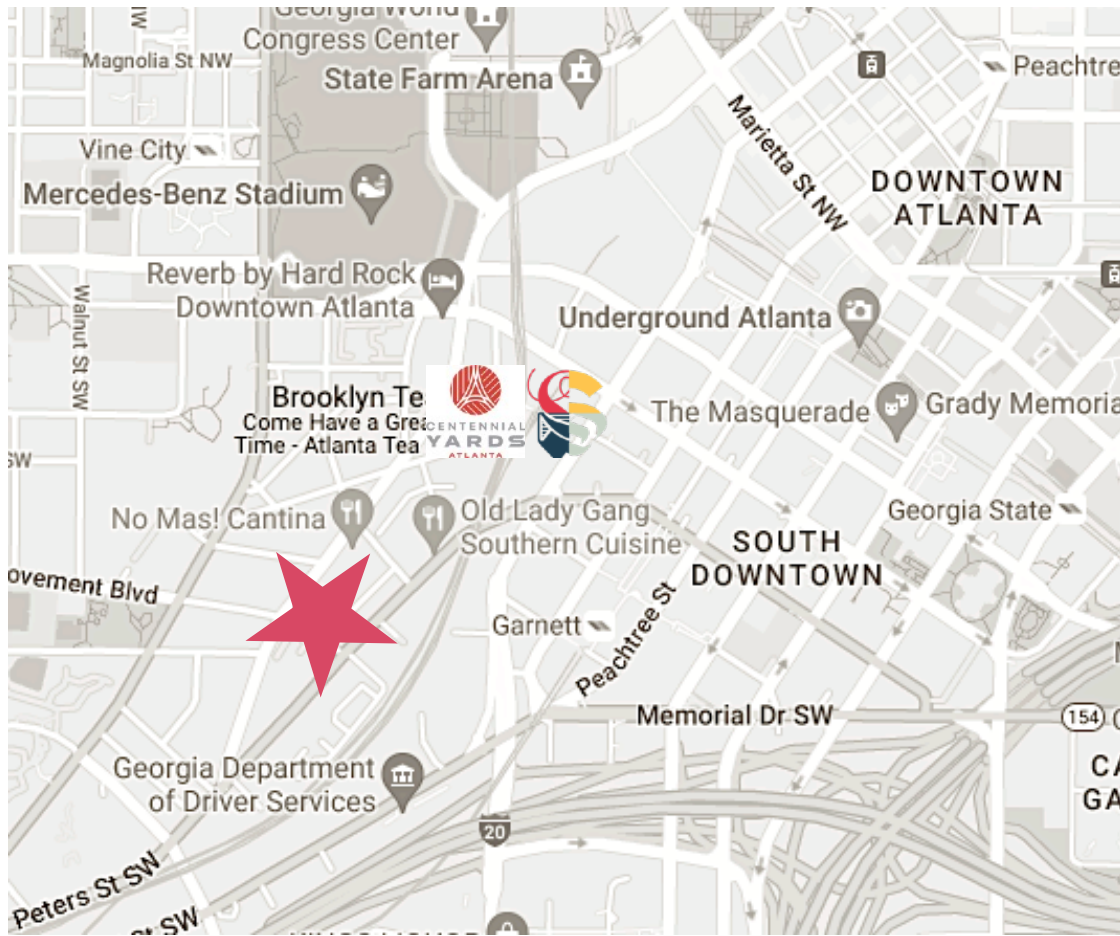
Catalytic investments underway within walking distance include residential, office, and commercial developments at Centennial Yards and South Downtown courtesy of CIM Group and Atlanta Tech Village. They represent more than \$9B in investment within walking distance to Castleberry Hill.

Just half a block away, Brock Built Homes sold out Castleberry Station featuring 50 townhomes. Smith + Porter Railhouse Flats offers 115 residential units one block away. Lyric Lofts and The Otis (Ty Pennington) now offer condo opportunities within the neighborhood as well.



