



**FOUNDRY**  
COMMERCIAL



# REDEVELOPMENT OPPORTUNITY FOR SALE NEAR GRANT PARK

575 BOULEVARD SE ATLANTA, GA 30312

[foundrycommercial.com](http://foundrycommercial.com)

12,370± SF ON 0.34± AC FOR SALE IN ATLANTA, GA - FOR MORE INFO, PLEASE CONTACT **678.463.4410**



## PROPERTY OVERVIEW

The property is 0.34± acres containing a 12,370± square foot former church building. The parcel is zoned (MRC-1-C) Mixed Residential Commercial with a Future Land Use of Low-Density Residential.

The property sits 0.10± miles to the east of Grant Park and 0.21± miles north of Zoo Atlanta. It is conveniently located 0.20± miles from the I-20 interchange.

The demographics for growth in the surrounding area are above average, with the 5 year projection as follows: +3.7% within .5 miles, +3.2% within 1 mile, and +1.9% within 3 miles (Source:Regis).

## PROPERTY SPECIFICATIONS

BUILDING	12,370± SF
LOT SIZE	0.34± AC
PARCEL ID	14 004400080290
COUNTY	FULTON
ZONING	MRC-1-C (Mixed Residential Commercial – Conditional)
FUTURE LAND USE	Low-Density Residential
ASKING PRICE	<del>\$2,495,000</del> <b>\$2,375,000</b>

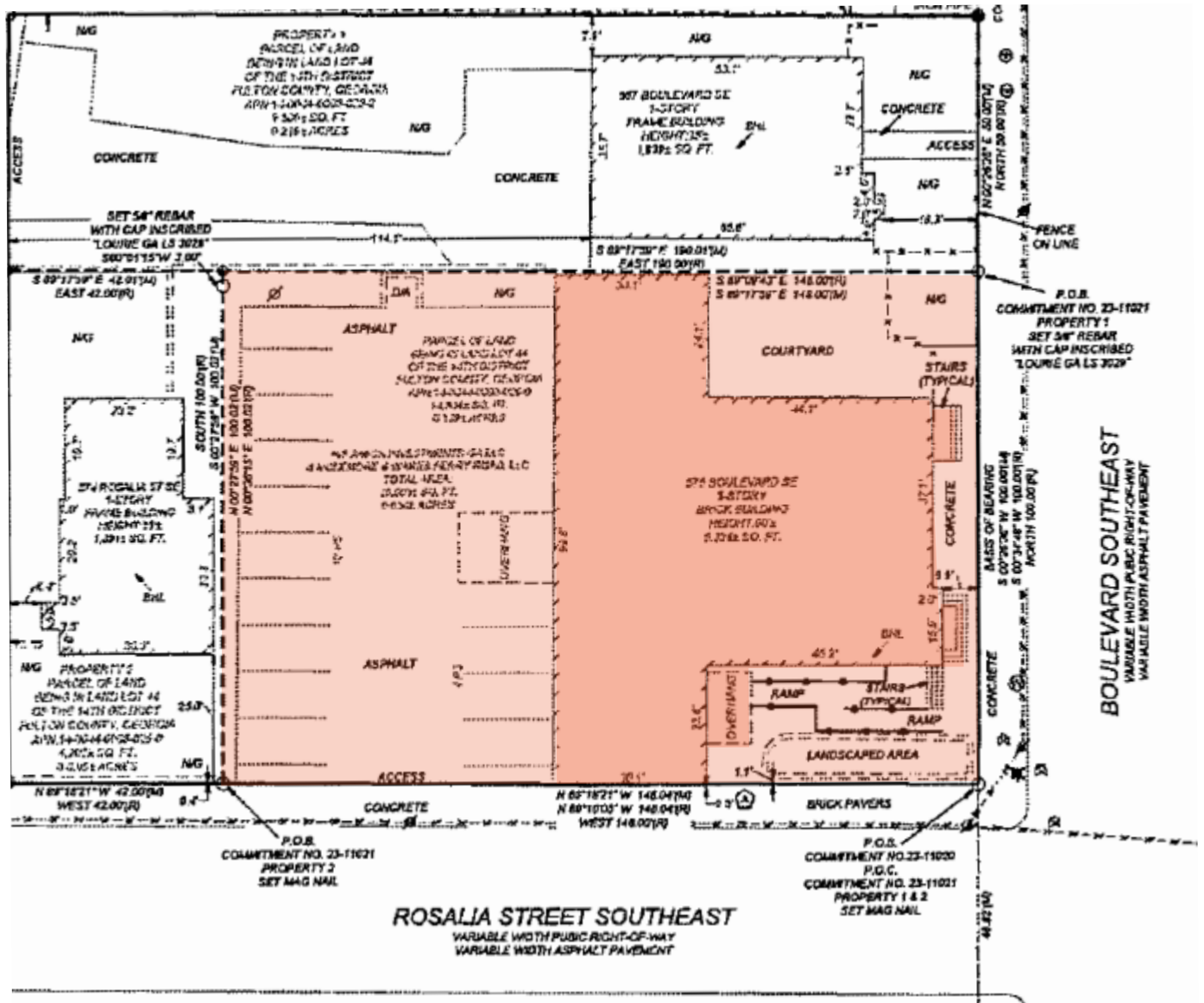
### FOR MORE INFORMATION, PLEASE CONTACT:

