

# 521 PEACHTREE STREET HIGHLIGHTS



EXCLUSIVELY PRESENTED BY:

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# 521 PEACHTREE STREET HIGHLIGHTS

## 521 Peachtree Street - Atlanta, GA 30308

### LOCATION

The northeast corner of Renaissance Parkway and Peachtree Street. Directly across from Emory Crawford Long Hospital and directly north of the Shakespeare Tavern.

Site Size	18,084 sf
Parcel Numbers	14-0050-0001-038 14-0050-0001-037
Property Taxes	\$11,464.00 for the Year 2016 for 14-0050-0001-038 \$4,255.72 for the Year 2016 for 14-0050-0001-037
Frontages	90 linear feet on Peachtree Street 190 linear feet on Renaissance Parkway
Currently	66 space surface parking lot
Topography	Drops slightly (15) feet from Peachtree Street east towards Courtland Street.
Entrance	24 foot curb cut on Peachtree Street
Zoning	SPI – 1 Sub Area 2 More information can be found under CHAPTER 16-18A of the City of Atlanta Code of Ordinances found here: <a href="https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?no_deld=PTIIICOOORANDECO_PT16ZO_CH16-18ASDOSPPUINDIRE">https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?no_deld=PTIIICOOORANDECO_PT16ZO_CH16-18ASDOSPPUINDIRE</a> Please click on <ol style="list-style-type: none"><li>1. SPI Sub Area 2 allows up to 12 times Coverage FAR</li><li>2. No height restrictions</li><li>3. Ground floor retail must be developed on Peachtree Street in a redevelopment scheme.</li><li>4. Minimum sidewalk width is 24 feet on Peachtree Street is 15 feet on Renaissance Drive.</li><li>5. Curb cuts will be allowed on both frontages.</li></ol>

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