Hotel Row - South Downtown

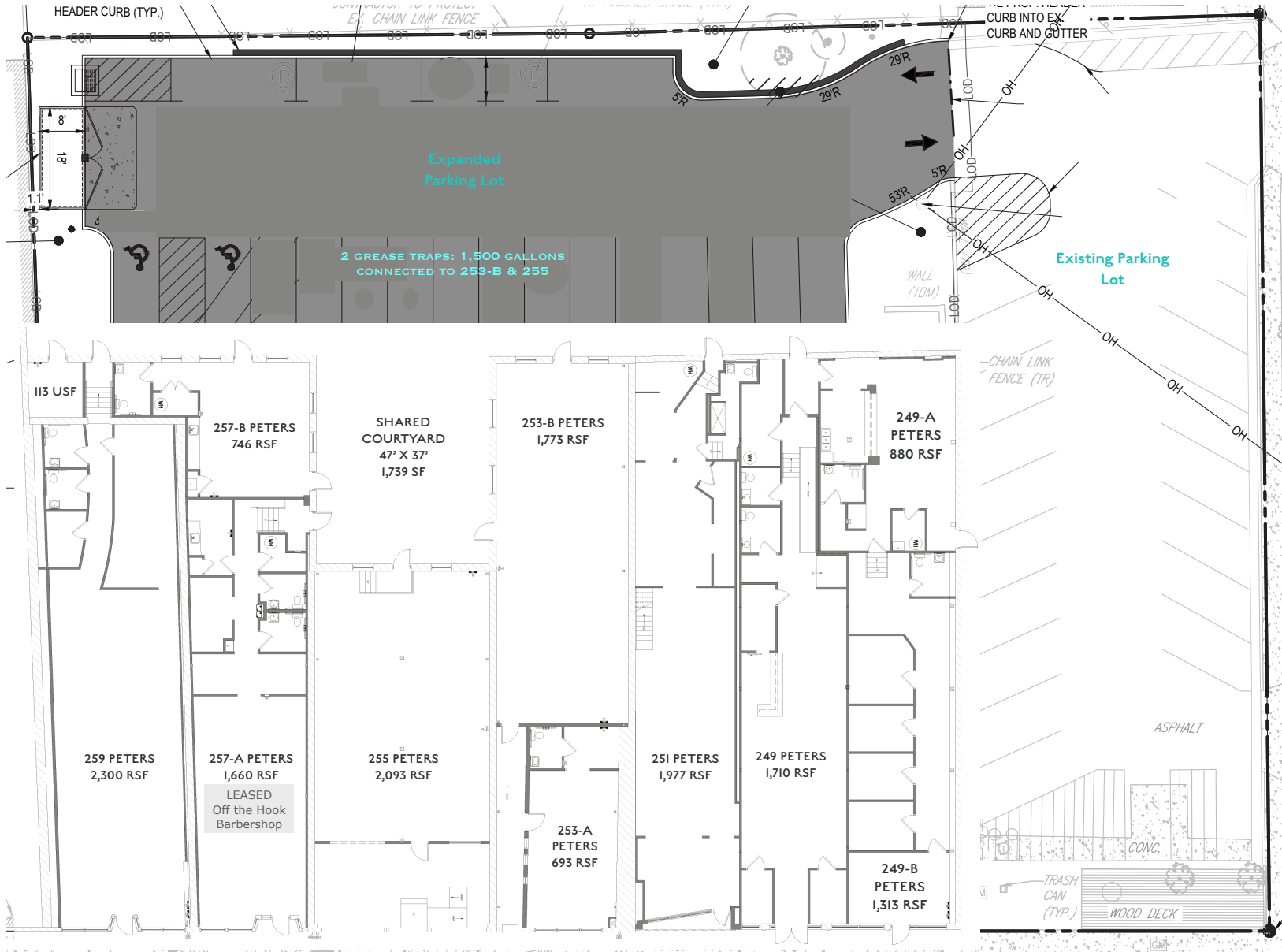
Image: GREG FOLKINS PHOTOGRAPHY



Castleberry Station

Smith + Porter Railhouse Flats





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A place to live, to work should be a place of inspiration. A place where freedom comes from connection, where the vibrancy is distilled into the essential tasks of living. A place where daily experiences are generated that cater to local residents and visiting creatives who value the eclectic mix the area has to offer.

**Castleberry Hill is that place. Fair & Peters is that vibe.**

This property has been upgraded to attract a more diverse range of retailers and restaurants that builds on the growing community already activated by neighborhood staples like Zucot Gallery, Brooklyn Tea, Paschal's, Bottle Rocket, Old Lady Gang, and Peters Street Station.

Overlapping shared space at ground level includes a rear courtyard providing a place for customers to mingle.

The area is zoned for hotel use up to 50 rooms, which offers an opportunity for a boutique hotel customized to accommodate the scale of the neighborhood. A potential rooftop experience enables private event programming with a 360 degree view of the City.



# FAIR & PETERS



Tea at Shiloh - LA



Hey Hey Teahouse - Silverlake (LA)



Hilltop Coffee - LA

Awaken the dreams...



Codeblack Coffee - Melbourne



Third Space - Atlanta



The Battery - San Francisco



Intelligentsia Coffee - LA



New York City