**BILL PALASKI | 678.463.4410**  
 Associate  
 Bill.Palaski@foundrycommercial.com  
 Licensed Real Estate Broker



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

LOT SPECIFICATIONS



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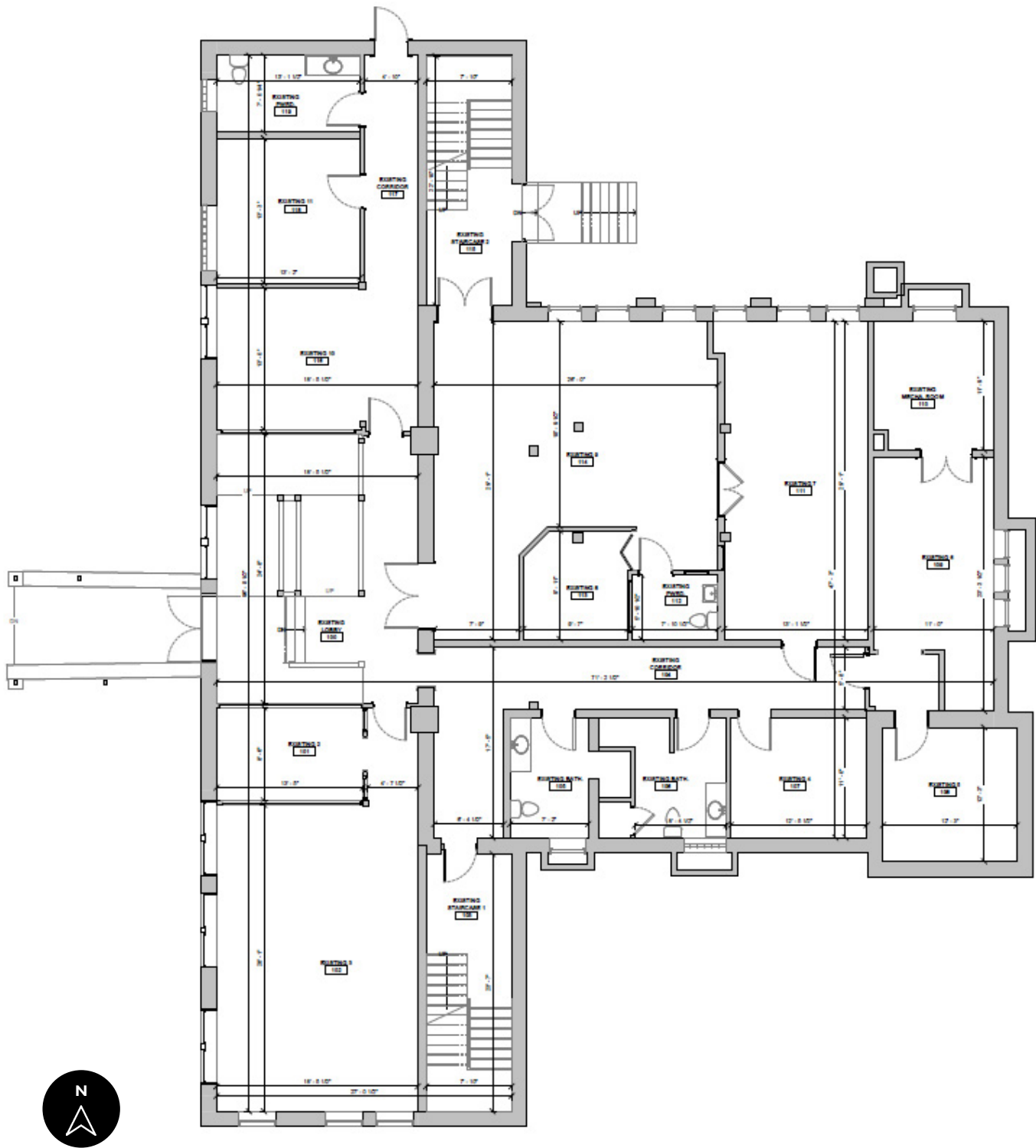
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### EXISTING FLOOR PLAN - BASEMENT - 4,750± SF



