



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# SHOWROOM/OFFICE FOR LEASE

478 Boulevard SE, Atlanta, GA 30312  
Grant Park Historic District, Zoned C1

3,000 SF | 12-15 PARKING SPACES

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# PROPERTY SUMMARY



## Property Summary

Price:	\$26 psf/yr (\$6,500 base)+ NNN
Building SF:	3,000
Lot Size:	0.22 Acres
Frontage:	50' on Boulevard
Signage:	Monument
Parking:	12-15
Year Built:	1990
Zoning:	C1   Grant Park His. Dist.

## Prime Opportunity | Historic Grant Park

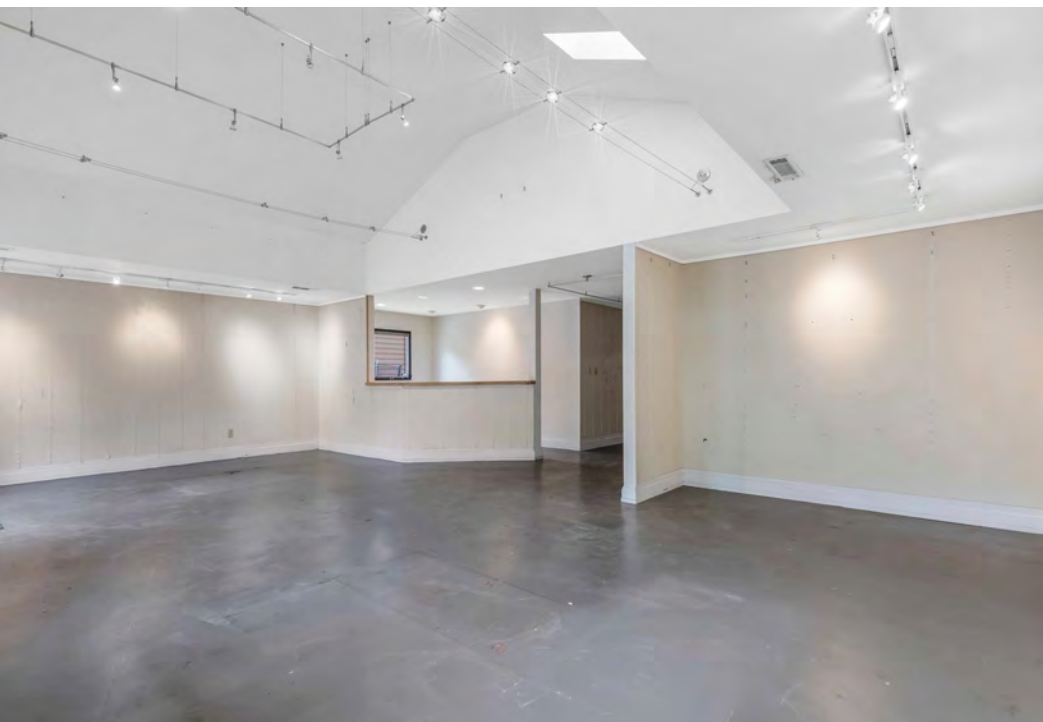
Rarely does a freestanding asset of this caliber become available in the heart of the Grant Park Historic District. This well maintained 3,000 SF building offers an ideal footprint for a retail or service concept, strategically positioned on a 0.22+/- acre lot directly on Boulevard with 19,721 traffic counts and immediate access to I-20. Roof replaced a year ago with warranty, completed by neighbor, Rosie's Roofing.

The interior is divided into a high-visibility retail showroom and a production/office area, both with natural light from skylights and windows. The double-door entry/exit points are perfect for production, deliveries or pick-up. There are two private restrooms, one in showroom, one in the rear. Unlike many historic corridor properties, there is dedicated parking lot for 12–15 vehicles. With monument and building signage, this property offers brand presence in one of Atlanta's most supply-constrained submarkets. Potential to demise the space into two separate units of approximately 1,500 SF, pricing negotiable.

