

THE  
MCGILL CO.

FOR SALE  
\$420,000

934 Glenwood Ave SE  
Unit: 120, Atlanta, GA 30316



## Prepared By:

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Offered By:

**Patty McGill**

404.285.4553

patty@themcgillco.com

The McGill Co.

1404 Cornell Road

Atlanta, GA 30306



## Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co ("McGill"). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

Neither the Owner or McGill, nor any of their respective agents make any representation or warranty, express or implied, as to the exactness or completeness of this Memorandum or any of its contents, and no legal obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating possible purchase of the said property.

The Owner expressly reserves the right, at its sole discretion, to deny any offer to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review in this Memorandum. The Owner and McGill bear no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied and waived.

The information within this Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumption, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the Property. You and your advisors should conduct a thorough, independent review of the Property to determine to your satisfaction the suitability of the property for your needs.

# Executive Summary

**Address:**

934 Glenwood Ave SE Unit: 120, Atlanta, GA 30316

**Parcel ID:**

# 14 001200063278

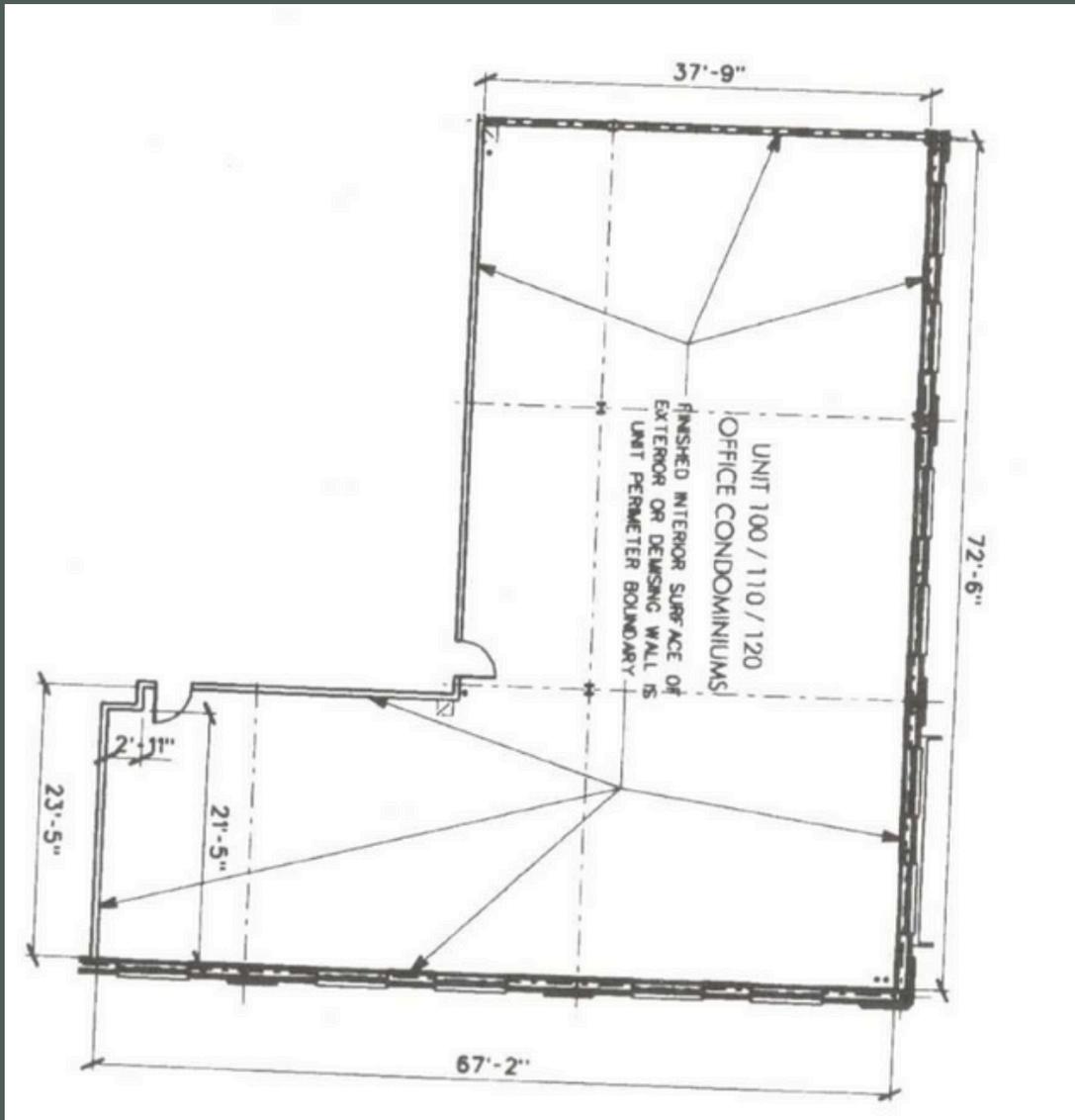
**Condo Size:**

+/- 1,148 SF

**Adjacent Properties:**

The property is located in the heart of Glenwood Park. 934 Glenwood Ave is a 10 minute drive to Downtown Atlanta. Less than a minute walk to Glenwood Ave BeltLine Access Point. A 2 minute drive to I-20. The property is a 5 minute drive to Grant Park. 11 minute walk or 3 minute drive to Madison Yards. The property is within close proximity to great restaurants and lively retail district.

# Floor Plan





# Demographic and Income Profile

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2

934 Glenwood Ave SE, Atlanta, Georgia, 30316

Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	17,312	21,011	22,095
Total Households	8,716	10,845	11,599
Family Households	3,664	4,305	4,527
Average Household Size	1.97	1.92	1.89
Owner Occupied Housing Units	5,006	5,586	5,954
Renter Occupied Housing Units	3,710	5,259	5,646
Median Age	35.2	36.4	37.4

Trends 2025 - 2030	Area	State	National
Population	1.0%	0.7%	0.4%
Households	1.4%	0.8%	0.6%
Family Population	1.0%	0.7%	0.5%
Owner Occupied Housing Units	1.3%	1.2%	0.0%
Median Household Income	2.5%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,055	6.1%	1,125	5.3%	1,117	5.1%
5-9	786	4.5%	955	4.5%	882	4.0%
10-14	567	3.3%	751	3.6%	851	3.9%
15-19	388	2.2%	590	2.8%	707	3.2%
20-24	781	4.5%	1,072	5.1%	1,332	6.0%
25-29	2,212	12.8%	2,162	10.3%	2,244	10.2%
30-34	2,778	16.1%	3,061	14.6%	2,588	11.7%
35-39	2,212	12.8%	2,798	13.3%	2,744	12.4%
40-44	1,579	9.1%	1,989	9.5%	2,216	10.0%
45-49	1,368	7.9%	1,647	7.8%	1,853	8.4%
50-54	1,024	5.9%	1,364	6.5%	1,448	6.5%
55-59	702	4.0%	936	4.5%	1,102	5.0%
60-64	543	3.1%	719	3.4%	867	3.9%
65-69	503	2.9%	633	3.0%	716	3.2%
70-74	362	2.1%	510	2.4%	538	2.4%
75-79	181	1.1%	327	1.6%	387	1.8%
80-84	124	0.7%	183	0.9%	278	1.3%
Age 85+	147	0.8%	189	0.9%	225	1.0%

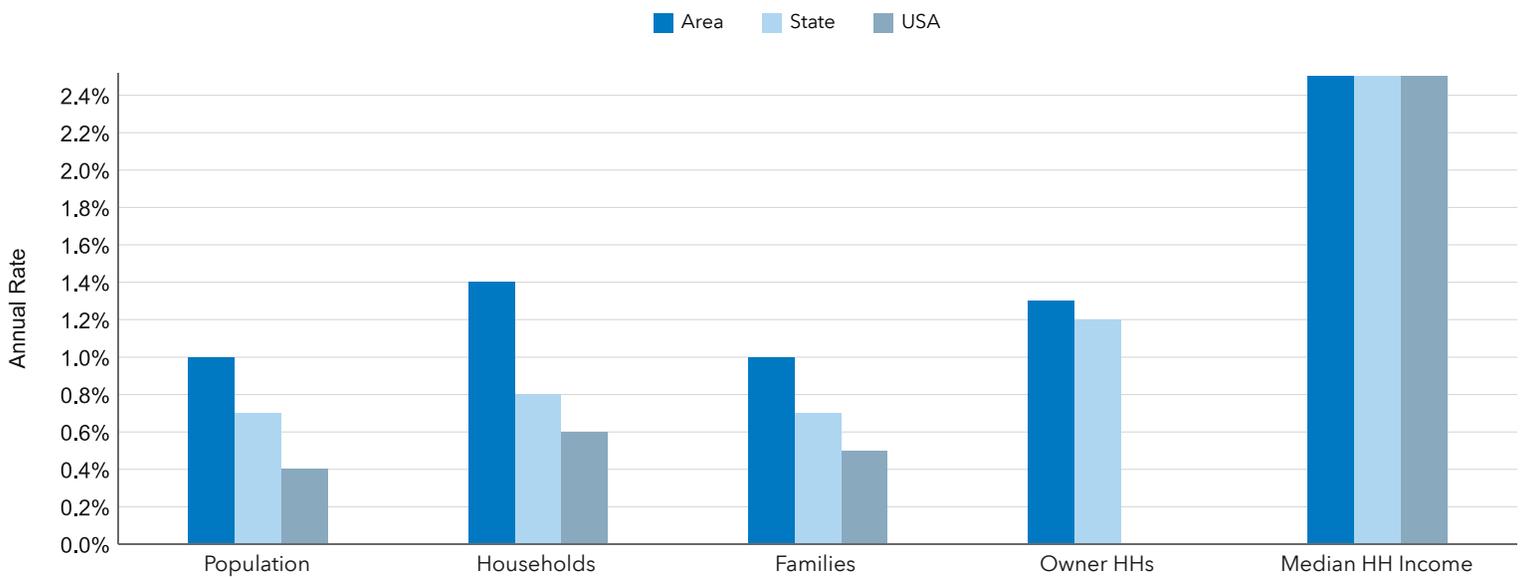
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	398	3.7%	365	3.1%
\$10,000-14,999	240	2.2%	209	1.8%
\$15,000-19,999	92	0.8%	75	0.7%
\$20,000-24,999	105	1.0%	87	0.8%
\$25,000-29,999	128	1.2%	102	0.9%
\$30,000-34,999	168	1.6%	128	1.1%
\$35,000-39,999	224	2.1%	185	1.6%
\$40,000-44,999	188	1.7%	145	1.3%
\$45,000-49,999	229	2.1%	172	1.5%
\$50,000-59,999	367	3.4%	301	2.6%
\$60,000-74,999	414	3.8%	365	3.1%
\$75000-99999	1,165	10.7%	1,157	10.0%
\$100,000-124,999	1,259	11.6%	1,299	11.2%
\$125,000-149,999	977	9.0%	1,064	9.2%
\$150000-199999	1,550	14.3%	1,714	14.8%
\$200,000-249,999	962	8.9%	1,182	10.2%
\$250,000-299,999	887	8.2%	1,206	10.4%
\$300,000-399,999	591	5.5%	832	7.2%
\$400,000-499,999	187	1.7%	152	1.3%
\$500,000+	713	6.6%	860	7.4%
Median Household Income	\$135,269	-	\$153,188	-
Average Household Income	\$186,121	-	\$205,936	-
Per Capita Income	\$97,003	-	\$109,104	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,790	62.3%	12,737	60.6%	12,914	58.5%
Black Alone	4,148	24.0%	5,111	24.3%	5,577	25.2%
American Indian	27	0.2%	32	0.1%	36	0.2%
Asian Alone	535	3.1%	746	3.5%	872	4.0%
Pacific Islander	15	0.1%	16	0.1%	17	0.1%
Some Other Race	274	1.6%	359	1.7%	407	1.8%
Two or More Races	1,524	8.8%	2,010	9.6%	2,273	10.3%
Hispanic (Any Race)	1,219	7.0%	1,584	7.5%	1,806	8.2%