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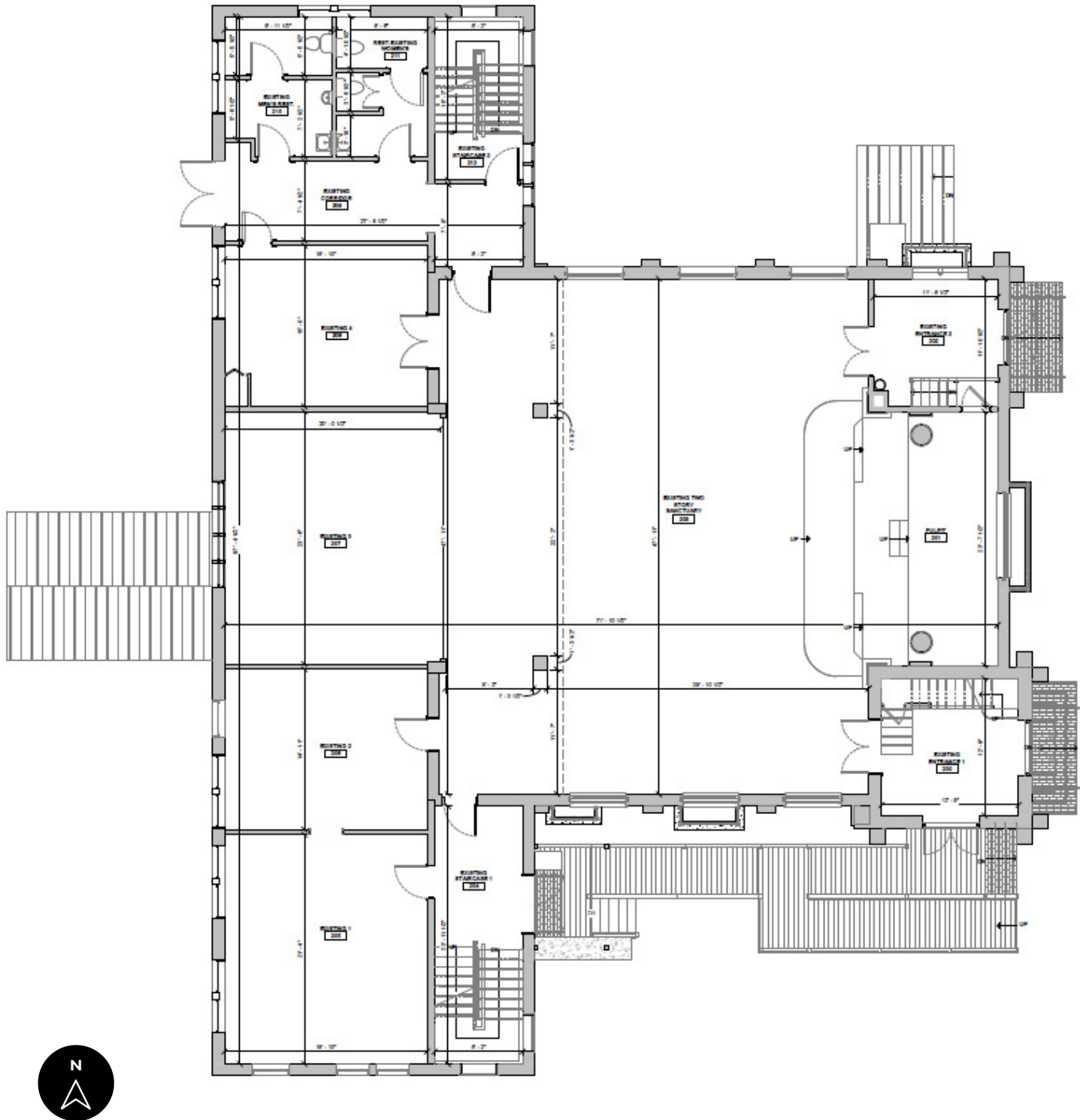
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### EXISTING FLOOR PLAN - MAIN LEVEL - 4,860+ SF