PROPERTY PHOTOS - SHOWROOM



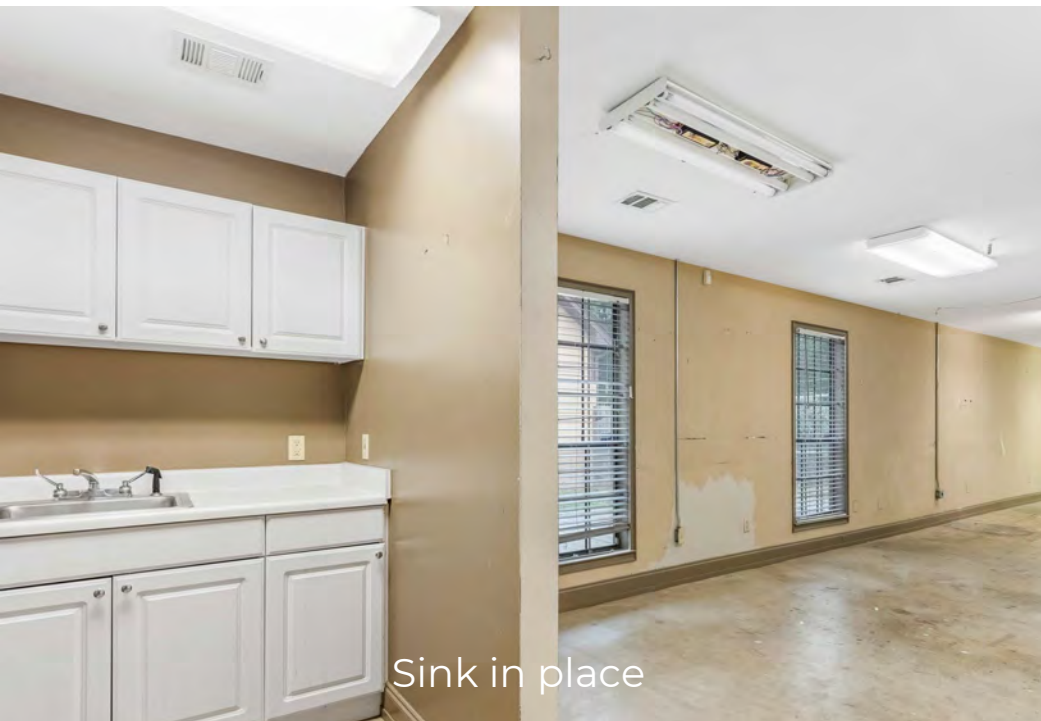
Three Skylights



PROPERTY PHOTOS - MIDDLE SECTION



Additional Plumbing - Sink on Rear Wall