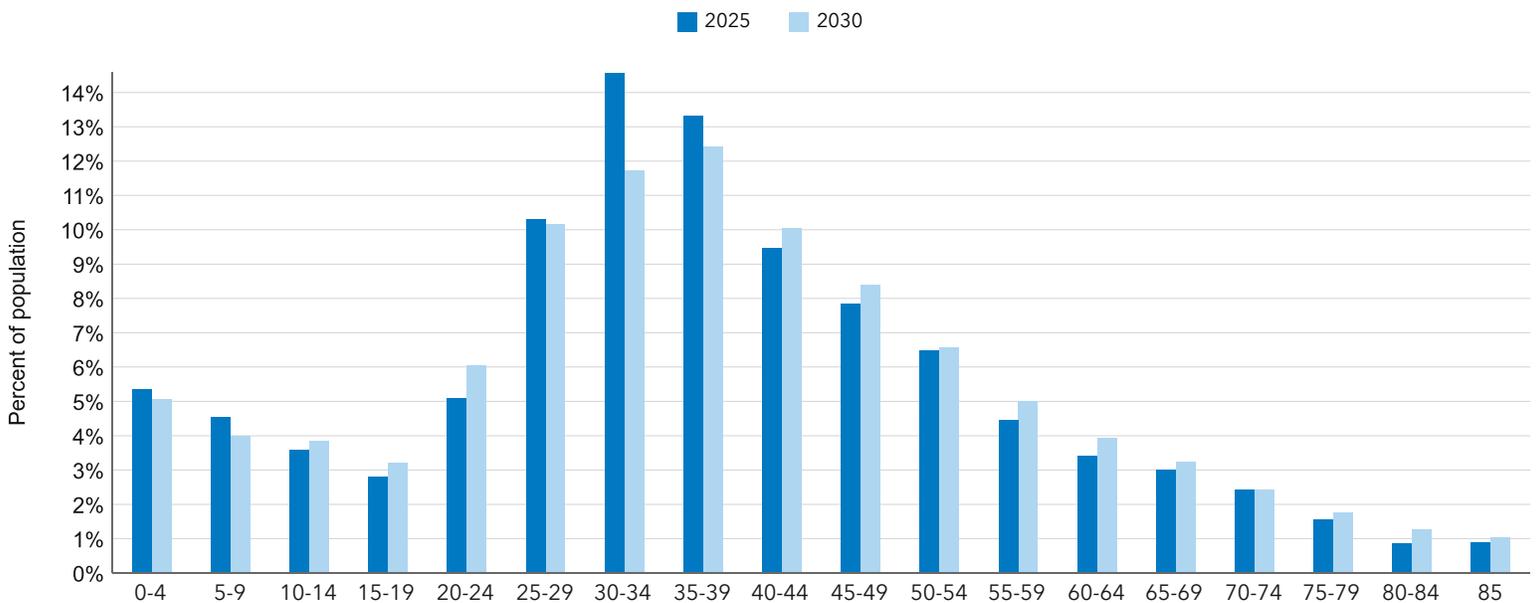
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



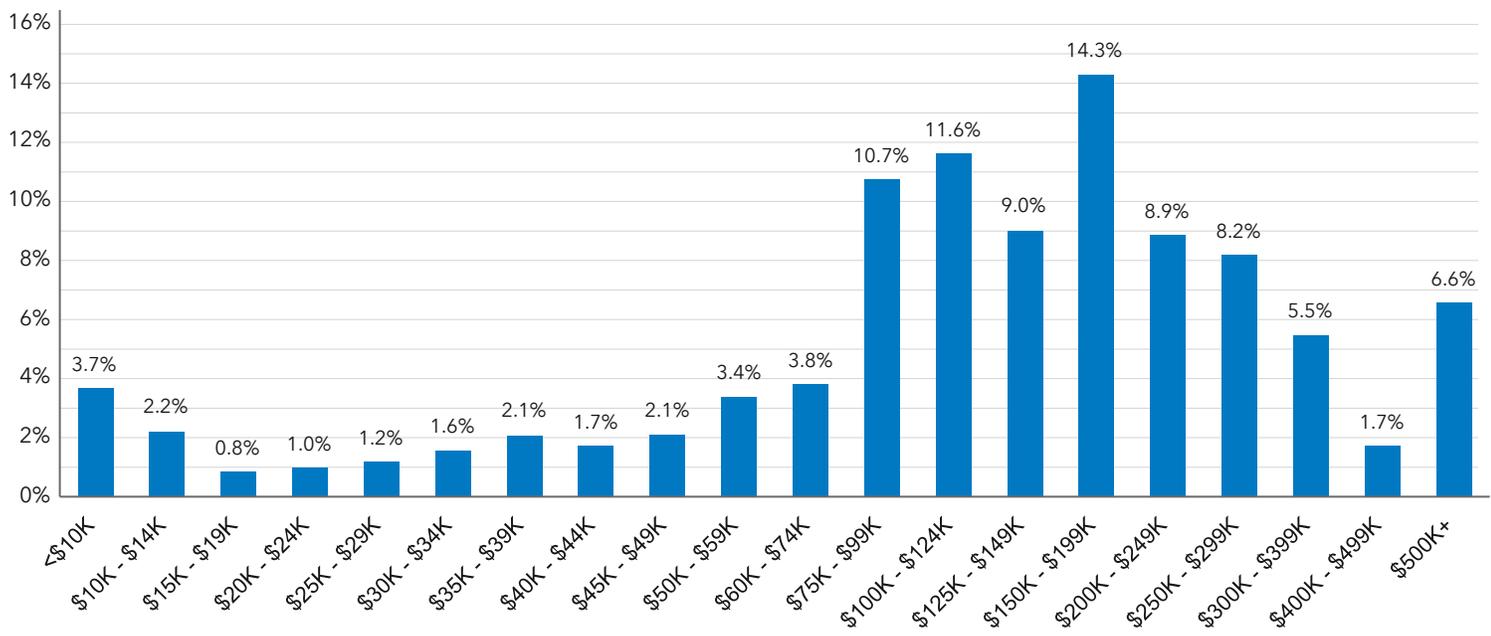
## Population by Age



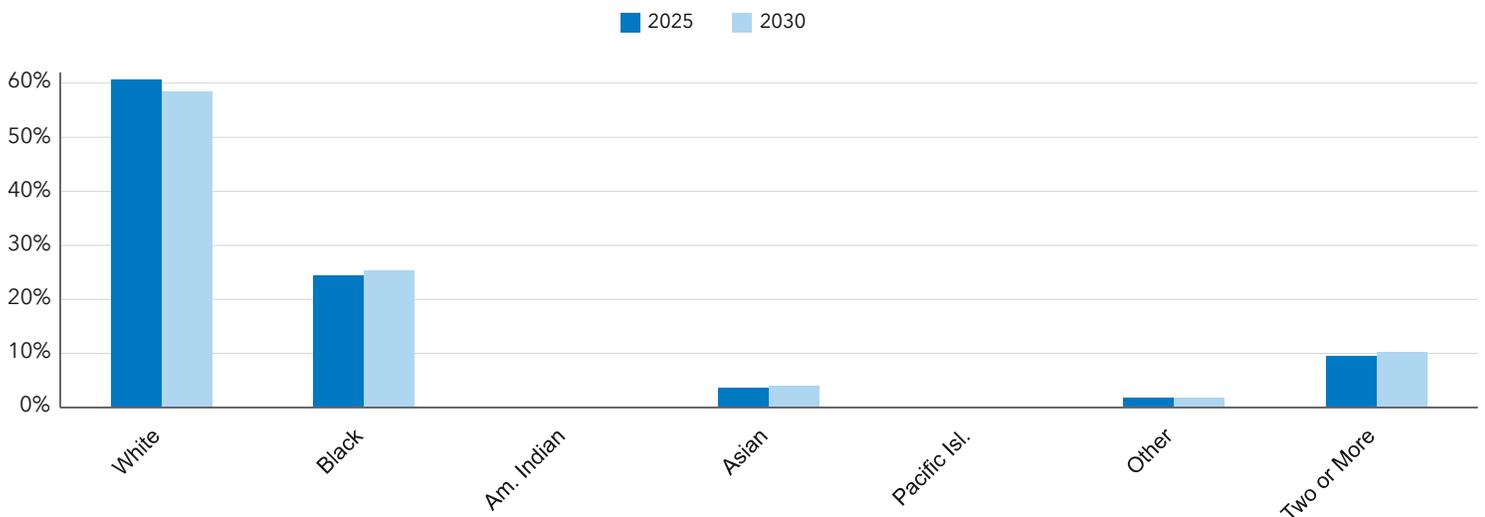
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2