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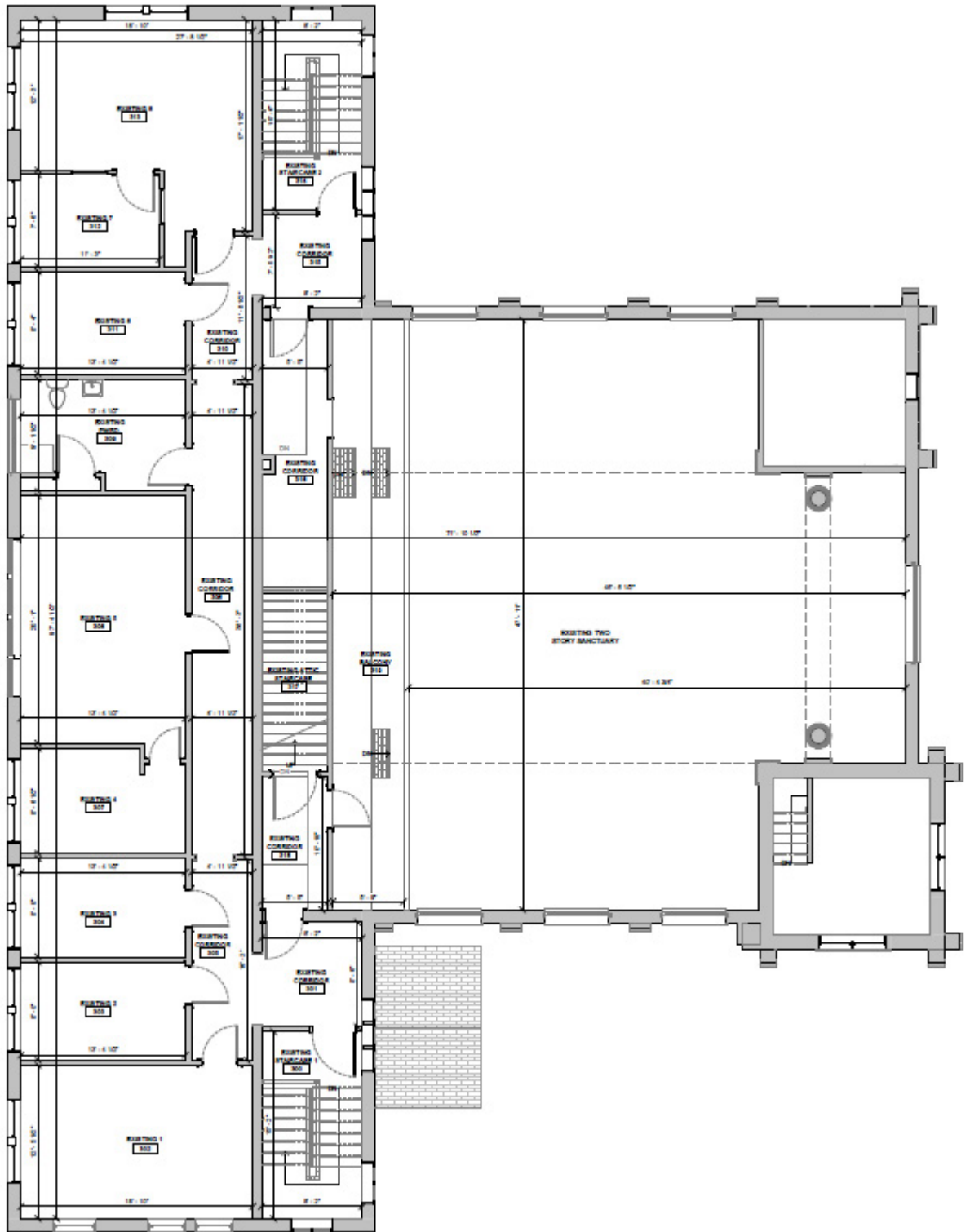
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### EXISTING FLOOR PLAN - SECOND LEVEL - 2,760± SF



