

# FOR LEASE



## PROPERTY OVERVIEW

### The available retail space is 1,539 SF.

- » The available space has excellent storefront visibility with great natural light, and both front and rear entry doors.
- » The Avondale Estates Tudor building is a two-story 26,687 square foot building with retail spaces on the ground floor and office spaces on the 2nd floor.
- » Located in the heart of downtown Avondale Estates, adjacent to the city of Decatur and less than eight miles east of downtown Atlanta.
- » The historic building was constructed in 1926 and was placed on the National Register of Historic Places in 1986.
- » Located at the primary intersection of North Avondale Road and N. Clendon Avenue, the uniquely designed property is the most recognized building in the city and offers parking in both the front and rear.

## *Avondale Tudor Village First Floor Retail Space*

112 N. Avondale Road  
Avondale Estates, GA 30002

**Rent: \$32.00/SF + \$5.75/SF in  
estimated expense reimbursements =  
\$4,841 total rent per month**



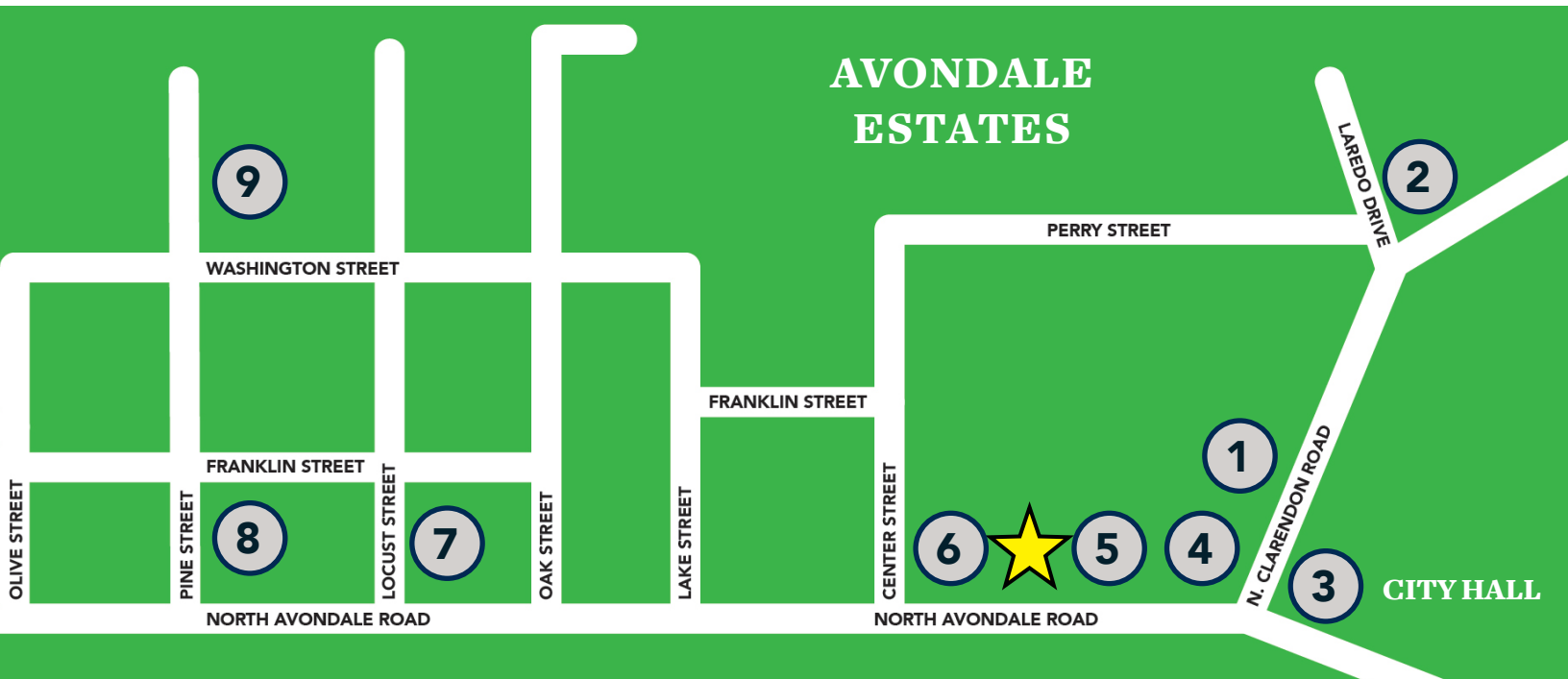
**FOR MORE INFORMATION, PLEASE CONTACT**  
Fisher Paty | 404-371-4100 | [fpaty@oakrep.com](mailto:fpaty@oakrep.com)

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## Avondale Tudor Village First Floor Retail Space