934 Glenwood Ave SE, Atlanta, Georgia, 30316

Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	154,804	170,174	178,282
Total Households	71,733	80,992	86,241
Family Households	28,074	30,252	31,856
Average Household Size	1.94	1.91	1.89
Owner Occupied Housing Units	29,750	33,655	35,656
Renter Occupied Housing Units	41,983	47,337	50,585
Median Age	33.1	34.0	34.6

Trends 2025 - 2030	Area	State	National
Population	0.9%	0.7%	0.4%
Households	1.3%	0.8%	0.6%
Family Population	1.0%	0.7%	0.5%
Owner Occupied Housing Units	1.2%	1.2%	0.0%
Median Household Income	2.8%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,835	5.1%	8,092	4.8%	8,225	4.6%
5-9	7,002	4.5%	7,646	4.5%	7,232	4.1%
10-14	6,017	3.9%	6,626	3.9%	6,989	3.9%
15-19	8,642	5.6%	9,918	5.8%	10,282	5.8%
20-24	14,678	9.5%	15,987	9.4%	17,859	10.0%
25-29	20,573	13.3%	19,726	11.6%	21,072	11.8%
30-34	20,604	13.3%	21,145	12.4%	18,848	10.6%
35-39	14,708	9.5%	17,091	10.0%	16,628	9.3%
40-44	11,179	7.2%	13,214	7.8%	14,611	8.2%
45-49	9,787	6.3%	10,828	6.4%	12,312	6.9%
50-54	8,086	5.2%	9,309	5.5%	9,736	5.5%
55-59	7,204	4.7%	7,806	4.6%	8,571	4.8%
60-64	5,655	3.6%	6,568	3.9%	6,922	3.9%
65-69	4,961	3.2%	5,657	3.3%	6,300	3.5%
70-74	3,706	2.4%	4,397	2.6%	4,805	2.7%
75-79	2,115	1.4%	3,284	1.9%	3,751	2.1%
80-84	1,091	0.7%	1,665	1.0%	2,458	1.4%
Age 85+	963	0.6%	1,215	0.7%	1,682	0.9%

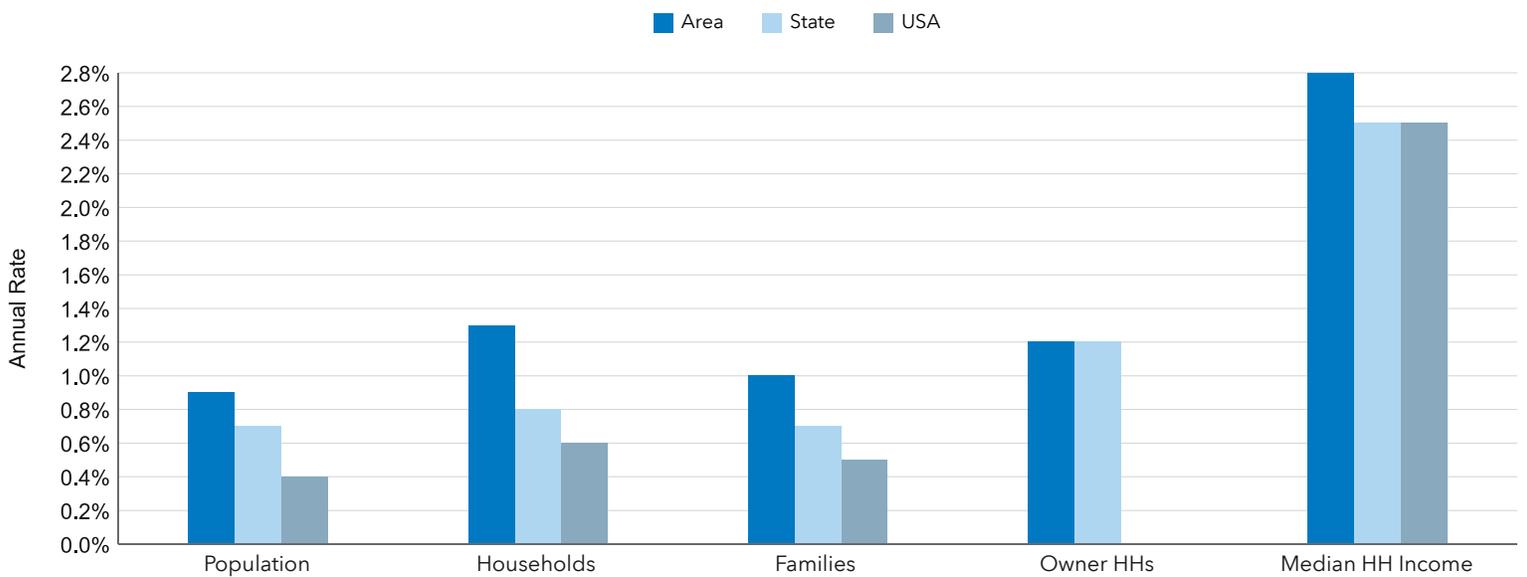
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	6,987	8.6%	6,710	7.8%
\$10,000-14,999	3,775	4.7%	3,637	4.2%
\$15,000-19,999	2,720	3.4%	2,369	2.8%
\$20,000-24,999	2,121	2.6%	1,923	2.2%
\$25,000-29,999	1,892	2.3%	1,608	1.9%
\$30,000-34,999	1,893	2.3%	1,701	2.0%
\$35,000-39,999	1,803	2.2%	1,681	1.9%
\$40,000-44,999	1,918	2.4%	1,760	2.0%
\$45,000-49,999	1,455	1.8%	1,289	1.5%
\$50,000-59,999	3,468	4.3%	3,327	3.9%
\$60,000-74,999	5,849	7.2%	5,817	6.8%
\$75000-99999	7,783	9.6%	7,888	9.2%
\$100,000-124,999	7,406	9.1%	7,788	9.0%
\$125,000-149,999	6,288	7.8%	7,109	8.2%
\$150000-199999	9,193	11.3%	10,808	12.5%
\$200,000-249,999	4,795	5.9%	5,895	6.8%
\$250,000-299,999	4,174	5.2%	5,613	6.5%
\$300,000-399,999	2,983	3.7%	4,228	4.9%
\$400,000-499,999	989	1.2%	821	0.9%
\$500,000+	3,498	4.3%	4,269	5.0%
Median Household Income	\$95,441	-	\$109,717	-
Average Household Income	\$138,457	-	\$153,729	-
Per Capita Income	\$66,555	-	\$74,994	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,207	46.0%	75,533	44.4%	75,368	42.3%
Black Alone	63,594	41.1%	71,156	41.8%	76,520	42.9%
American Indian	411	0.3%	453	0.3%	473	0.3%
Asian Alone	5,853	3.8%	6,961	4.1%	8,017	4.5%
Pacific Islander	83	0.1%	88	0.1%	96	0.1%
Some Other Race	3,318	2.1%	3,808	2.2%	4,264	2.4%
Two or More Races	10,338	6.7%	12,175	7.2%	13,544	7.6%
Hispanic (Any Race)	9,851	6.4%	11,139	6.5%	12,440	7.0%

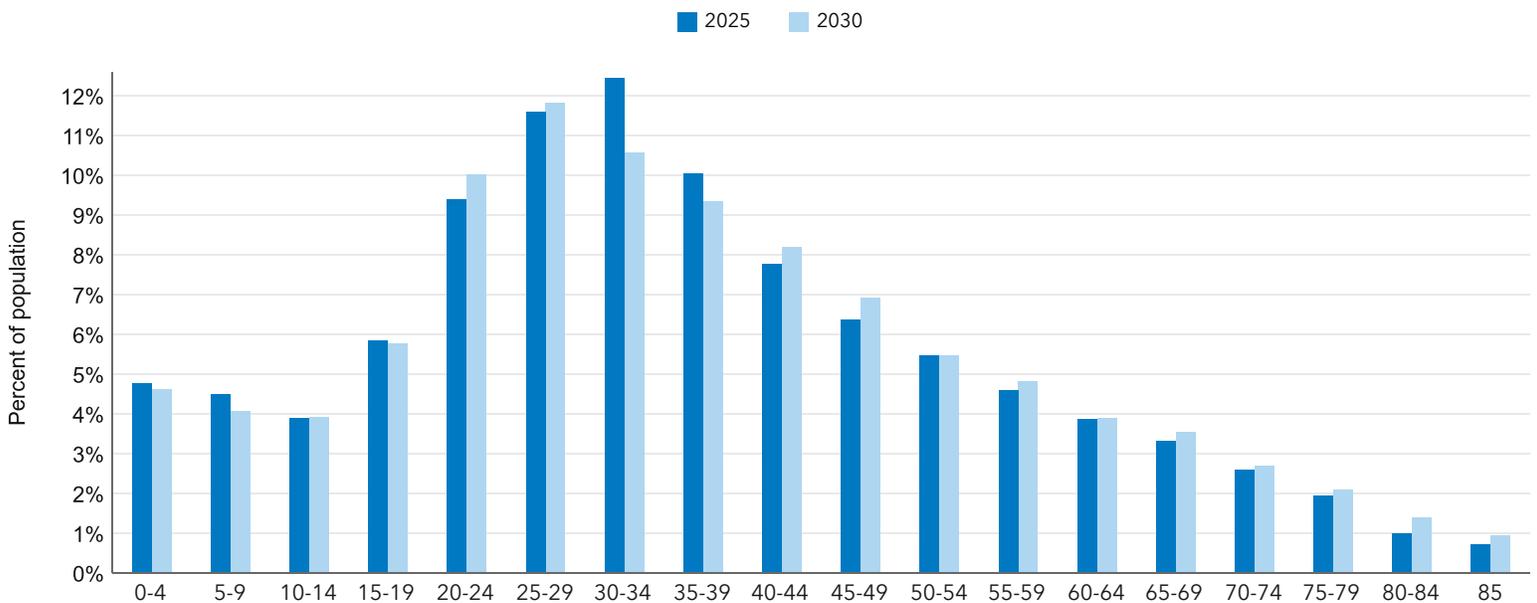
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