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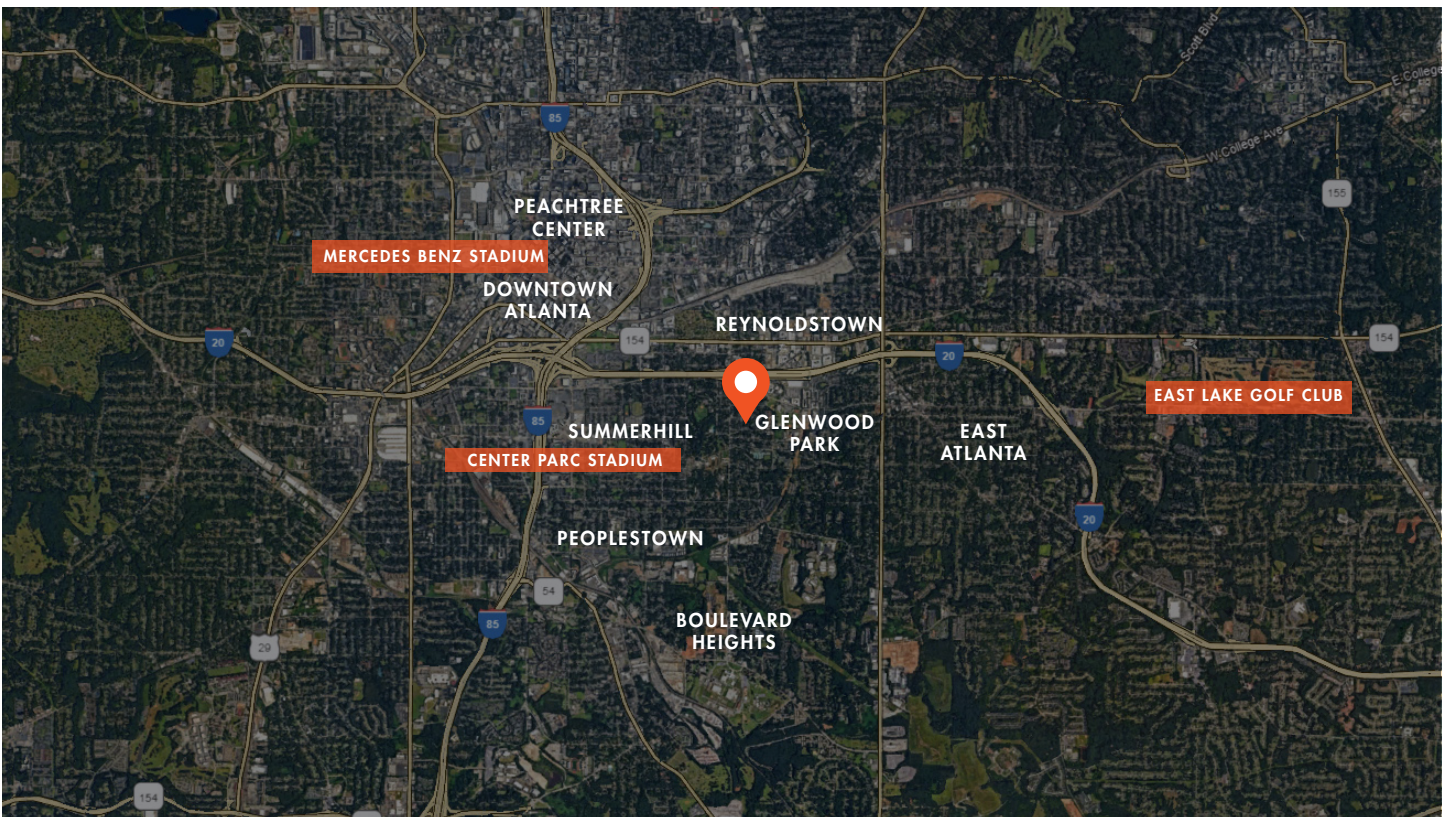