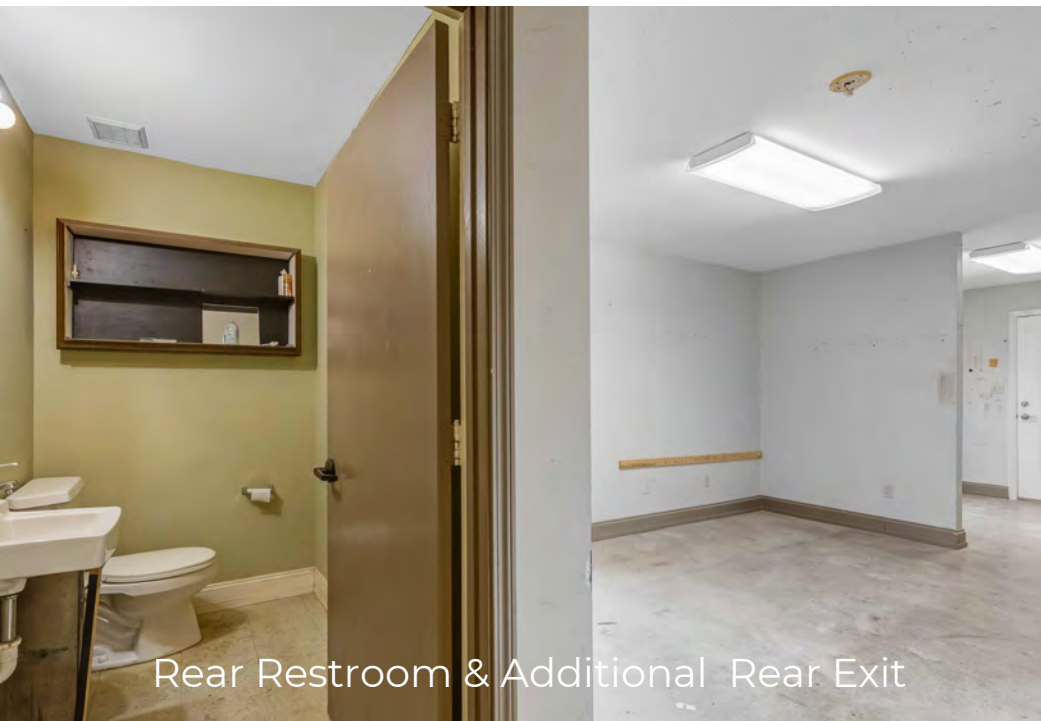
Sink in place



PROPERTY PHOTOS - REAR SECTION



Skylights & Double Door Exit



