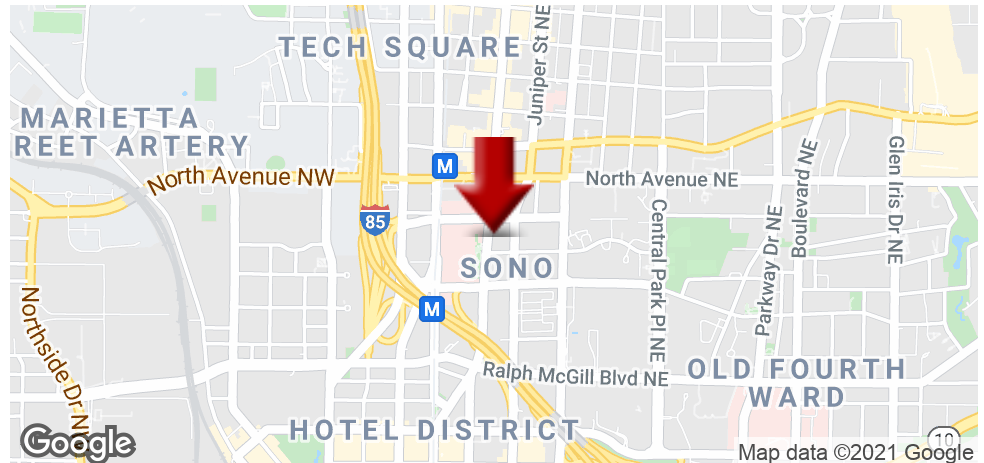


HISTORIC PROPERTY FOR LEASE OR SALE

RUFUS M. ROSE HOUSE

537 Peachtree Street, Atlanta, GA 30308



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	14,000 SF
BUILDING SIZE:	5,200
ZONING:	SPI-SA2 (LBS) Landmark Building)
MARKET:	Atlanta
SUBMARKET:	SONO
PRICE / SF:	\$375.00

PROPERTY OVERVIEW

Now is your chance to own a piece of History. Atlanta's oldest remaining single family on Peachtree Street can be transformed into a Trophy office space, event facility, art gallery, restaurant, or single family home. The home was originally built with five bedrooms and three bathrooms in 1901.

PROPERTY HIGHLIGHTS

- The Rufus Rose House was added to the National Historic Register in 1977
- City of Atlanta designated it a Landmark building in 1989
- The home cannot be demolished, or have it's historical features altered, it's eligible for federal and state tax credits.
- Roof replaced with Architectural shingles in January of 2020
- Premier Address for a Corporate Headquarters
- Perfect for Professional office, Medical Use, Event Facility, Restaurant, or Art Gallery