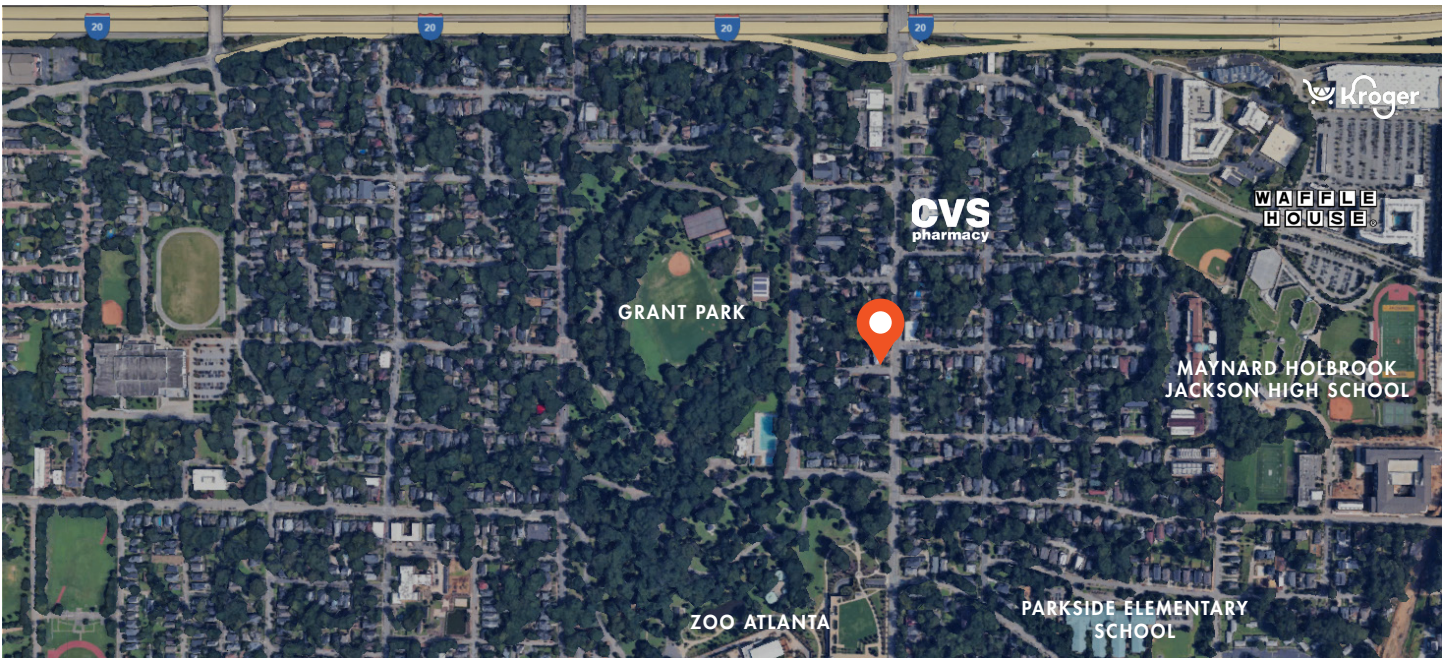
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### PROPERTY LOCATION & AERIAL MAP