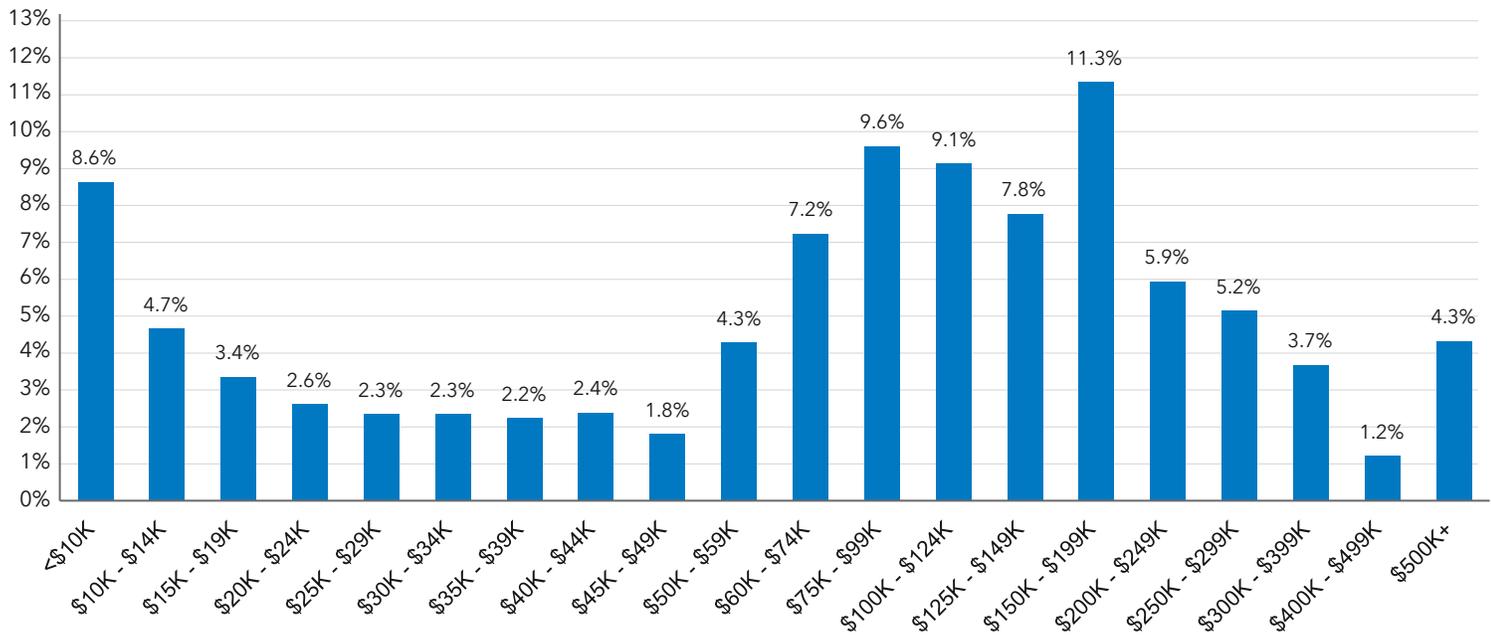
## Population by Age



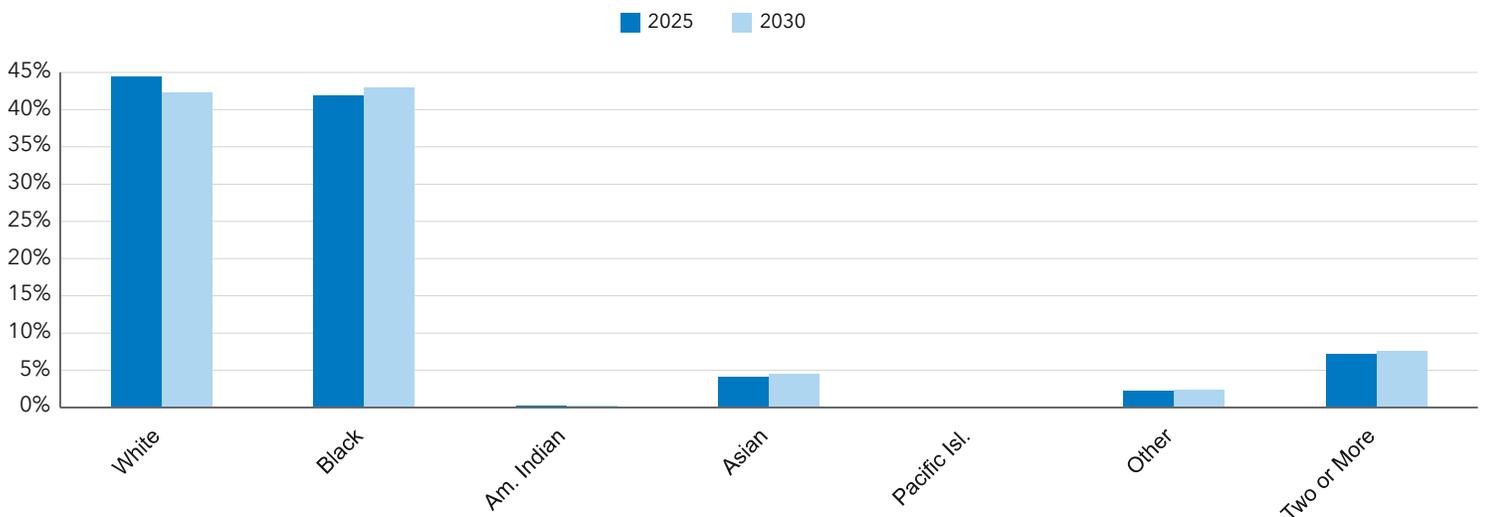
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2

934 Glenwood Ave SE, Atlanta, Georgia, 30316

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	350,239	376,330	396,581
Total Households	155,573	171,804	184,884
Family Households	64,769	67,830	71,425
Average Household Size	2.03	1.99	1.96
Owner Occupied Housing Units	66,336	74,655	78,718
Renter Occupied Housing Units	89,237	97,149	106,166
Median Age	32.9	34.0	34.7

Trends 2025 - 2030	Area	State	National
Population	1.1%	0.7%	0.4%
Households	1.5%	0.8%	0.6%
Family Population	1.0%	0.7%	0.5%
Owner Occupied Housing Units	1.1%	1.2%	0.0%
Median Household Income	2.9%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	16,519	4.7%	16,738	4.5%	17,129	4.3%
5-9	16,294	4.7%	16,489	4.4%	15,731	4.0%
10-14	15,113	4.3%	16,008	4.3%	15,994	4.0%
15-19	21,167	6.0%	23,797	6.3%	24,426	6.2%
20-24	39,889	11.4%	39,943	10.6%	43,813	11.1%
25-29	43,057	12.3%	42,608	11.3%	45,651	11.5%
30-34	39,312	11.2%	41,130	10.9%	37,727	9.5%
35-39	29,456	8.4%	33,375	8.9%	33,896	8.6%
40-44	23,379	6.7%	26,867	7.1%	29,828	7.5%
45-49	21,104	6.0%	22,720	6.0%	25,786	6.5%
50-54	18,643	5.3%	20,824	5.5%	21,767	5.5%
55-59	17,206	4.9%	17,986	4.8%	19,569	4.9%
60-64	14,468	4.1%	15,871	4.2%	16,439	4.2%
65-69	12,689	3.6%	13,693	3.6%	14,930	3.8%
70-74	9,952	2.8%	11,419	3.0%	12,234	3.1%
75-79	5,859	1.7%	8,657	2.3%	9,970	2.5%
80-84	3,295	0.9%	4,744	1.3%	6,889	1.7%
Age 85+	2,838	0.8%	3,464	0.9%	4,803	1.2%

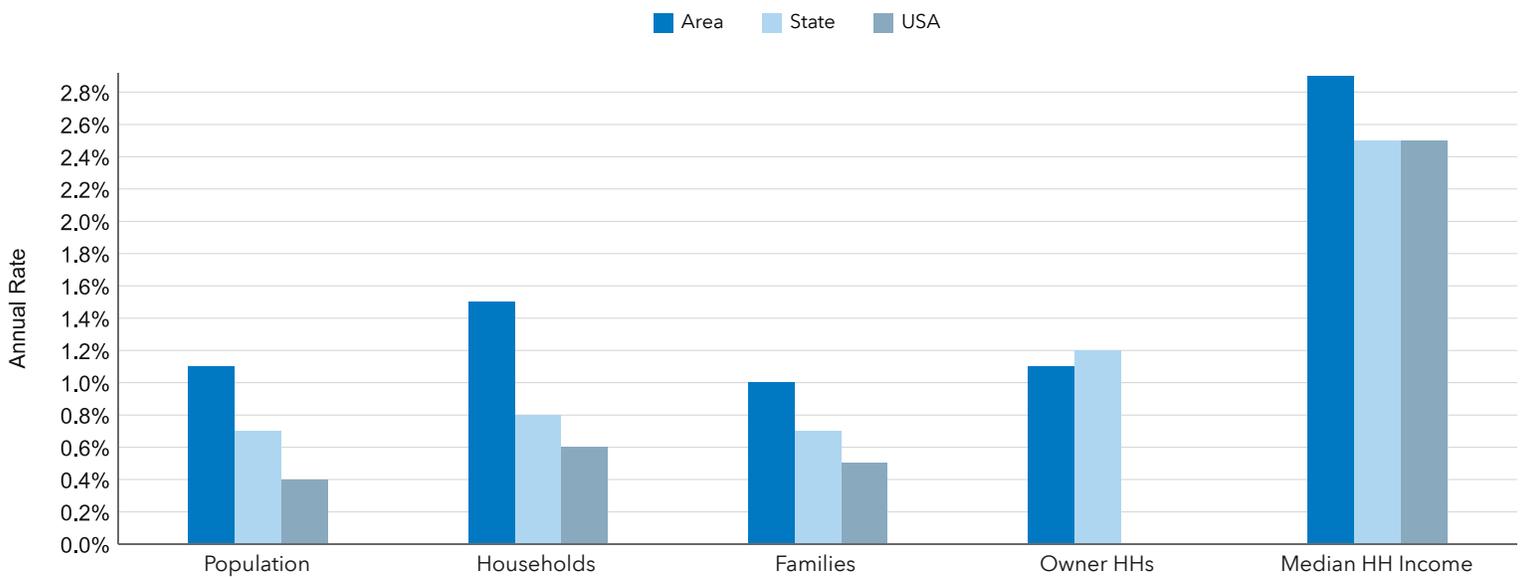
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	13,933	8.1%	13,241	7.2%
\$10,000-14,999	7,537	4.4%	7,178	3.9%
\$15,000-19,999	6,002	3.5%	5,112	2.8%
\$20,000-24,999	5,120	3.0%	4,593	2.5%
\$25,000-29,999	4,021	2.3%	3,416	1.9%
\$30,000-34,999	4,317	2.5%	3,905	2.1%
\$35,000-39,999	4,156	2.4%	3,931	2.1%
\$40,000-44,999	3,805	2.2%	3,600	1.9%
\$45,000-49,999	3,251	1.9%	3,017	1.6%
\$50,000-59,999	7,709	4.5%	7,399	4.0%
\$60,000-74,999	12,617	7.3%	12,588	6.8%
\$75000-99999	16,346	9.5%	16,841	9.1%
\$100,000-124,999	16,880	9.8%	18,154	9.8%
\$125,000-149,999	13,047	7.6%	15,148	8.2%
\$150000-199999	18,258	10.6%	22,173	12.0%
\$200,000-249,999	9,769	5.7%	12,306	6.7%
\$250,000-299,999	8,093	4.7%	11,067	6.0%
\$300,000-399,999	6,415	3.7%	9,271	5.0%
\$400,000-499,999	2,168	1.3%	1,791	1.0%
\$500,000+	8,349	4.9%	10,140	5.5%
Median Household Income	\$94,621	-	\$109,223	-
Average Household Income	\$141,463	-	\$157,265	-
Per Capita Income	\$64,925	-	\$73,663	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,702	42.7%	156,161	41.5%	157,896	39.8%
Black Alone	153,299	43.8%	165,886	44.1%	176,640	44.5%
American Indian	902	0.3%	956	0.3%	1,005	0.3%
Asian Alone	17,060	4.9%	20,008	5.3%	23,638	6.0%
Pacific Islander	168	0.1%	177	0.1%	191	0.1%
Some Other Race	7,067	2.0%	7,889	2.1%	8,862	2.2%
Two or More Races	22,040	6.3%	25,253	6.7%	28,349	7.2%
Hispanic (Any Race)	20,388	5.8%	22,483	6.0%	25,332	6.4%

