

FOR SALE



235 Candler Rd SE Atlanta, GA 30317

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PROPERTY OVERVIEW

235 Candler Rd SE Atlanta, GA 30317

- Sale Price: \$1,225,000 | Priced below appraised value.
- 4,056 SF ± across three stories, featuring 7 bedrooms and 5 bathrooms
- 1,300 SF ± panoramic rooftop deck with expansive views
- 0.17 acres | C-1 Zoning (Atlanta)
- Unique opportunity to acquire a highly flexible property in the East Lake area, currently operating as an Airbnb with strong income potential. The building offers exceptional versatility for live/work, owner occupancy with supplemental rental revenue, or commercial use
- Fully reimagined and rebuilt from the ground up in 2023, featuring all-new systems, finishes, and modern construction throughout
- Exceptional connectivity to some of Metro Atlanta's most desirable and established neighborhoods. The property is located just minutes from Downtown Decatur, East Lake, Kirkwood, and East Atlanta Village, providing quick access to premier dining, retail, entertainment, and MARTA transit
- Positioned minutes from the future Publix-anchored Candler Crossing redevelopment, bringing new retail density and long-term value to the corridor
- Located just minutes from East Lake Golf Club, home of the PGA TOUR Championship and one of Atlanta's most prestigious private clubs
- Conveniently located near the airport for quick and easy travel access
- Located along a high-visibility corridor with approximately ±22,000 vehicles daily, offering strong exposure
- Ideally located near Agnes Scott College and Emory University
- By right permitted:
 - » Retail
 - » Restaurants/Food & Beverage
 - » Personal services
 - » Offices & professional service
 - » Childcare centers/school
 - » Banks / financial



DECATUR SUBMARKET

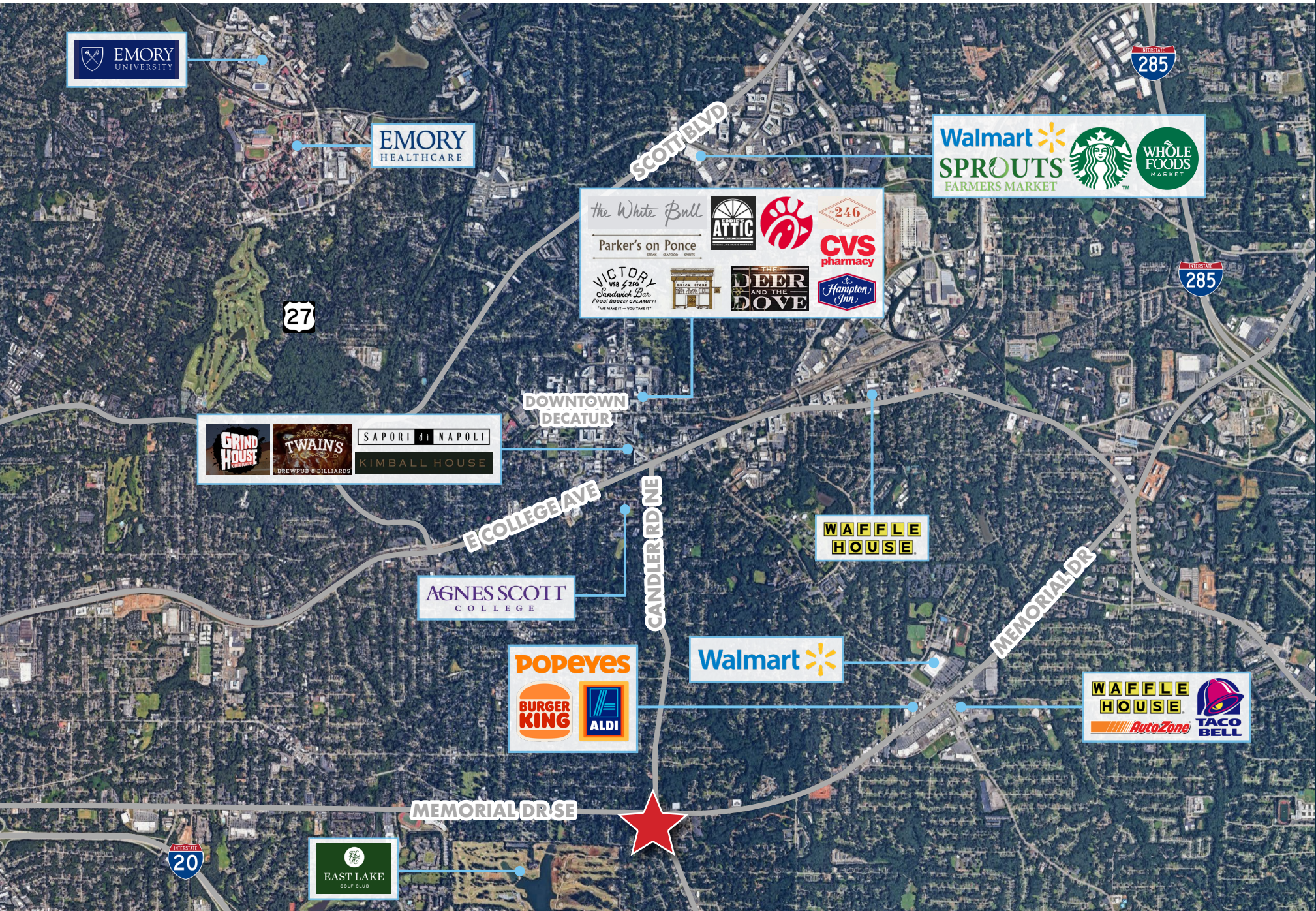
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Located just minutes from downtown Decatur - a thriving, vibrant, and walkable community known for its family-friendly atmosphere, local boutiques, acclaimed dining, and inclusive neighborhood feel. The area also boasts a lively bar scene and a strong arts culture, with galleries, live music, and community events that bring energy to the neighborhood year-round.