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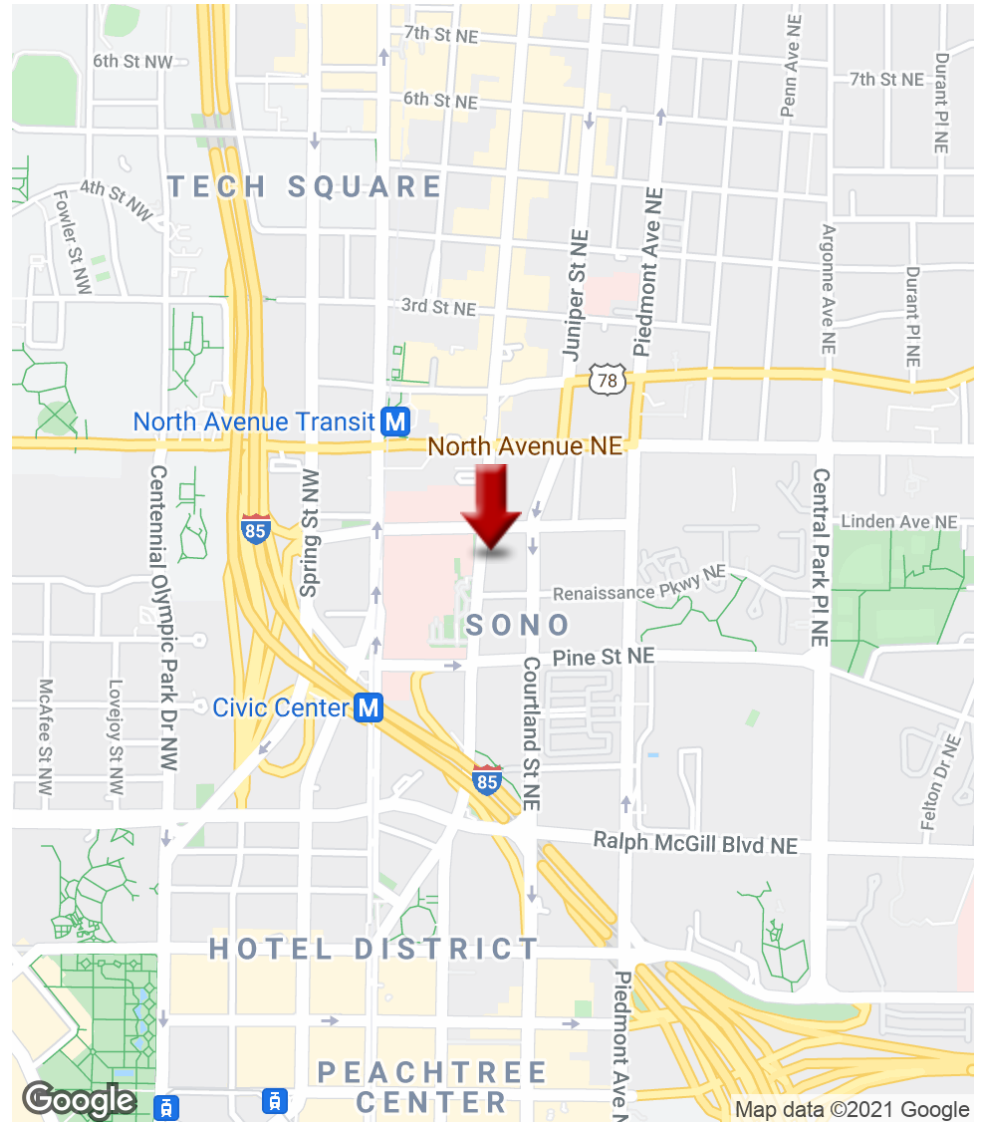
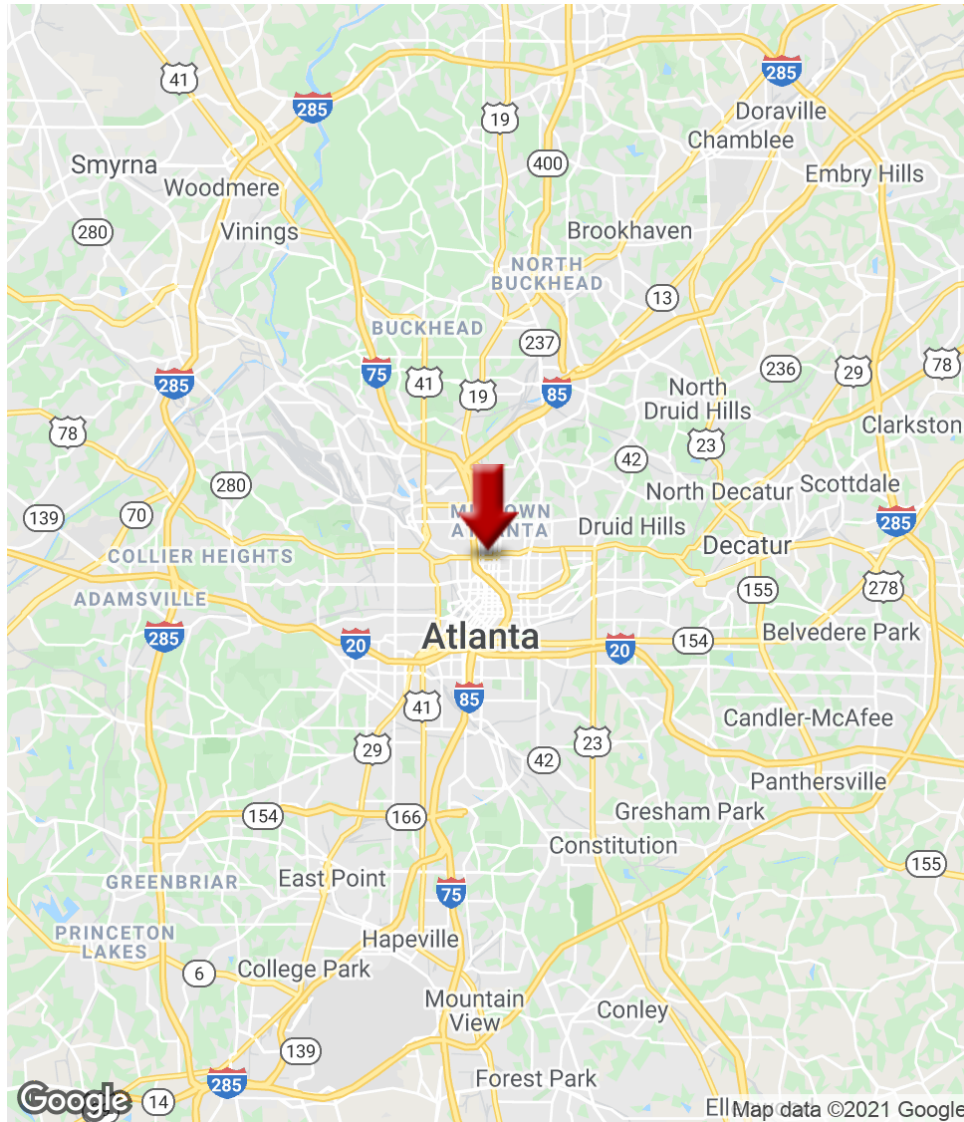
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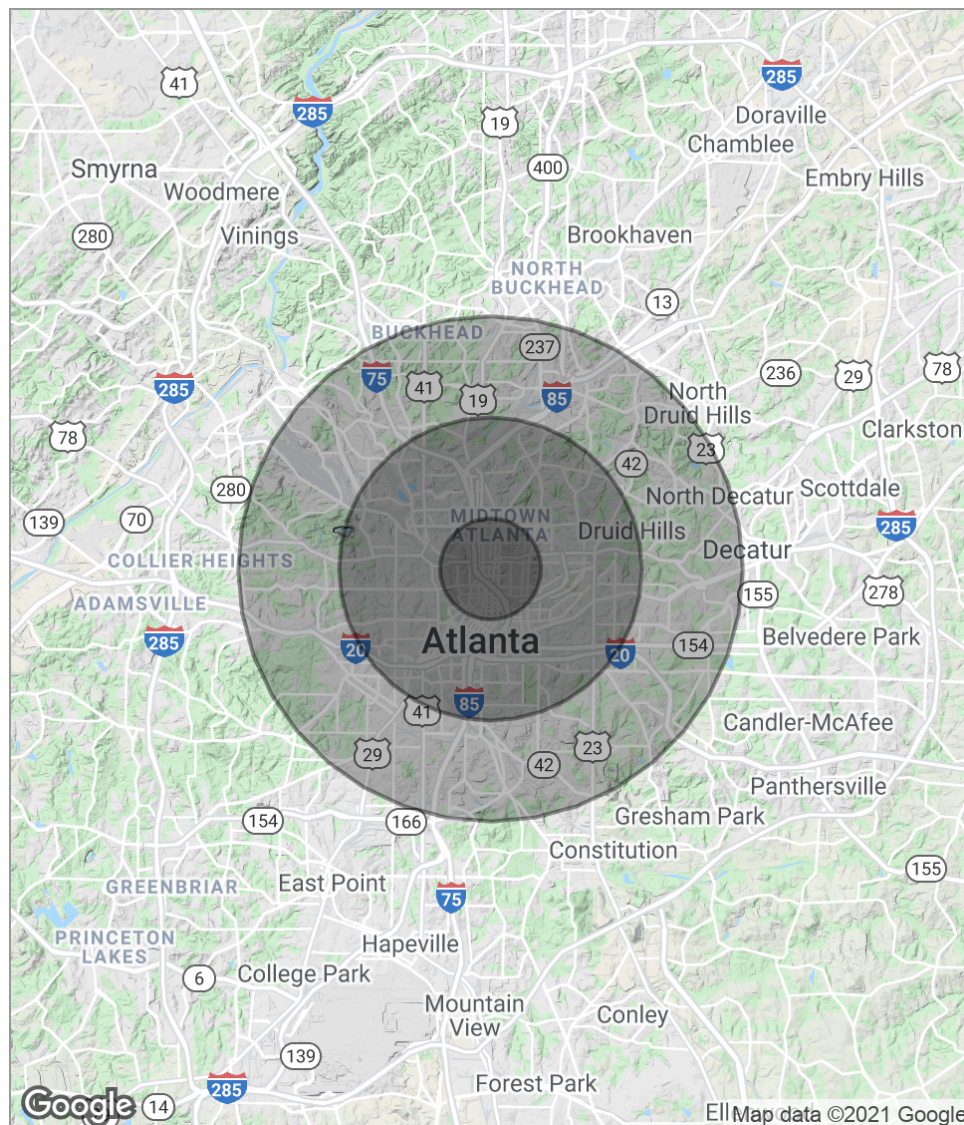
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,675	160,507	332,275
Median Age	32.2	31.6	33.3
Median Age (Male)	34.5	32.4	33.3
Median Age (Female)	29.4	31.2	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,590	70,564	145,900
# Of Persons Per HH	2.0	2.3	2.3
Average HH Income	\$65,372	\$80,949	\$81,825
Average House Value	\$255,247	\$406,379	\$373,695