Rear Restroom & Additional Rear Exit



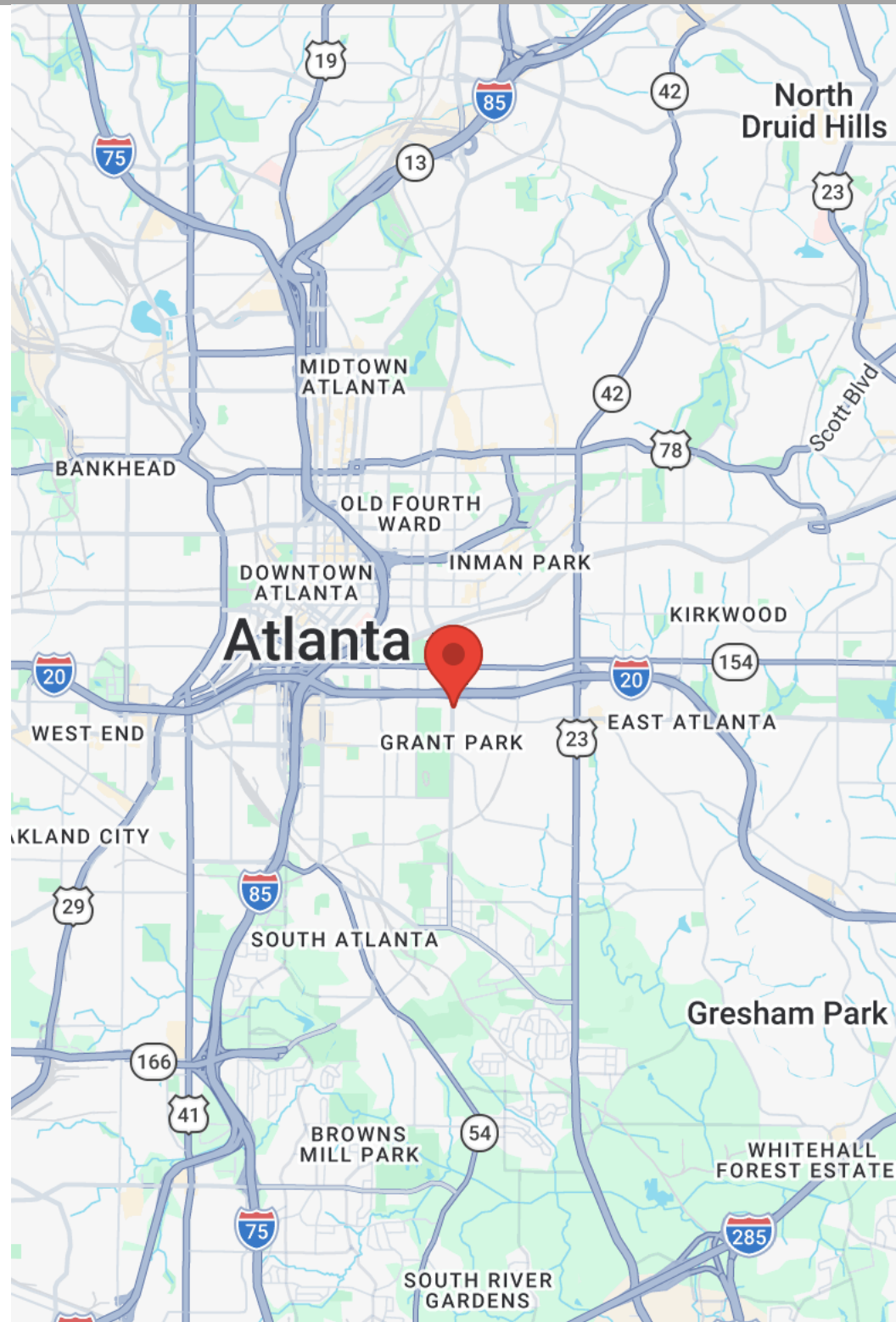
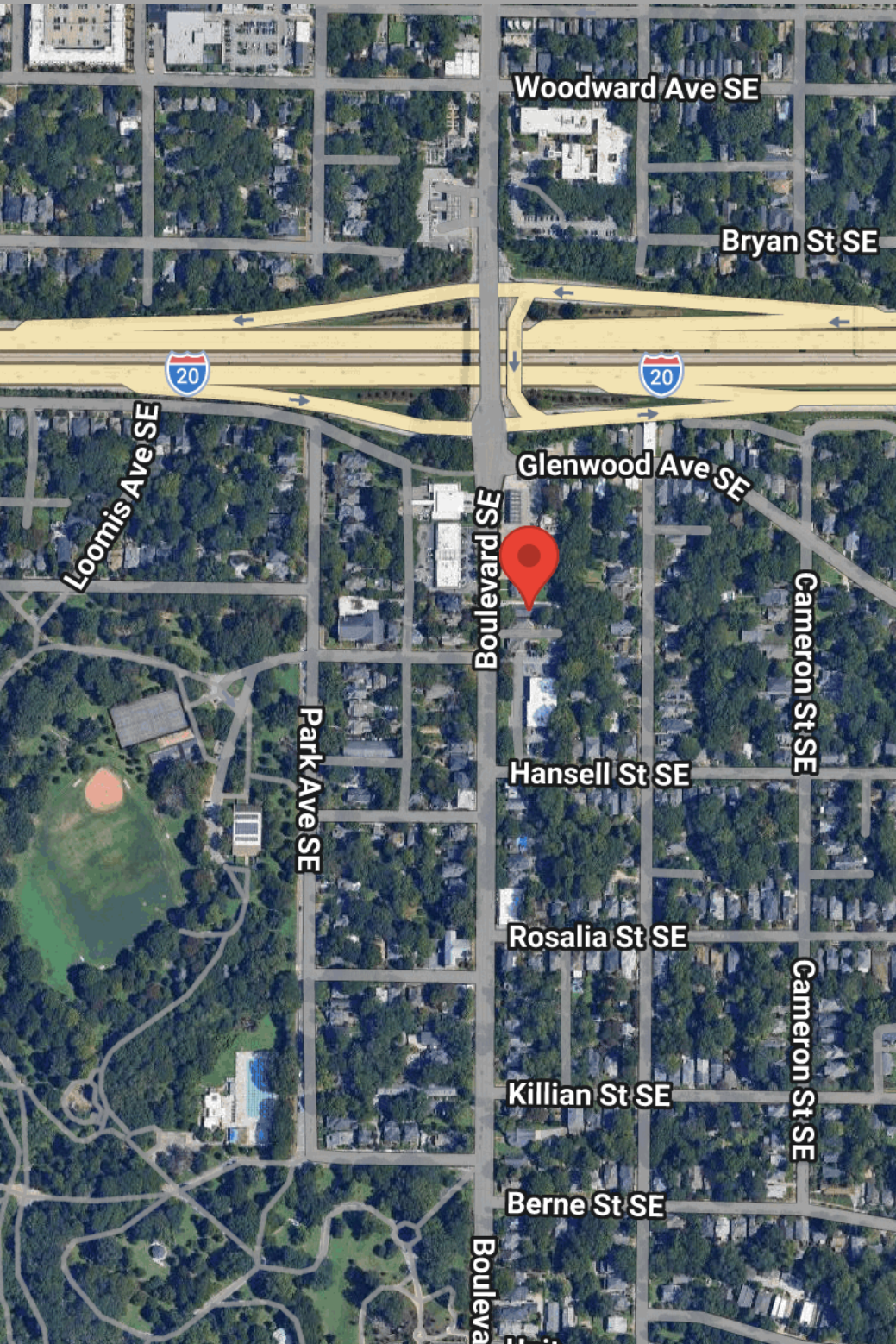
PROPERTY PHOTOS - REAR PARKING AND SIDE DRIVE