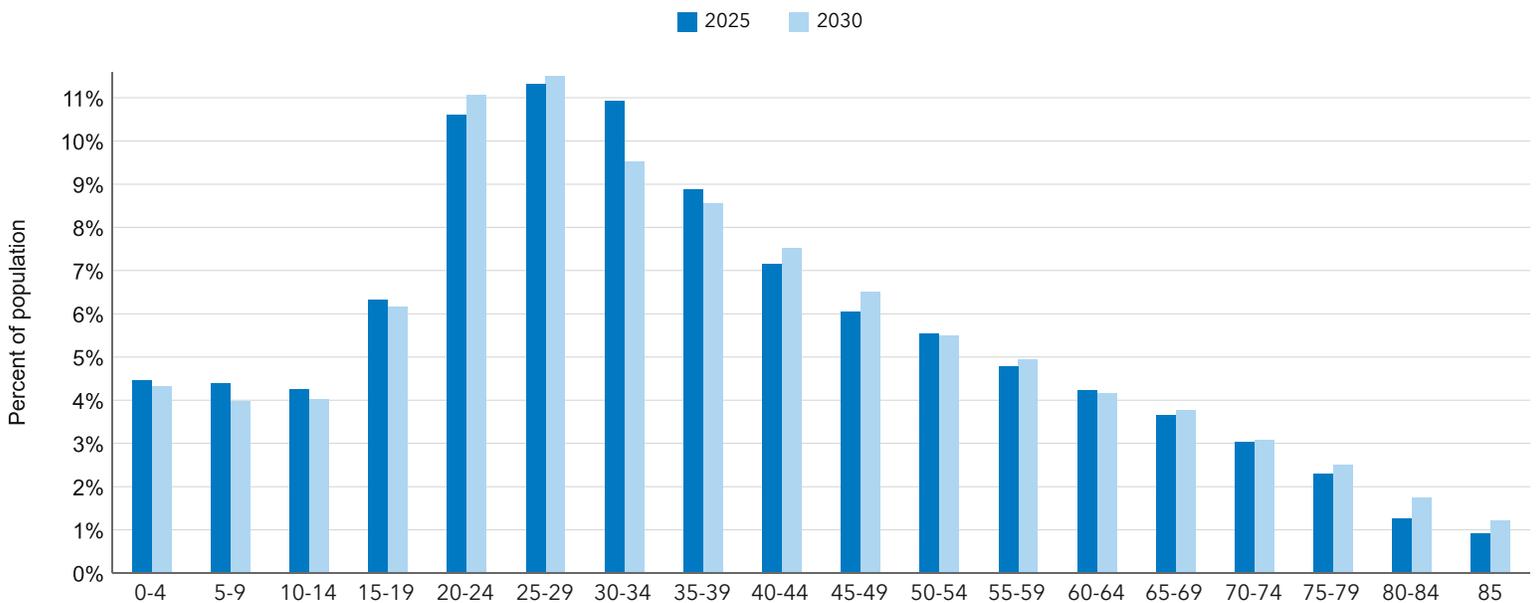
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



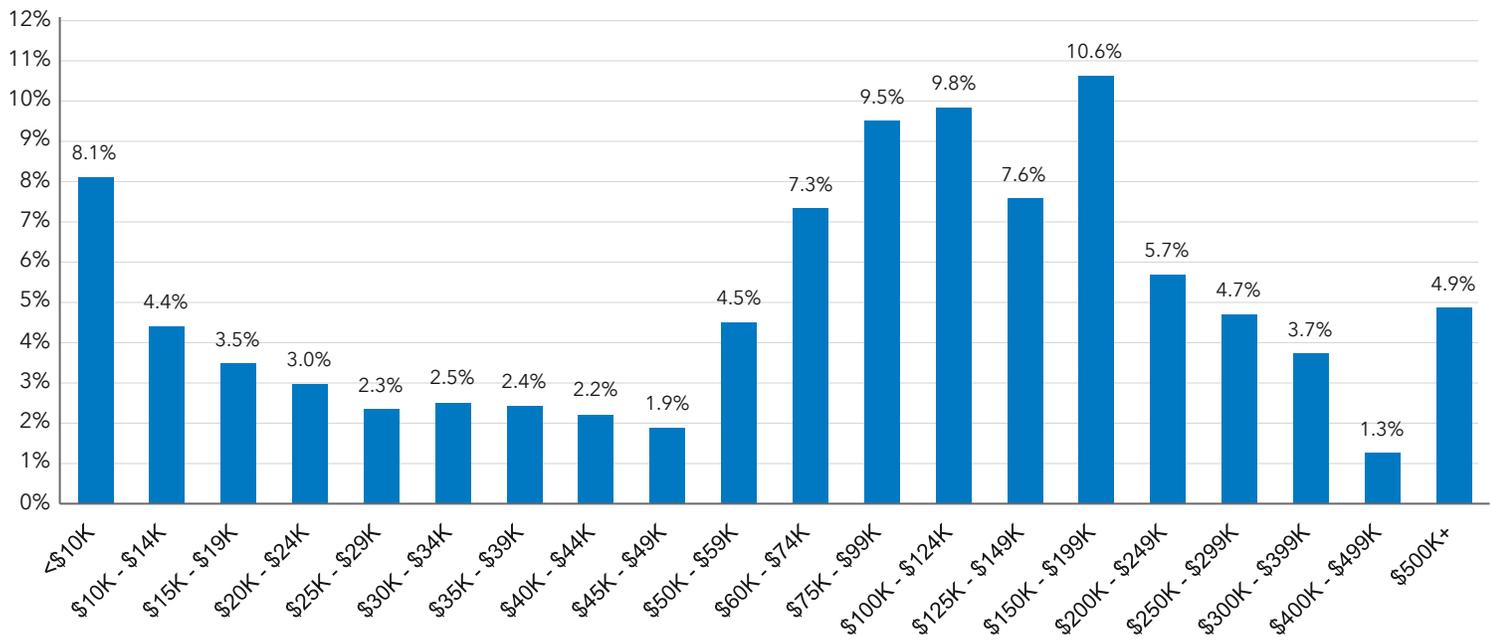
## Population by Age



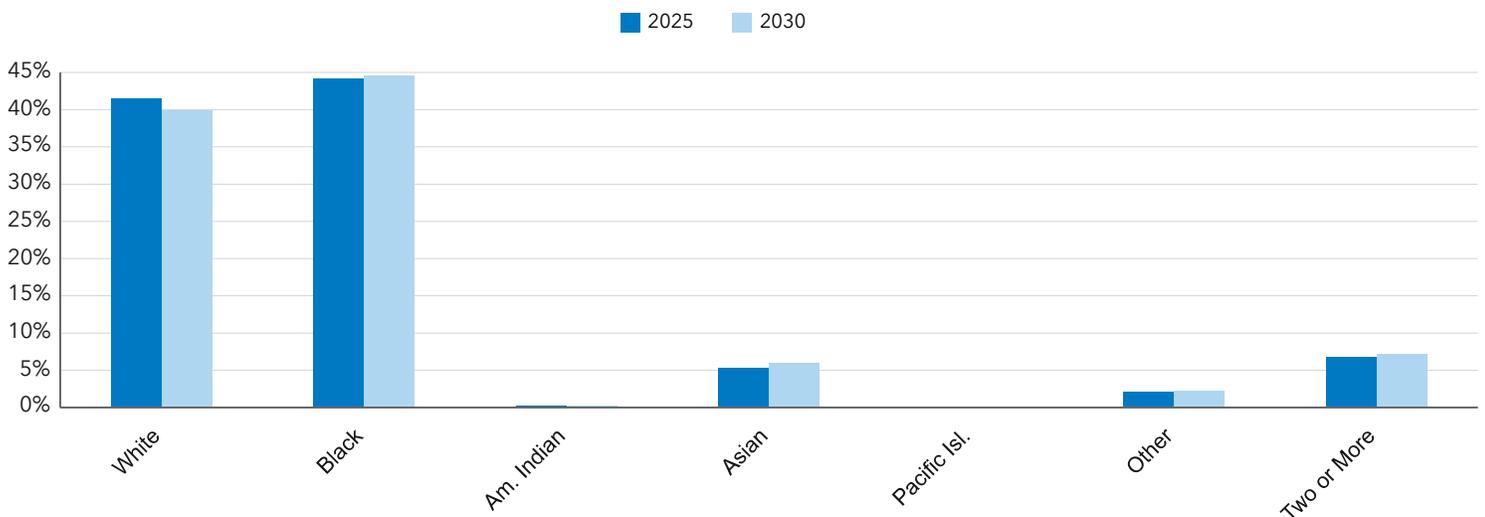
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race

