



Marcus & Millichap is pleased to exclusively present to the market for sale a  $\pm 7,600$  SF vacant shell industrial building located at 1470 Bolton Road in Atlanta, Fulton County, Georgia. The offering is situated on a  $\pm 2.1$  AC lot with 200 feet of frontage on Bolton Road and traffic counts exceeding 13,000 VPD. The site benefits from its desirable location within the Upper Westside submarket of Atlanta and its proximity to Interstate 285, major corridors, and West Midtown. This opportunity presents the possibility of creating value through adaptive reuse of the shell, new construction, or a possible land lease.

Atlanta's Upper Westside is evolving from a warehouse/industrial district into a robust, urbanizing submarket with new and planned mixed-use, creative loft office, and retail serving a growing population with an average household income over \$119,000 within 5 miles. As the tech industry migrates to West Atlanta, the Upper Westside and West Midtown submarkets are meeting the demands for proximate workspace in the form of creative loft office. Almost two million SF of adaptive reuse projects have delivered, are being developed, or are planned within the area.

## 1470 BOLTON ROAD NW • ATLANTA, GA 30331

THE OFFERING	
Asking Price	\$3,800,000
PROPERTY SUMMARY	
Submarket	Upper Westside Atlanta
Property Description	Industrial building poised for reuse, new construction or possible land lease
Building Size	$\pm 7,600$ SF
Lot Size	$\pm 2.1$ Acre
Zoning	L-1 (Light Industrial District)
Frontage	200' Bolton Road
Utilities	Gas, City Water & Sewer, High-Capacity Electric, Fiber

## INVESTMENT OPPORTUNITY

- **OWNER-USER** | Opportunity for the owner-user seeking expansion or relocation to customize a buildout of industrial, flex, or creative loft space
- **ADAPTIVE REUSE OR NEW CONSTRUCTION** | Prime opportunity to redevelop or repurpose the existing facility or to develop new commercial construction with rezoning
- **LAND LEASE** | Potential for land lease



INVESTMENT HIGHLIGHTS

- **EXCELLENT VISIBILITY** | ±200 feet of frontage on major westside corridor with traffic counts exceeding 13,000 VPD
- **EASY ACCESS** | Conveniently located 1 mile from Interstate 285 | 16 miles from Hartsfield-Jackson Atlanta International Airport
- **PRIME REDEVELOPMENT OPPORTUNITY** | Multitude of commercial options possible with rezoning
- **DESIRABLE LOCATION** | Site is poised to serve a growing millennial, urban-driven demographic seeking proximity to Upper Westside and West Midtown amenities
- **STRONG DEMOGRAPHICS** | Average household income of \$119,000 within a 5-mile radius



DEMOGRAPHIC HIGHLIGHTS

- Over 11.8% population growth since 2010
- Daytime population +62,800 (3 miles)
- Median age 35 years | Millennial driven market
- Median income growth of 70% since 2010
- Average household income \$104,000 (3 miles), \$119,000 (5 miles)

## EVOLVING UPPER WESTSIDE ATLANTA

### Re-Use Projects



Nearly two million SF of adaptive re-use projects have delivered, are being developed, or are planned within the submarket. One of these is Inland Tract, the adaptive re-use of two warehouses by Third & Urban on Menlo Drive into over 70,000 SF of loft & flex office and warehouse space. Selig presented The Works, a game changing project along Chattahoochee Avenue that transformed 80 acres and 40 warehouses into a mixed-use development of 1.5 million SF including loft office, retail, 500 residences, a hotel and 13 acres of green space. The adaptive re-use of a 100,000 SF warehouse on Fairmont Avenue launched and has transformed the space into The Fairmont, a mixed-use venue for events, flex office, studio space and green space. The value to be created in this market was additionally realized with Stream Realty's sale of Ellsworth Office Lofts (3 buildings and the re-location of Bacchanalia and Star Provisions Market & Café) for \$23 million to Origin Investments of Chicago.

### Housing Projects



Over the last decade, more than 3,000 homes have been delivered within the area. Three housing projects show the growing density and buying power of the market. Pulte Homes introduced Altus at the Quarter, a 32-acre development along Marietta Boulevard with smart technology townhomes starting at \$400,000. Brock Built announced its development of 160 homes at Westside Station along Marietta Road with each starting at \$400,000. ICON Residential launched Chelsea Westside a 92-townhome development with prices starting at \$400,000 along Ellsworth Boulevards and adjacent to the Atlanta Beltline.