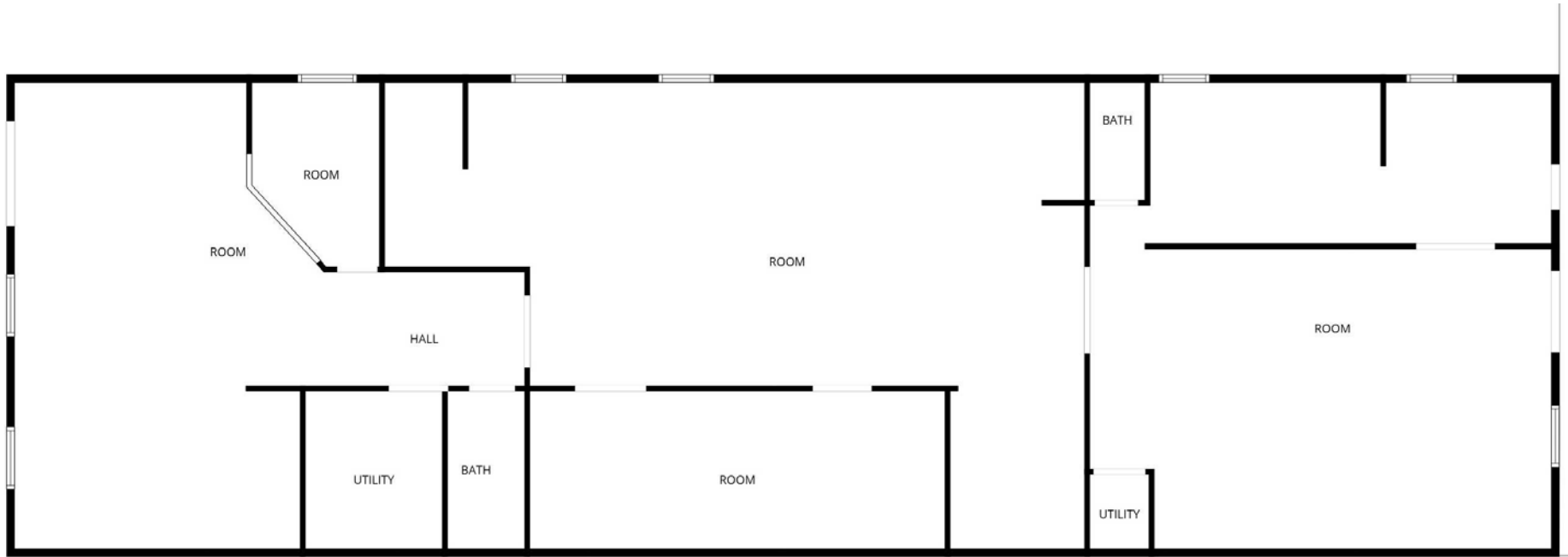
Showroom Restroom



# LOCATION MAPS



# LAYOUT



# AERIAL MAP

Oakland Cemetery