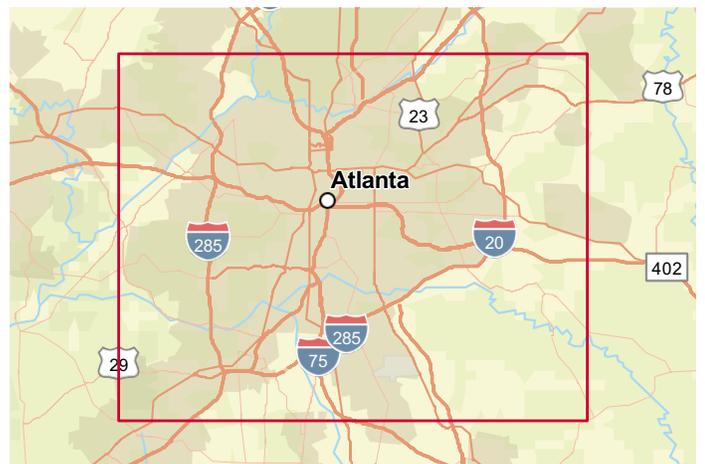
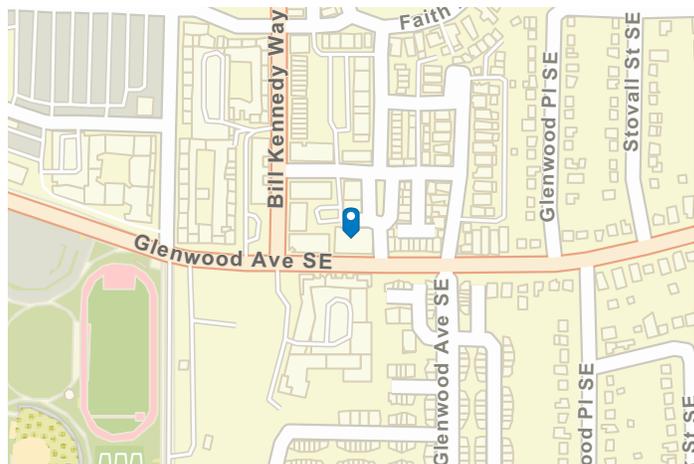
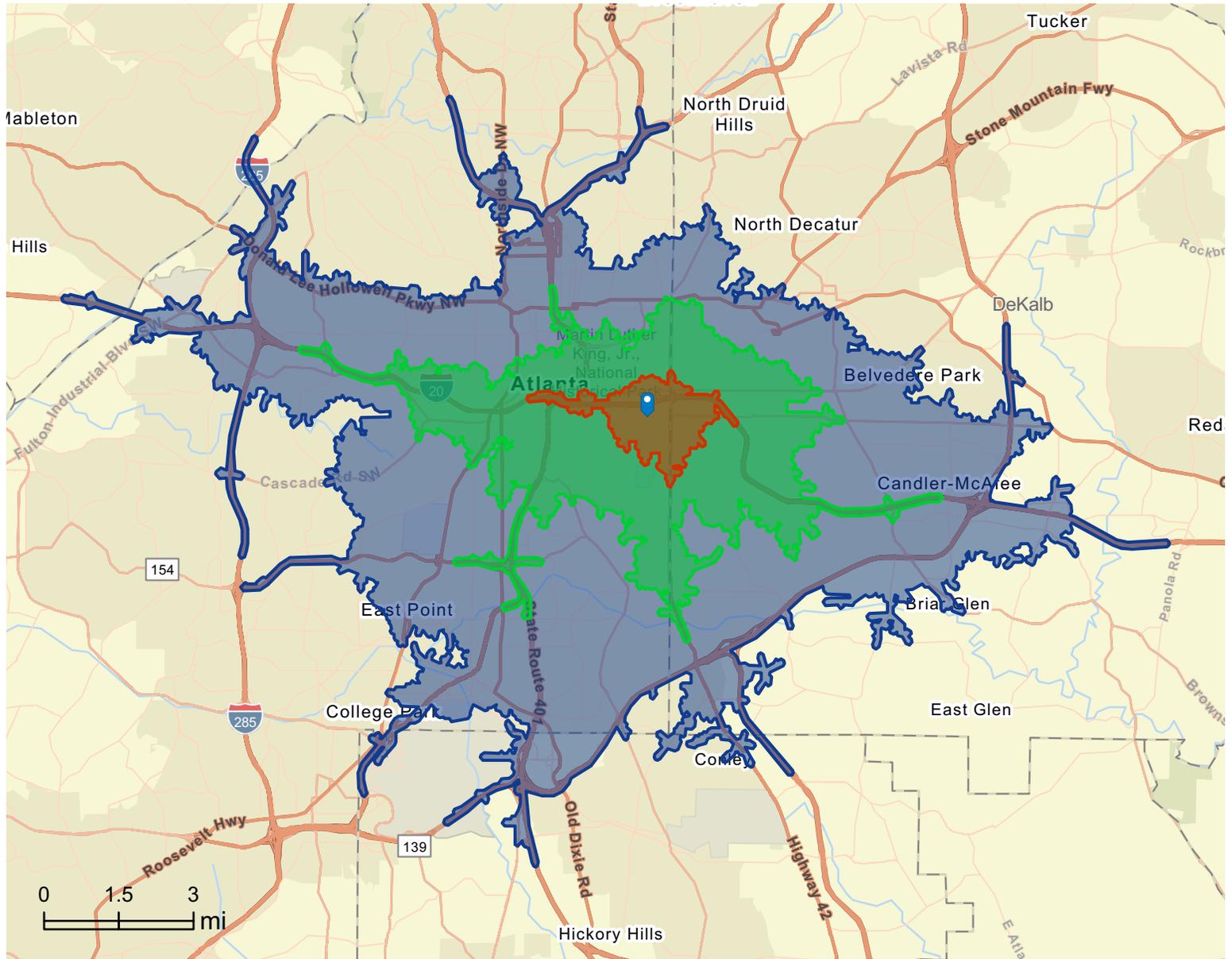


# Site Map

934 Glenwood Ave SE, Atlanta, Georgia, 30316

Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 33.73999  
Longitude: -84.35741