** Demographic data derived from 2010 US Census*

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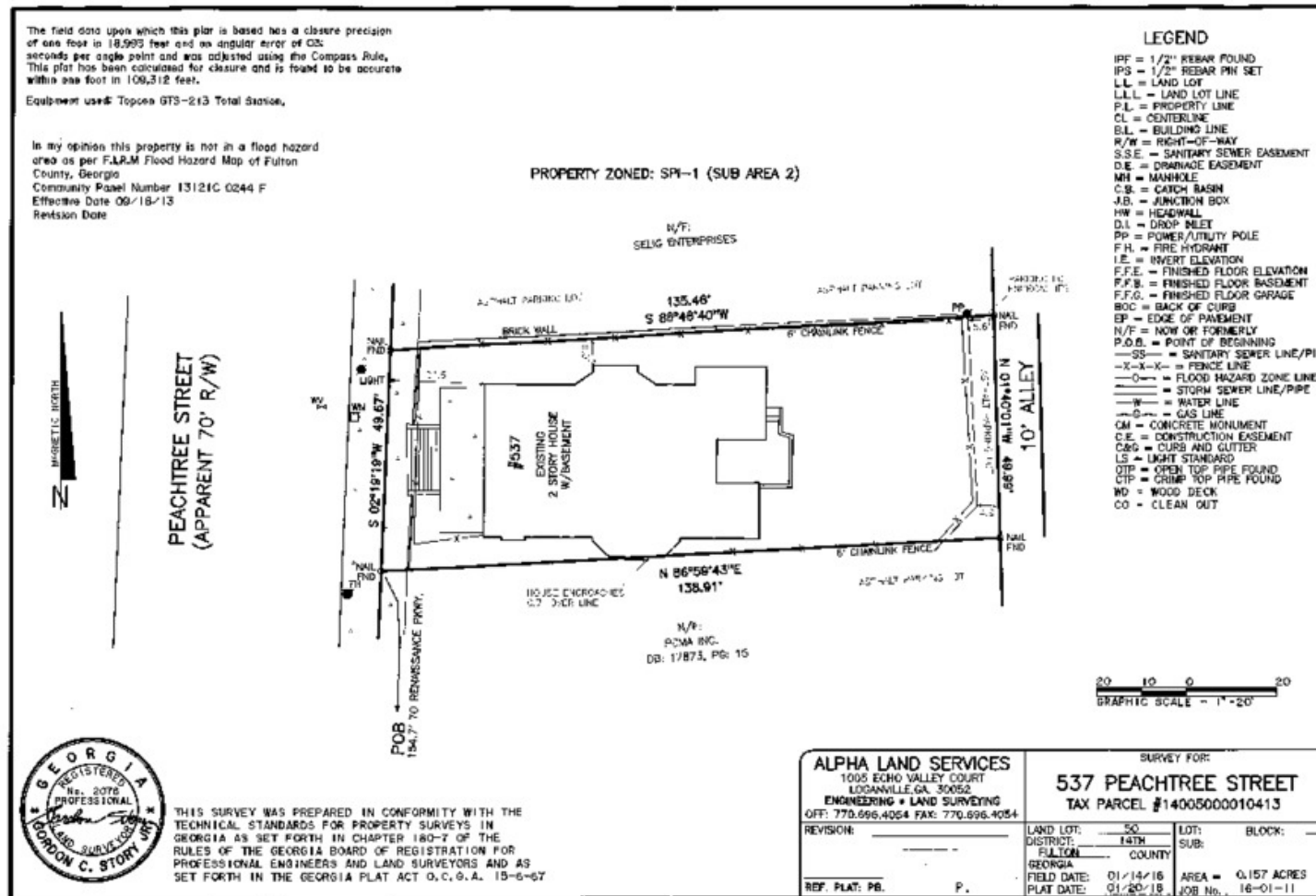