112 N. Avondale Road, Avondale Estates, GA 30002



- |                         |                         |                              |
|-------------------------|-------------------------|------------------------------|
| 1. <b>Arepa Mia</b>     | 4. <b>Rising Son</b>    | 7. <b>Banjo Coffee</b>       |
| 2. <b>Savage Pizza</b>  | 5. <b>Reunion Salon</b> | 8. <b>Pine Street Market</b> |
| 3. <b>The Stratford</b> | 6. <b>Avon Theater</b>  | 9. <b>Lost Druid Brewery</b> |

### LOCATION OVERVIEW

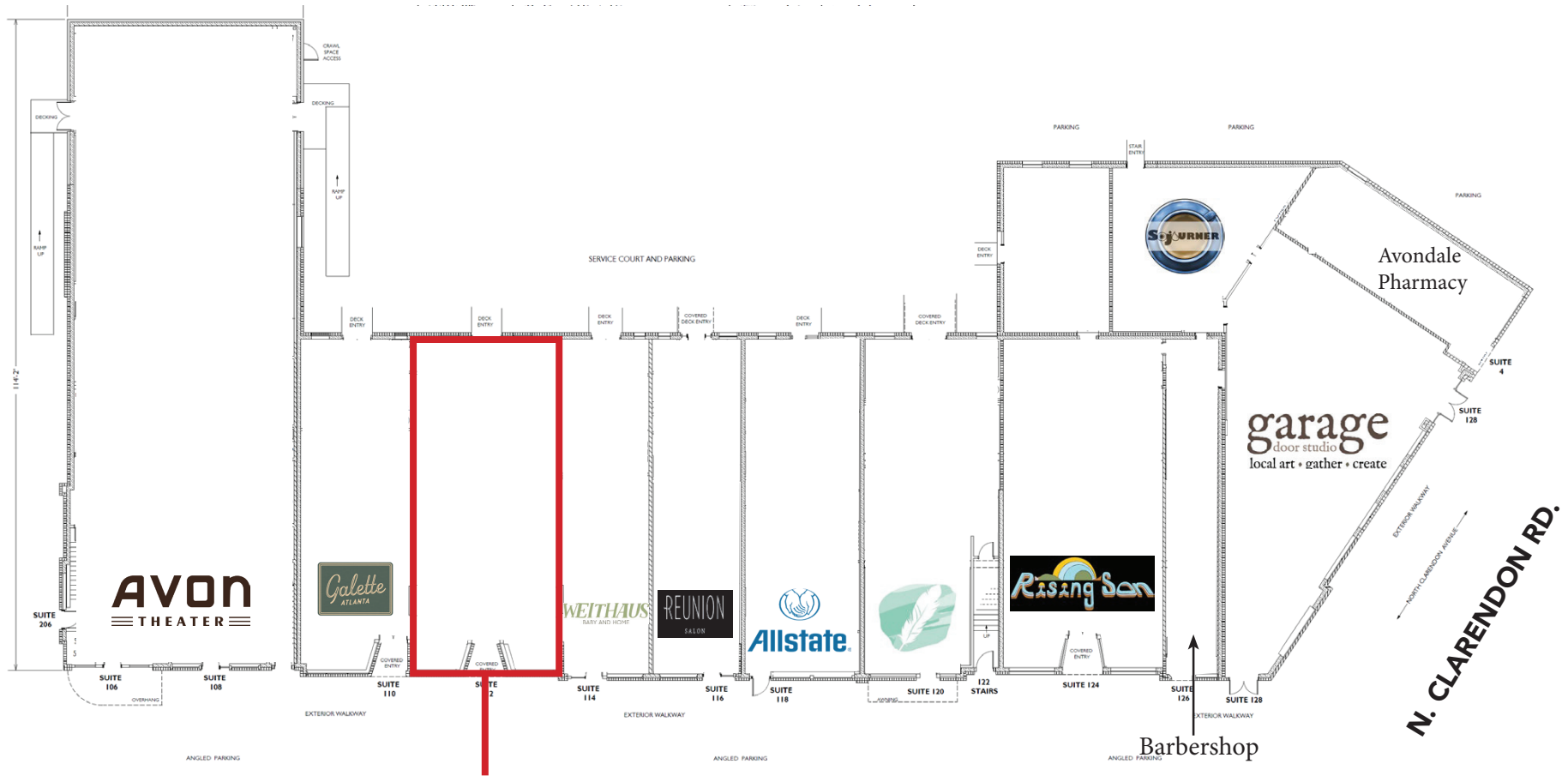
- » Avondale Estates is known for its close-knit community, beautiful setting and diverse architectural styles.
- » The City of Avondale Estates was featured as one of the “Best Old House Neighborhoods” in This Old House online magazine.
- » North Avondale Road is a primary east-west corridor with daily traffic counts of 19,370.
- » Over 300,000 people live within a five mile radius of the property and the city of Avondale Estates’ average household income exceeds \$85,000 (higher than both the City of Decatur and DeKalb County).
- » Businesses in downtown Avondale Estates include Avon Theater, Reunion Salon, Rising Son, Allstate Insurance, Savage Pizza, Pine Street Market, Banjo Coffee, The Stratford restaurant, and others.