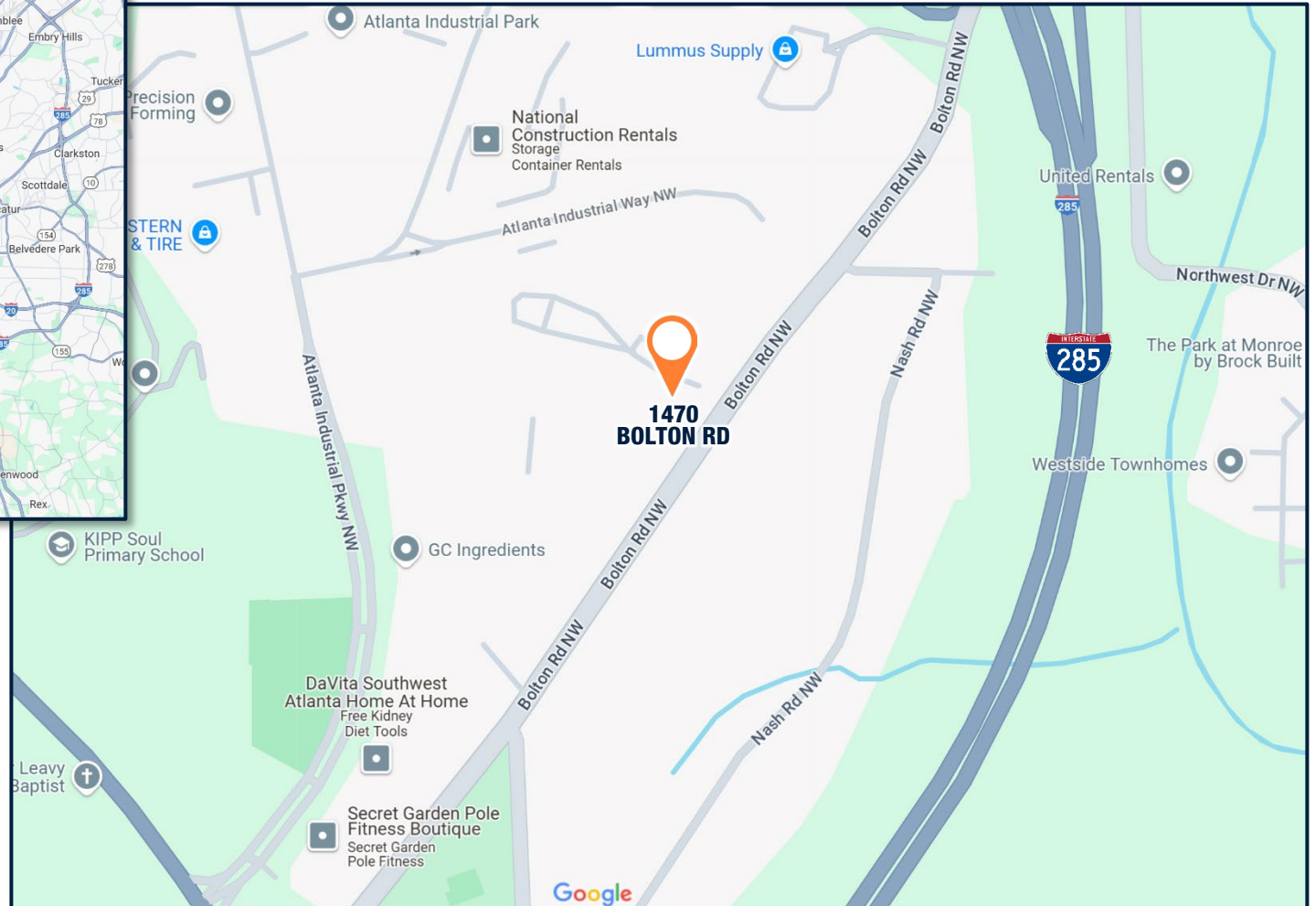
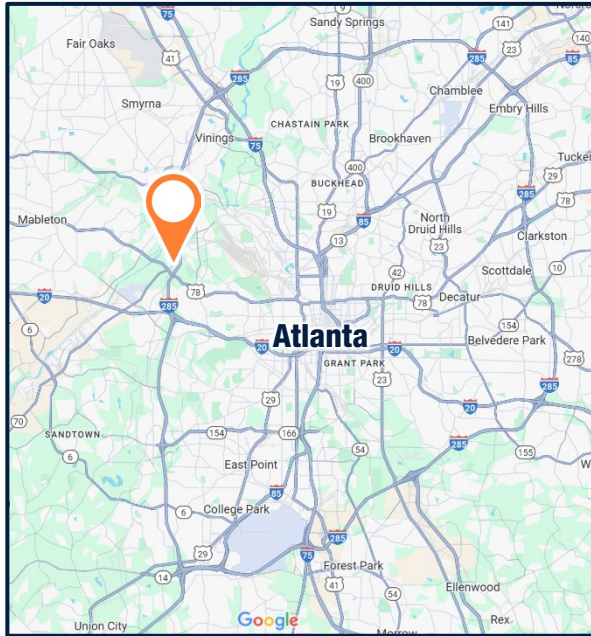
### Retail Projects



Following the growing rooftops, new and proximate retail has delivered and is being planned, presenting the opportunity to quench what has been a retail desert for the Upper Westside. Edens delivered Phase I of its mixed-use development on Bolton Road consisting of a 45,000 SF Publix and 24,000 SF of additional retail. Phase II includes over 300 units of multi-family. Additionally, Eden Rock developed Westside Village at Moores Mill a mixed-use project with office, retail and townhomes.