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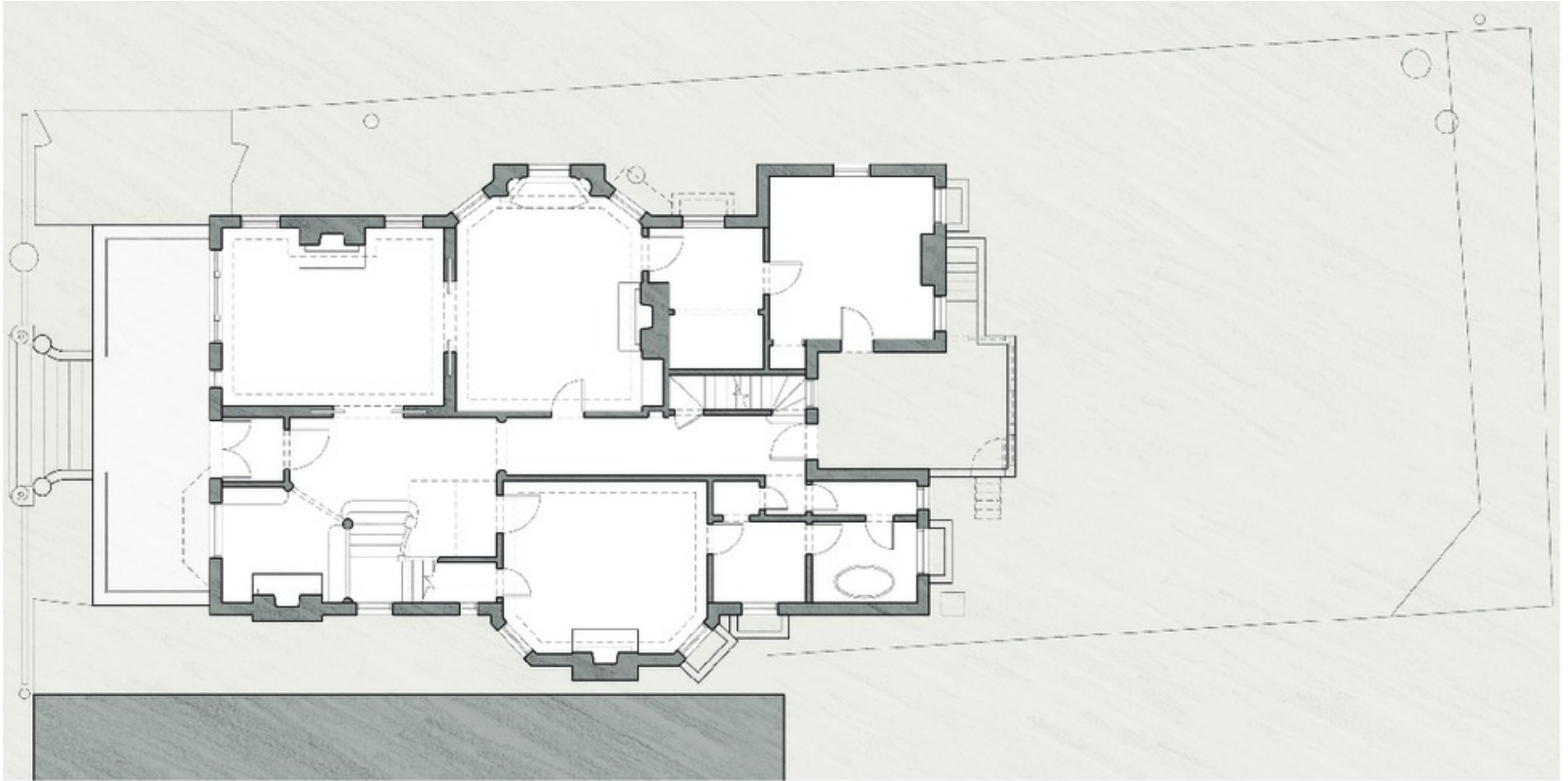
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Existing Conditions • Level 01

