

1823 M. L. KING JR DR NW,

ATLANTA, GA 30314

FOR SALE

PREMIUM COMMERCIAL LOT 0.1630 ACRES



LINDSAY ALLEN

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is proud to present this premium commercial lot located on Martin Luther King Jr. Drive in Atlanta, GA.

This property offers a unique opportunity to invest in a well-positioned 0.1630-acre (7,100 square foot) lot with utilities already available on site. While a structure once stood on the land, it was unfortunately lost to fire. That said, the lot remains fully ready for development and offers great potential.

Originally, the site was part of a shared plan for office space development, but it can easily be adapted for mixed-use purposes. One exciting possibility includes a ground lease to a major national restaurant chain. The property's flexible zoning and layout make it ideal for various commercial or residential uses.

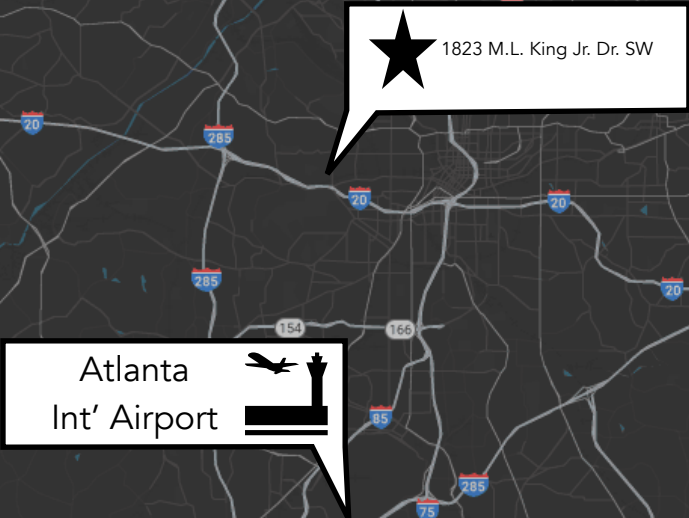
The owners have shown strong interest in several mixed-use concepts and already have working relationships with key contacts at the City of Atlanta, which could help streamline future development efforts. A residential CMA has also been prepared and is available for reference.

The asking price is \$599,000, and the sellers are motivated—everything is negotiable.

For more information or to discuss development possibilities, please contact Lindsay Allen.

HIGHLIGHTS

- \$599,000.00
- 7,100 SF
- Flexible Zoning
- Ground Lease Potential
- Mixed - Use Purpose
- Negotiable



ABOUT THE AREA: MLK

The area benefits from high visibility, steady traffic flow, and proximity to major landmarks like the Atlanta BeltLine, the Mercedes-Benz Stadium, and the Westside development projects. Zoning along MLK is often flexible, allowing for a variety of commercial and mixed-use projects.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Tot. Population	20.100	123.600	361.300
Number of Employees	16.700	102.300	304.600
Avg. Household Income	US\$39.700	US\$53.600	US\$73.400

// BROKER PROFILES



Lindsay Allen

Commercial Associate
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Lindsay Allen is a certified language interpreter and real estate agent passionate about serving the Hispanic community. She was born in Costa Rica, raised in Miami, Florida, and has lived in Georgia since 2012. She is also a proud mother of three children.

Lindsay began her professional career as an interpreter at DFACS in Dekalb County, assisting Hispanic families in obtaining resources and necessities for their well-being. She then ventured into medical interpretation and transportation. Lindsay developed a keen interest in working with people and solving complex issues related to medical malpractice and the injustices faced by the poor and immigrant populations locally and abroad. She decided to pursue her real estate license to enhance her knowledge and skills in the real estate industry.

Lindsay has held various positions in the real estate field over the years, such as the Vice President of Business Development with Inclusive Funder, as a real estate agent, investor, and developer. She is excited to be part of Swartz Co Commercial Real Estate, where she plans to continue to grow and excel.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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