**1470 BOLTON ROAD NW • ATLANTA, GA 30331**







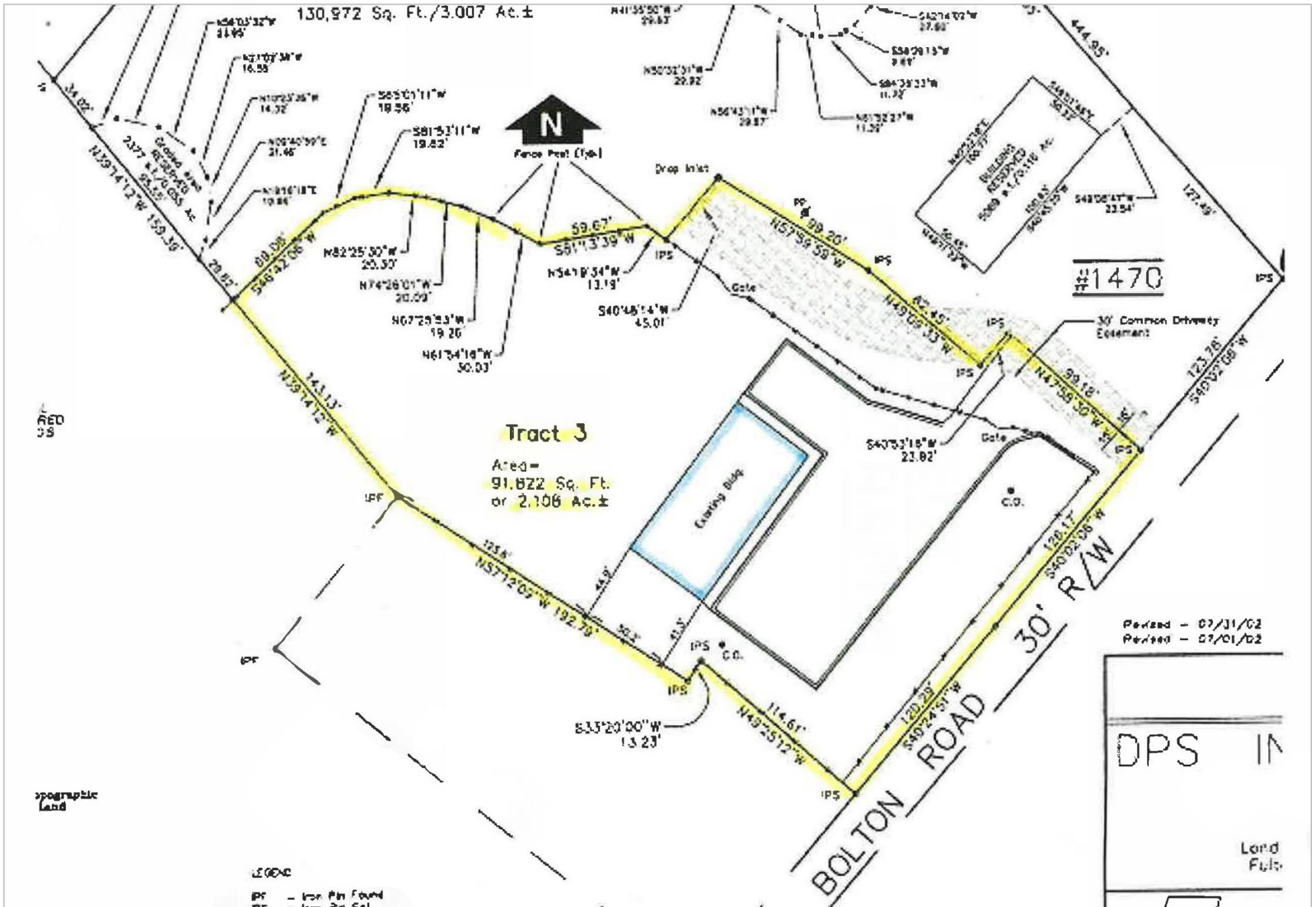
Atlanta Industrial Dr NW

1470  
BOLTON ROAD

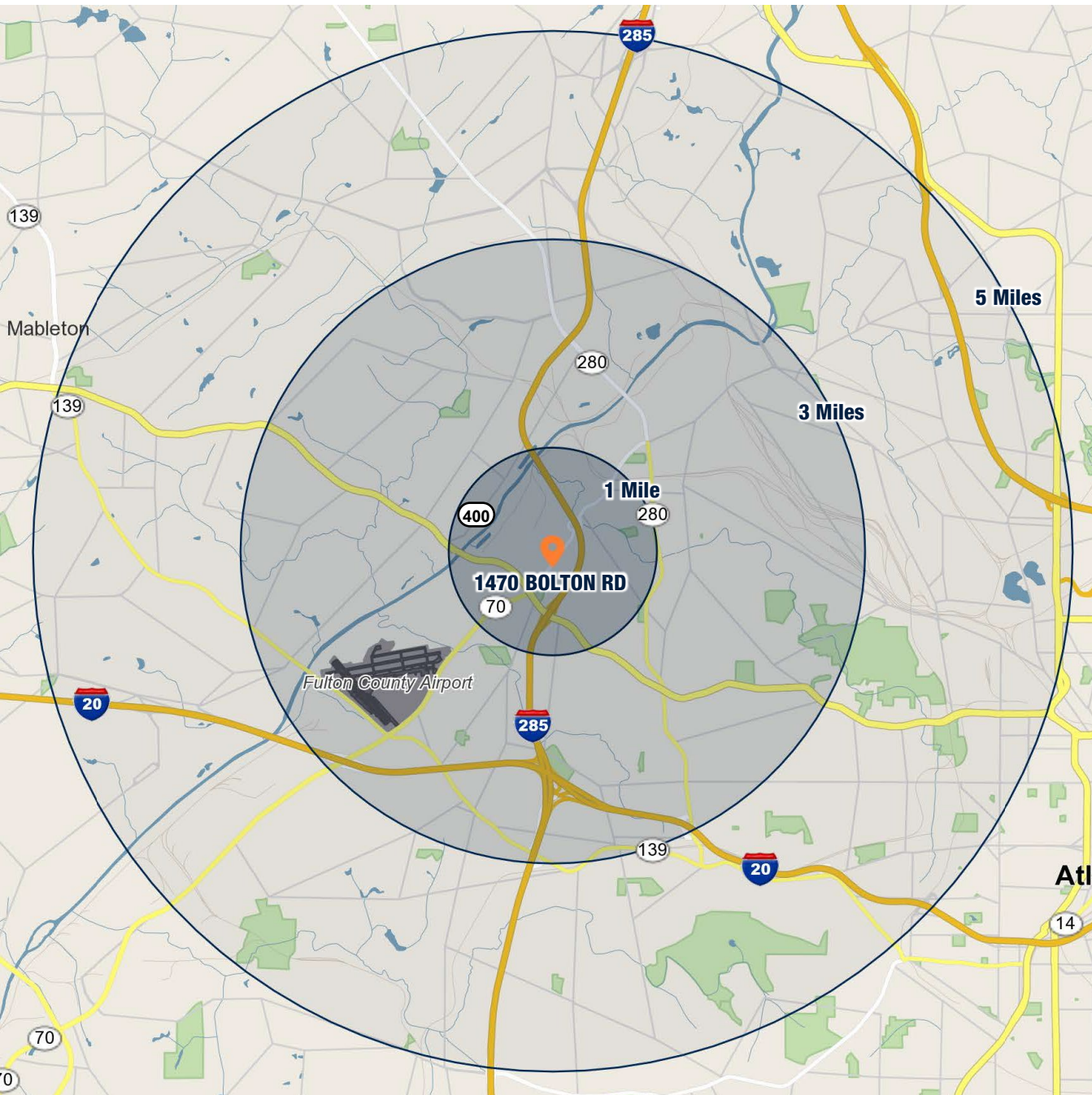


Atlanta Industrial Pkwy NW

Bolton Rd NW







**STRONG DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2028 Projection	3,136	58,110	188,742
2023 Estimate	3,067	55,816	180,989
2020 Census	3,120	55,776	180,436
2010 Census	2,771	51,119	161,834
Daytime	7,562	62,822	194,151
<b>INCOME</b>			
Average	\$56,933	\$103,984	\$119,019
Median	\$38,702	\$65,969	\$73,575
Per Capita	\$23,441	\$43,326	\$51,631
<b>HOUSEHOLDS</b>			
2028 Projection	1,307	24,271	81,773
2023 Estimate	1,262	23,220	78,081
2020 Census	1,244	22,668	76,275
2010 Census	1,082	20,054	66,229

Source: © Experian

# NON-ENDORSEMENT AND DISCLAIMER NOTICE

## Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## Non-Endorsements

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

# exclusively listed

**Paul Johnson**

Senior Director  
(404) 313-3200  
paul.johnson@marcusmillichap.com

Marcus & Millichap

**John Leonard, Broker of Record**

1100 Abernathy Road NE | Atlanta, GA 30328  
(678) 808-2700 | John.Leonard@marcusmillichap.com