Larkin on Memorial

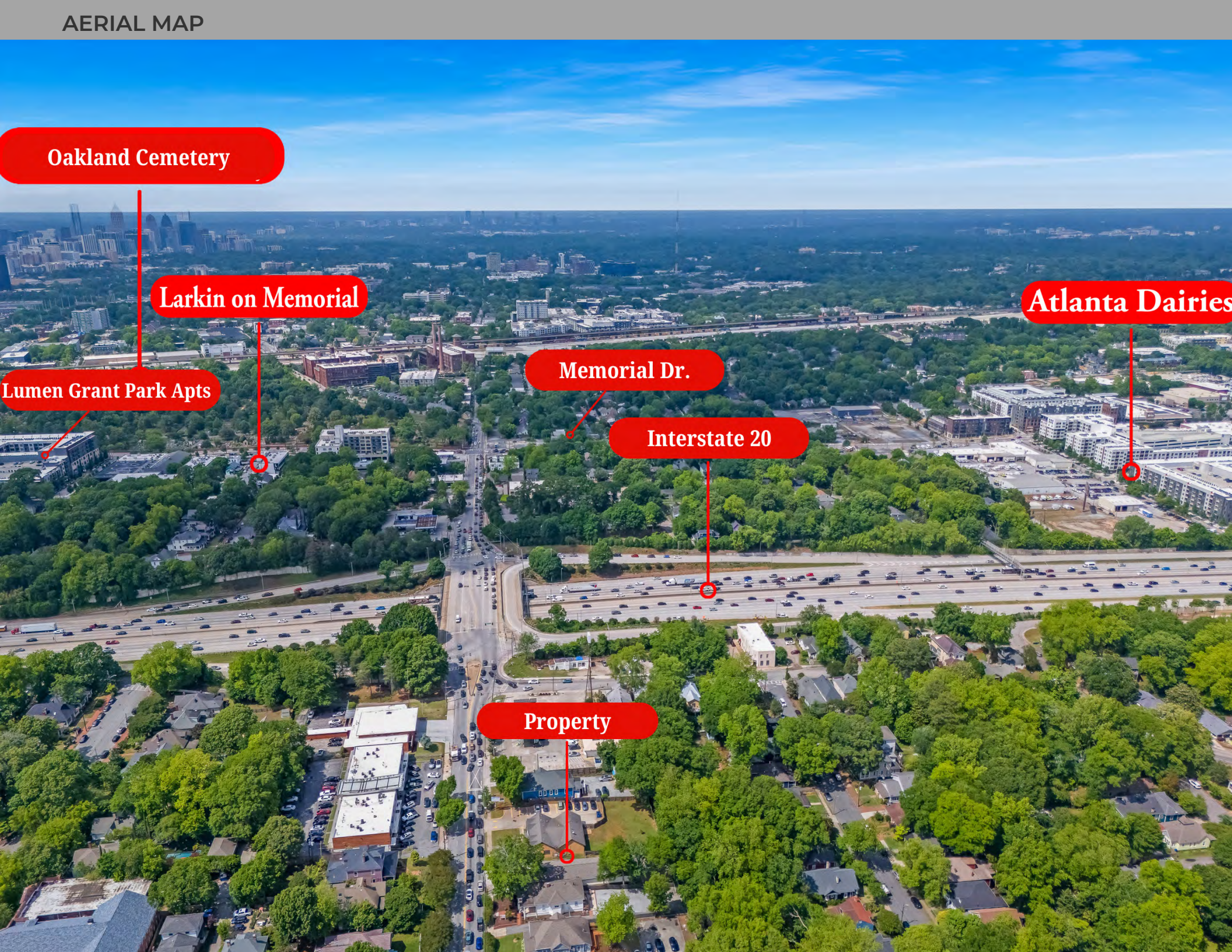
Atlanta Dairies

Lumen Grant Park Apts

Memorial Dr.