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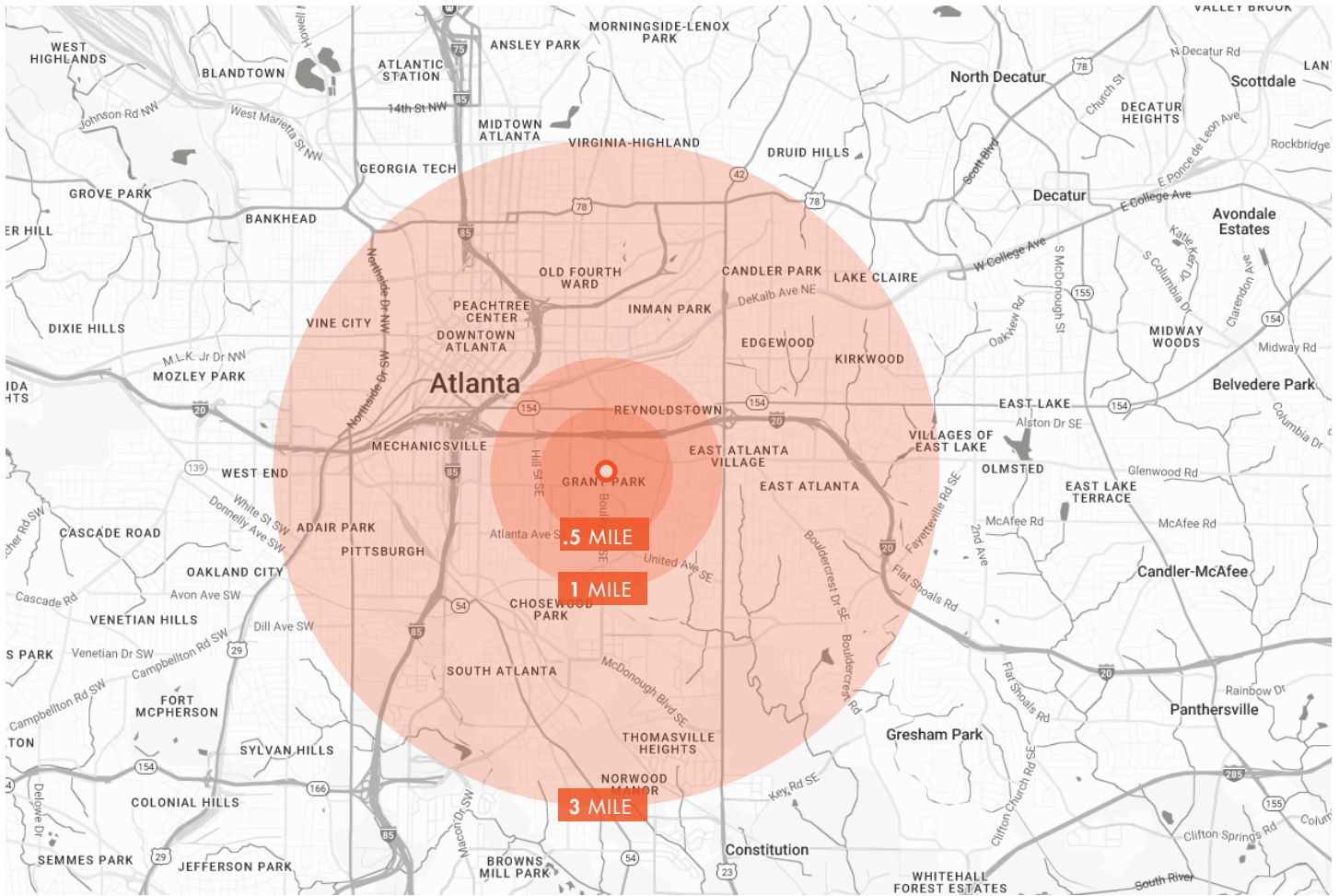
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## DEMOGRAPHICS



### .5 MILE RADIUS

	<b>4,482</b> ESTIMATED POPULATION 2024
	<b>34.6</b> MEDIAN AGE
	<b>\$484,665</b> MEDIAN HOME VALUE 2024
	<b>2,075</b> TOTAL EMPLOYEES
	<b>\$158,175</b> AVG HOUSEHOLD INCOME

### 1 MILE RADIUS

	<b>22,001</b> ESTIMATED POPULATION 2024
	<b>34.8</b> MEDIAN AGE
	<b>\$503,575</b> MEDIAN HOME VALUE 2024
	<b>9,434</b> TOTAL EMPLOYEES
	<b>\$159,919</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>176,246</b> ESTIMATED POPULATION 2024
	<b>32.9</b> MEDIAN AGE
	<b>\$464,714</b> MEDIAN HOME VALUE 2024
	<b>151,064</b> TOTAL EMPLOYEES
	<b>\$128,651</b> AVG HOUSEHOLD INCOME

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