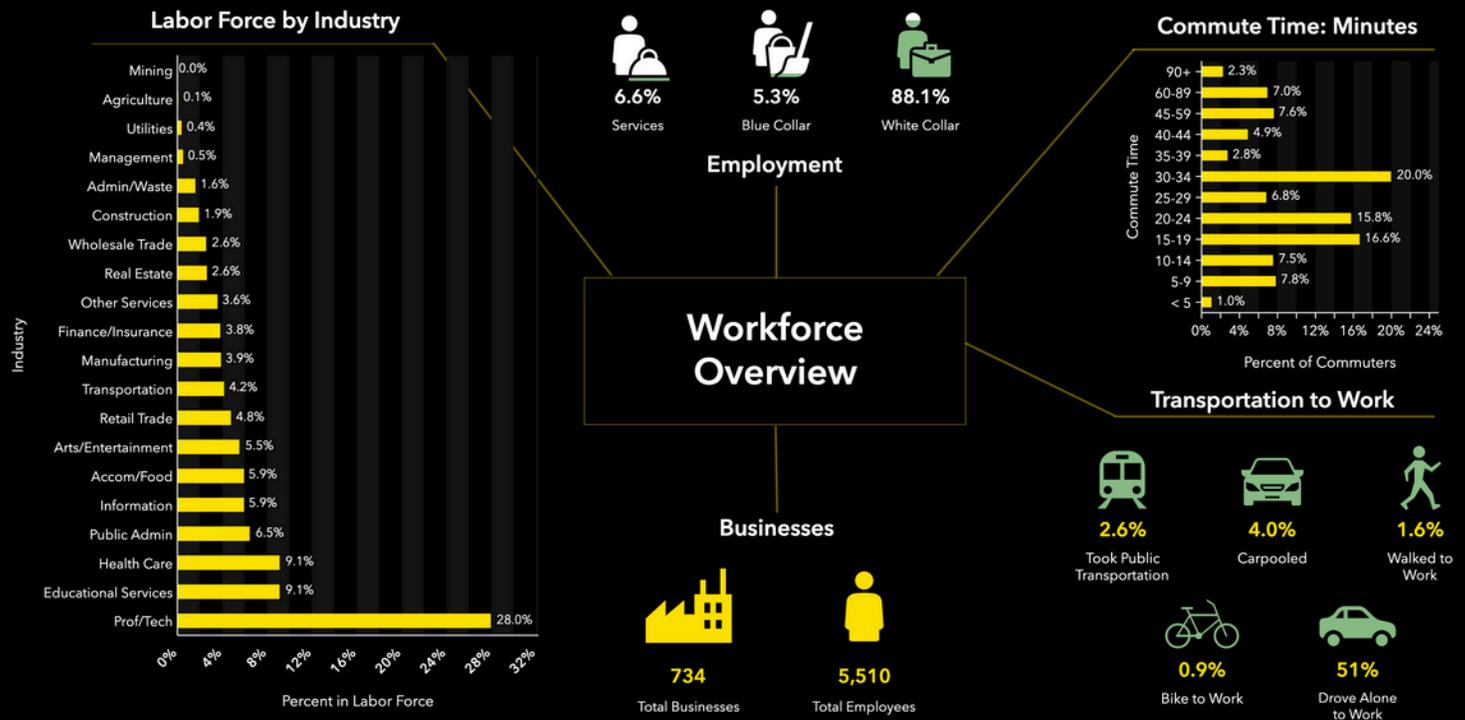


# Economic Development Profile

## Economic Development Profile

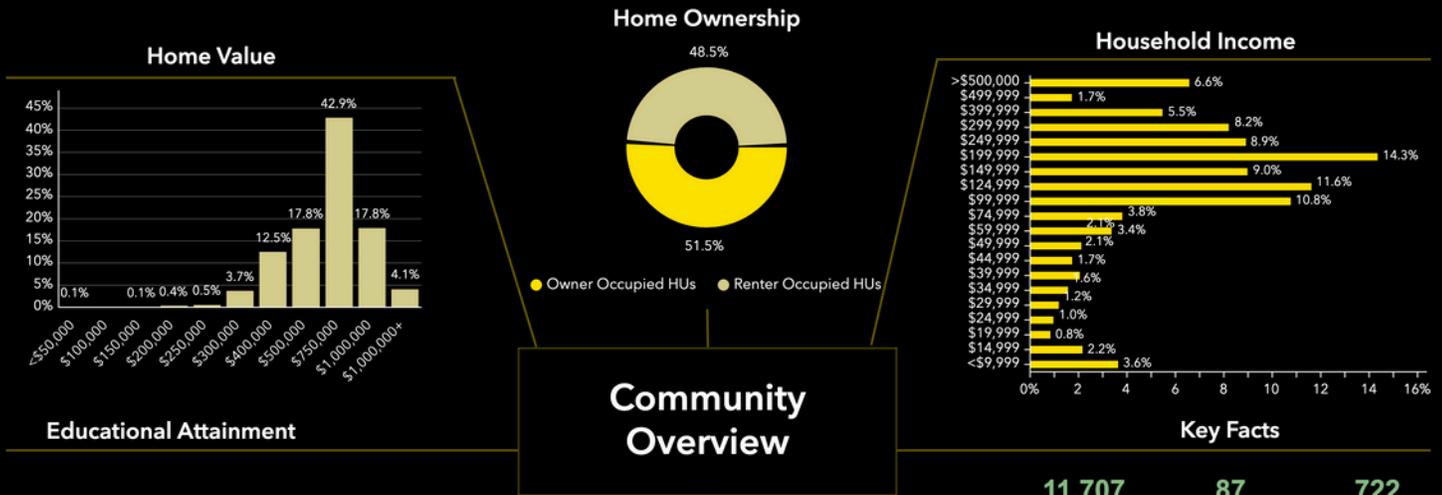
934 Glenwood Ave SE, Atlanta, Georgia, 30316 2

Ring of 1 mile



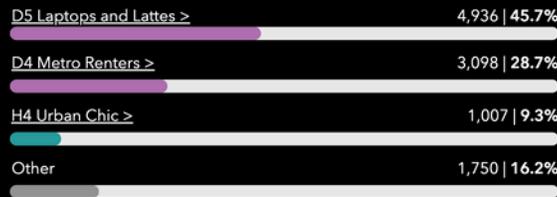
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# Economic Development Profile

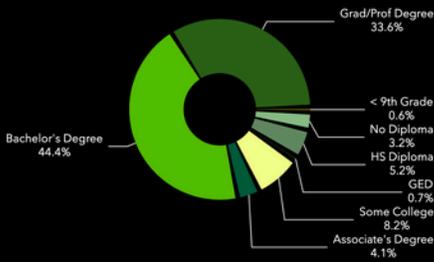


## Tapestry

Top 3 segments by household count



[View comparison table](#)



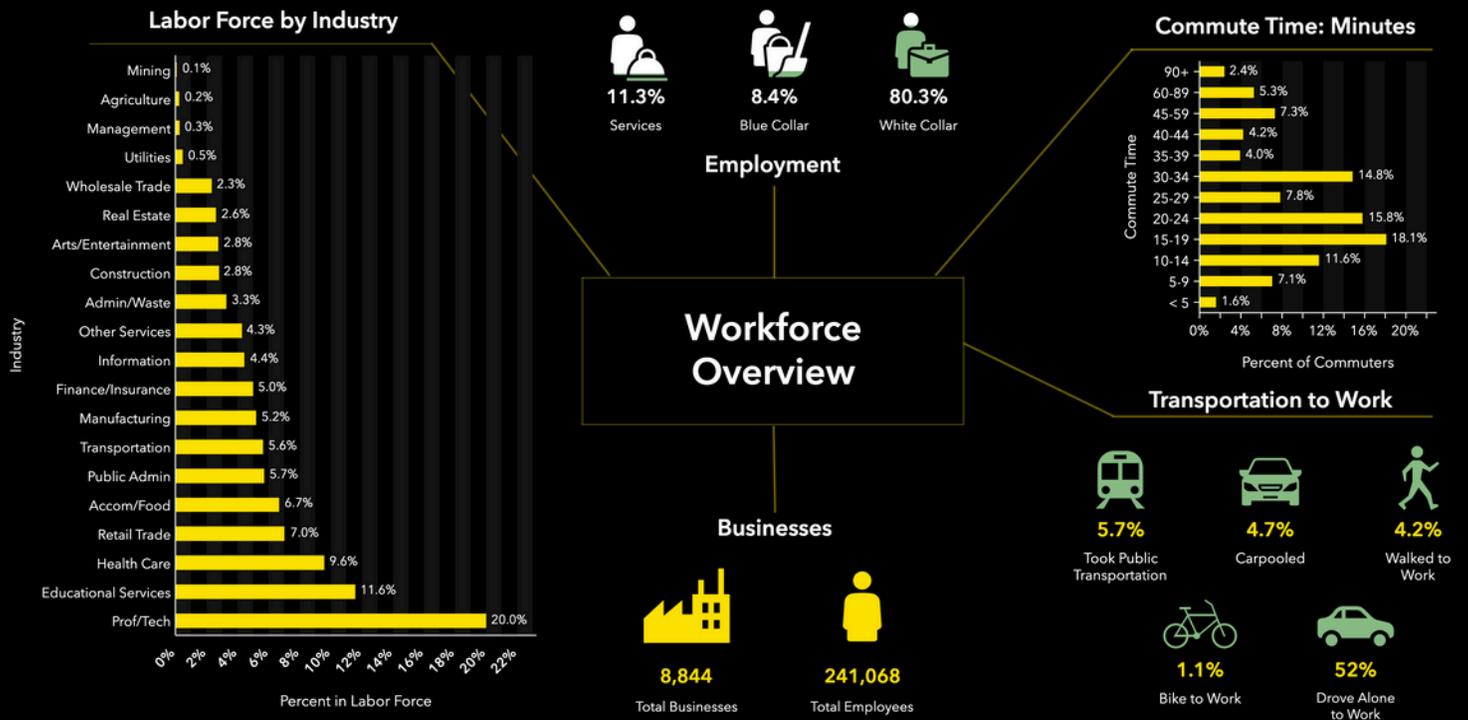
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# Economic Development Profile

## Economic Development Profile

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2

Ring of 3 miles



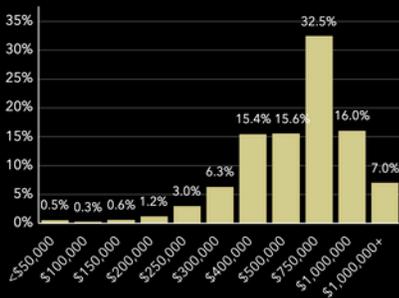
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# Economic Development Profile

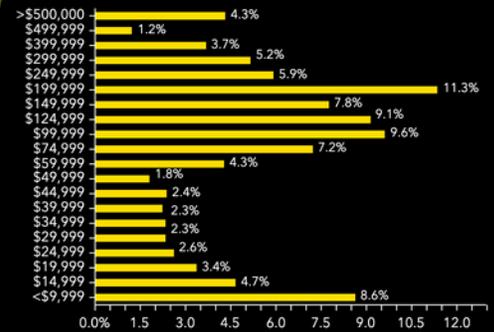
## Home Ownership



## Home Value

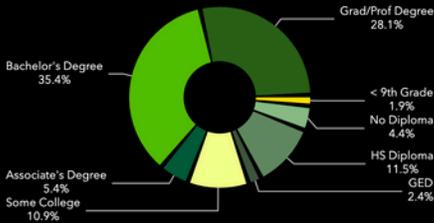


## Household Income



## Community Overview

### Educational Attainment

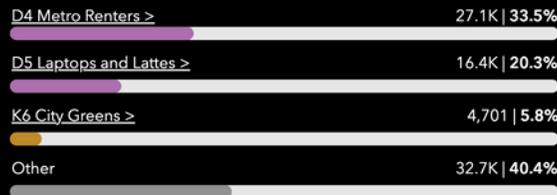


### Key Facts

<b>89,881</b> Total Housing Units	<b>65</b> Housing Affordability Index	<b>12,590</b> Households Below the Poverty Level (ACS)
<b>34.0</b> Median Age	<b>\$76,548</b> Median Disposable Income	<b>170,174</b> Total Population
<b>93</b> Wealth Index	<b>67</b> Diversity Index	<b>219</b> Total Crime Index

## Tapestry

Top 3 segments by household count



[View comparison table](#)

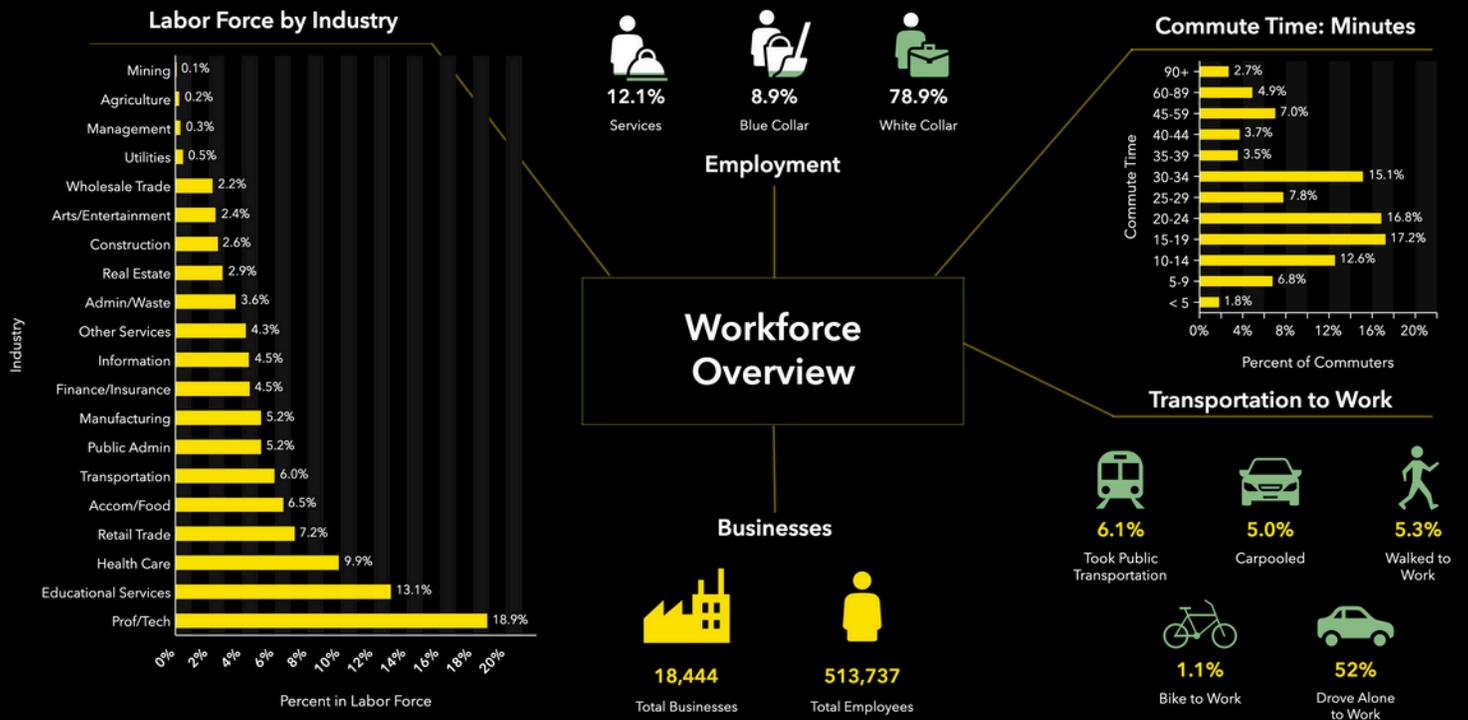
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# Economic Development Profile