Interstate 20

Property



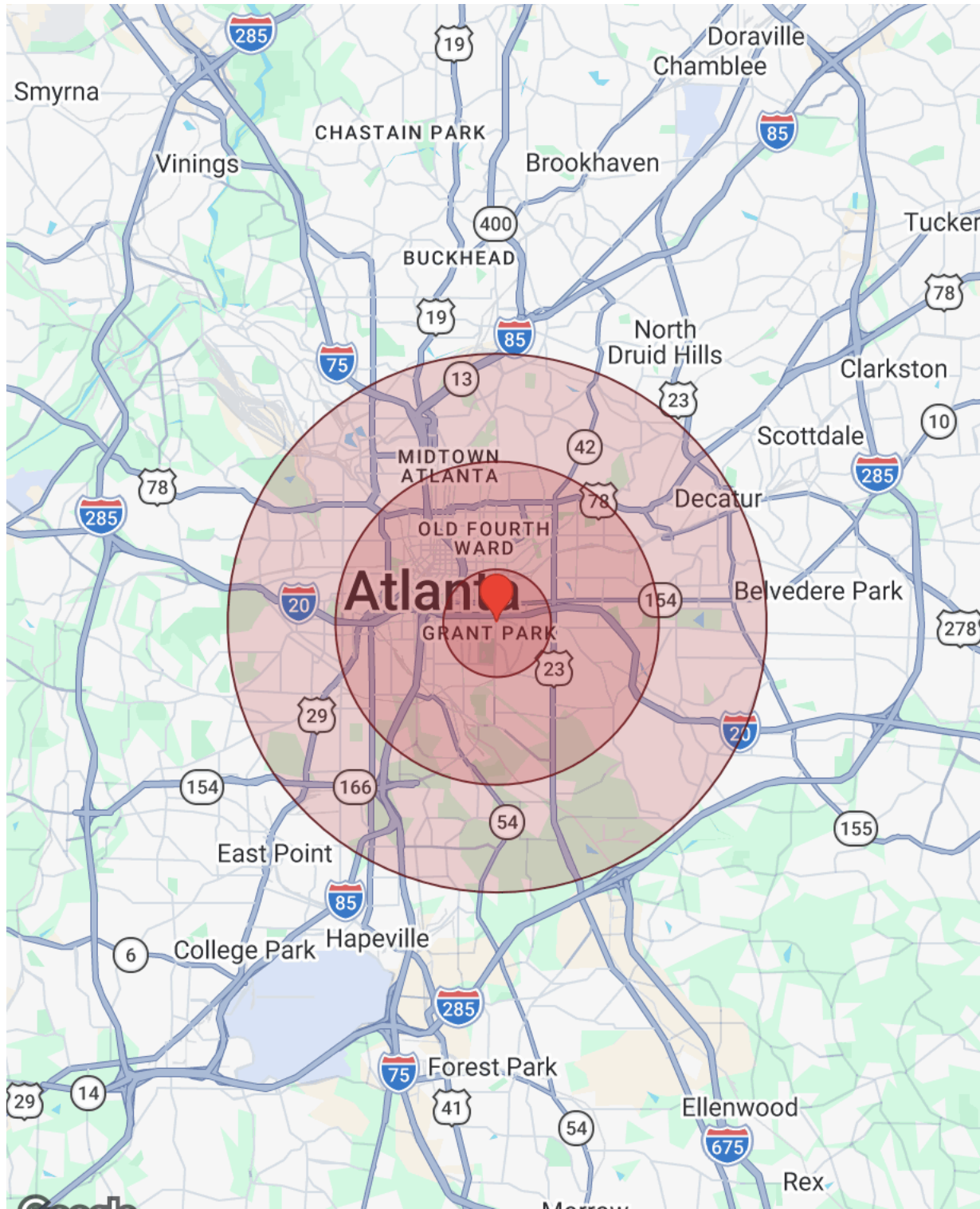
Atlanta Zoo

Grant Park

Property



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	12,019	102,885	204,907
Female	12,406	84,304	177,255
Total Population	24,425	187,189	382,162
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	12,007	76,542	150,801
Black	8,698	83,018	174,266
Am In/AK Nat	17	168	382
Hawaiian	10	56	76
Hispanic	1,854	12,429	23,732
Asian	1,236	10,071	22,815
Multiracial	574	4,474	9,210
Other	29	431	879
Housing	1 Mile	3 Miles	5 Miles
Total Units	14,838	101,594	202,779
Occupied	13,331	90,363	178,810
Owner Occupied	5,970	36,275	74,790
Renter Occupied	7,361	54,088	104,020
Vacant	1,508	11,231	23,969
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,479	24,982	54,657
Ages 15 - 24	2,153	30,706	60,434
Ages 25 - 54	14,330	96,894	186,421
Ages 55 - 64	2,143	16,629	36,704
Ages 65+	2,320	17,978	43,948
Income	1 Mile	3 Miles	5 Miles
Median	\$116,024	\$98,250	\$96,994
Under \$15k	1,494	11,425	21,055
\$15k - \$25k	533	4,483	9,414
\$25k - \$35k	390	3,783	7,549
\$35k - \$50k	785	5,948	12,438
\$50k - \$75k	1,233	10,487	21,485
\$75k - \$100k	1,544	9,737	19,851
\$100k - \$150k	2,093	13,995	29,327
\$150k - \$200k	1,609	10,040	17,465
Over \$200k	3,650	20,465	40,227

# AGENTS



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