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112 N. Avondale Road, Avondale Estates, GA 30002



**\$4,841/month**  
**1,539 SF**

**N. AVONDALE RD.**

**FOR MORE INFORMATION:** Fisher Paty 404-371-4100 | [fpaty@oakrep.com](mailto:fpaty@oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

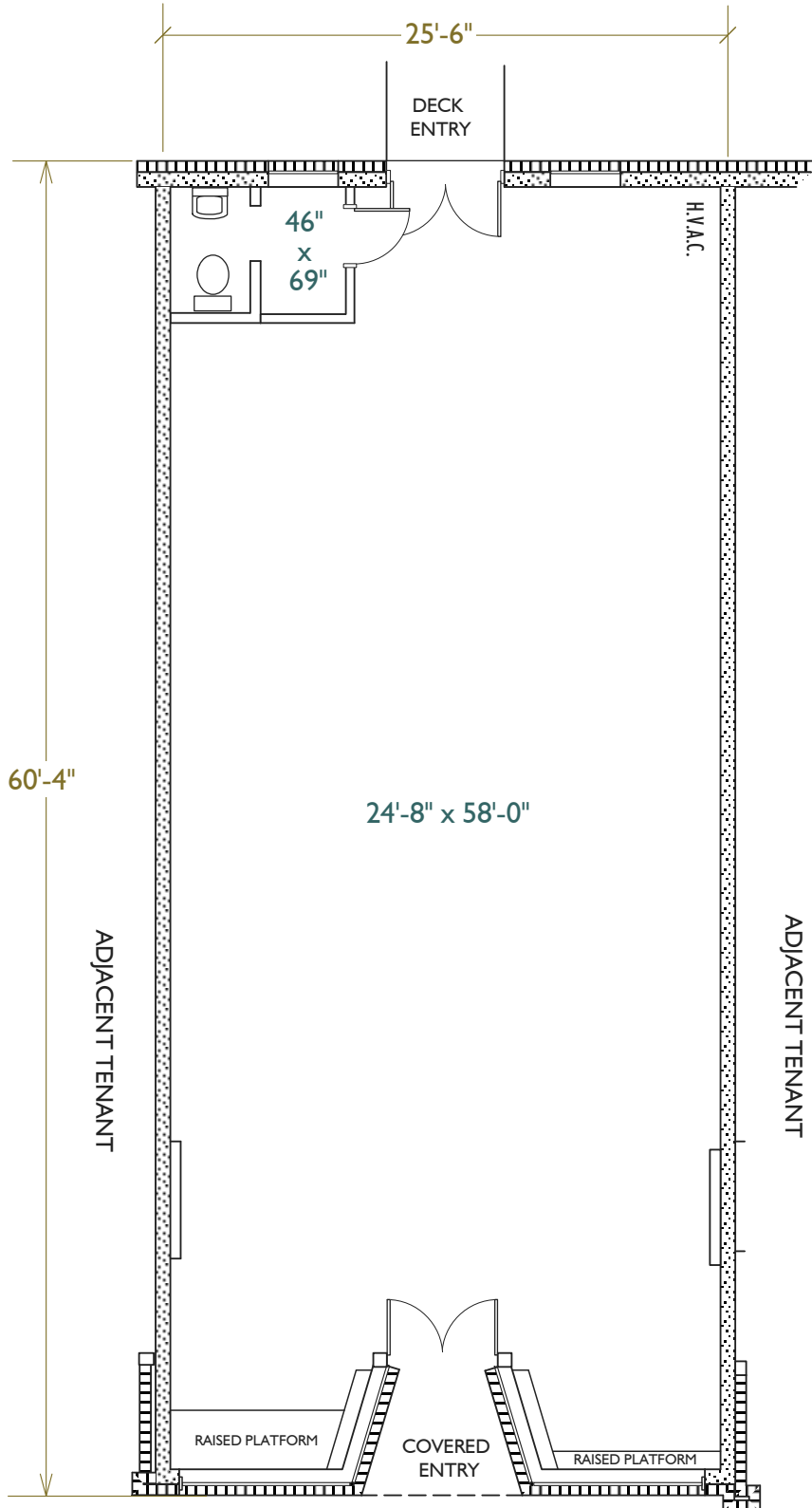
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SERVICE COURT AND PARKING



FRONT EXTERIOR WALKWAY