## Economic Development Profile

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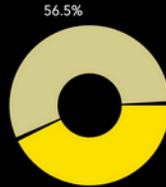
Ring of 5 miles



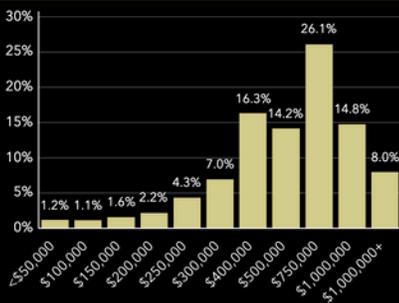
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# Economic Development Profile

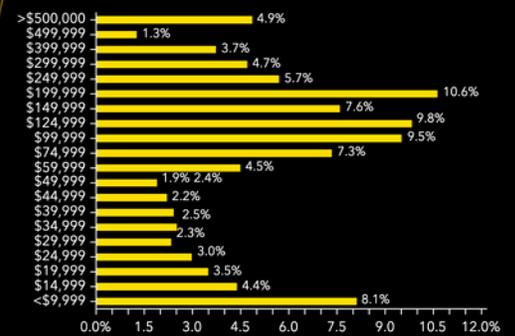
## Home Ownership



## Home Value

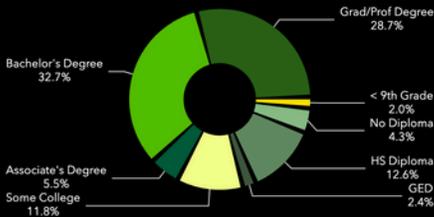


## Household Income



## Community Overview

### Educational Attainment



## Tapestry

Top 3 segments by household count



[View comparison table](#)

### Key Facts

<b>195,413</b> Total Housing Units	<b>68</b> Housing Affordability Index	<b>25,833</b> Households Below the Poverty Level (ACS)
<b>34.0</b> Median Age	<b>\$76,206</b> Median Disposable Income	<b>376,330</b> Total Population
<b>100</b> Wealth Index	<b>67</b> Diversity Index	<b>199</b> Total Crime Index

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

# What's in My Community?



## What's in My Community?

Places that make your life richer and community better

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2  
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). \* Indicates the number of locations has reached the maximum. © 2026 Esri

# What's in My Community?



## What's in My Community?

Places that make your life richer and community better

934 Glenwood Ave SE, Atlanta, Georgia, 30316 2  
3 miles



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# What's in My Community?



## What's in My Community?

Places that make your life richer and community better

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5 miles

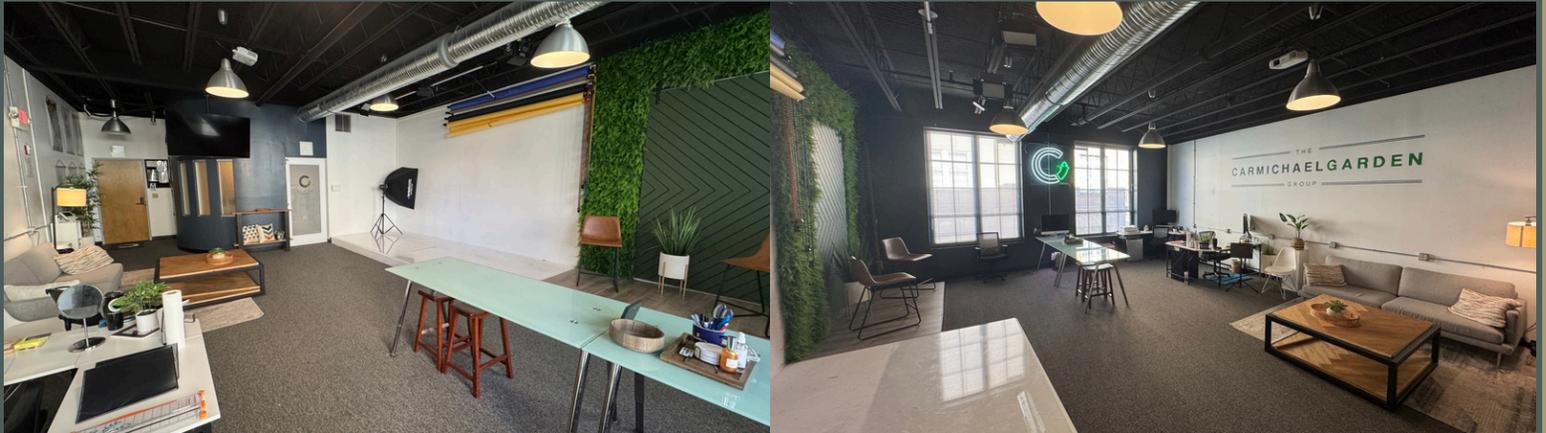
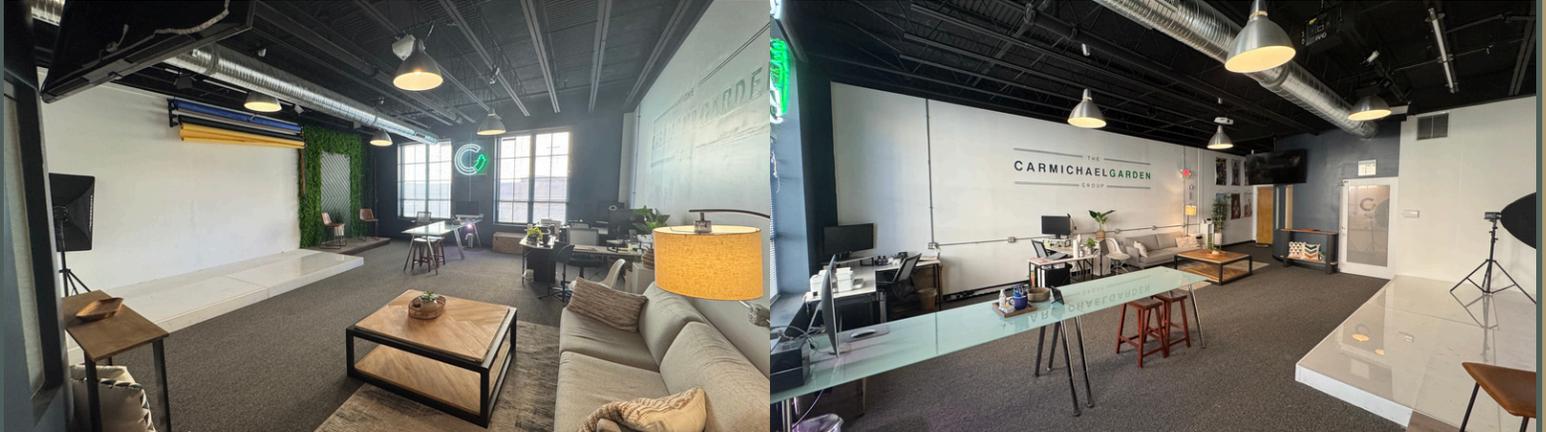


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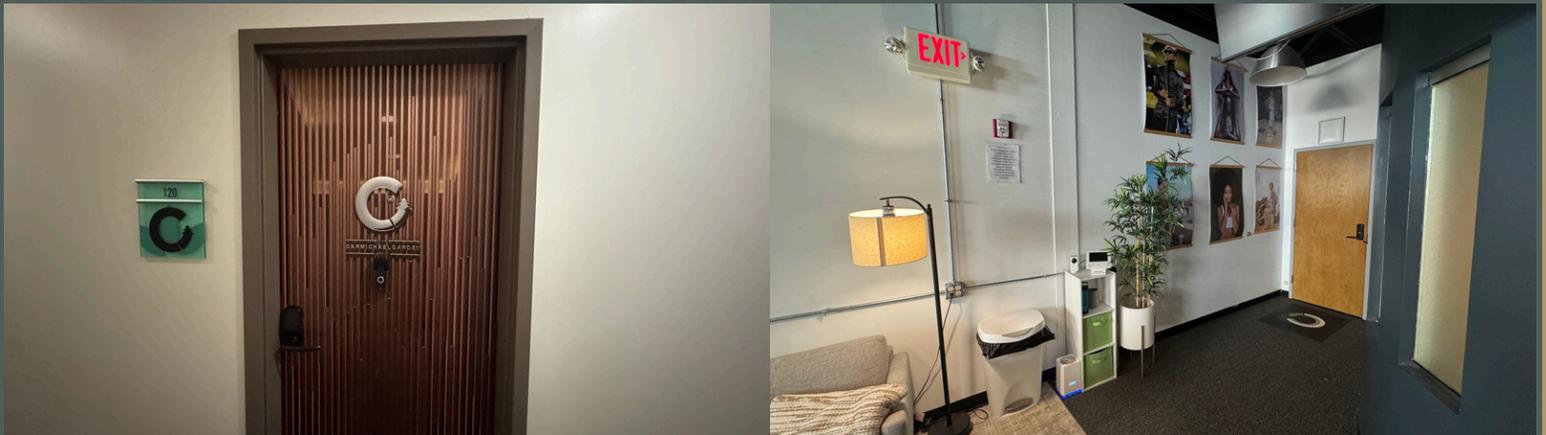


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