AMENITIES MAP

235 Candler Rd SE Atlanta, GA 30317



EMORY
UNIVERSITY

EMORY
HEALTHCARE

Walmart
SPROUTS
FARMERS MARKET
Starbucks
WHOLE
FOODS
MARKET

the White Bull
Parker's on Ponce
VICTORY
Sandwich Bar
THE ATTIC
THE DEER
AND THE DOVE
CVS
pharmacy
Hampton
Inn

GRIND HOUSE
TWIN'S
BREW PUB & BILLIARDS
SAPORI DI NAPOLI
KIMBALL HOUSE

AGNES SCOTT
COLLEGE

POPEYES
BURGER KING
ALDI

Walmart

WAFFLE
HOUSE

WAFFLE
HOUSE
RotoZone
TACO BELL

EAST LAKE
GOLF CLUB

DEMOGRAPHICS

235 Candler Rd SE Atlanta, GA 30317

1 MILE

KEY FACTS



11,240

Population

\$171,336

Average HH Income



2.6

Average HH Size



40.1

Median Age

BUSINESS



256

Total Businesses



1,503

Total Employees

INCOME



\$126,291

Median HH Income



\$66,985

Per Capita Income



\$515,802

Median Net Worth

3 MILES

KEY FACTS



110,112

Population

\$148,721

Average HH Income



2.3

Average HH Size



39.3

Median Age

BUSINESS



3,633

Total Businesses



35,624

Total Employees

INCOME



\$99,742

Median HH Income



\$63,049

Per Capita Income



\$246,447

Median Net Worth

5 MILES

KEY FACTS



311,585

Population

\$140,202

Average HH Income



2.2

Average HH Size



36.7

Median Age

BUSINESS



10,296

Total Businesses



240,095

Total Employees

INCOME



\$94,857

Median HH Income



\$61,027

Per Capita Income



\$169,112

Median Net Worth

EXTERIOR PICTURES

235 Candler Rd SE Atlanta, GA 30317



INTERIOR PHOTOS

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Disclaimer

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