Rufus Rose House SURBER
SARPER

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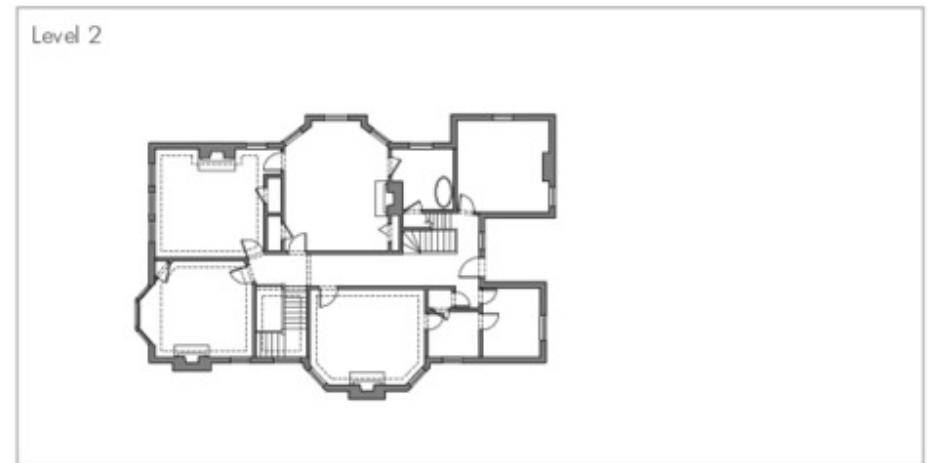
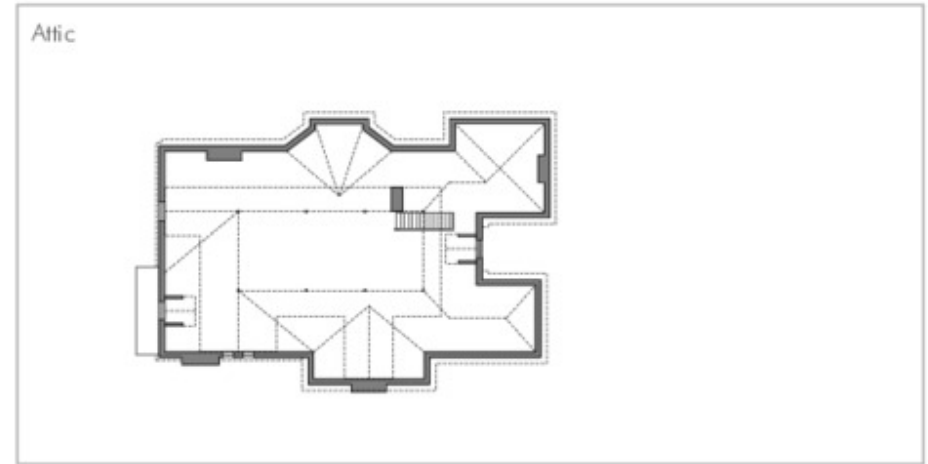
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