

## RETAIL OFFERING MEMORANDUM

# 631 N CENTRAL AVENUE

631 NORTH CENTRAL AVENUE, HAPEVILLE, GA 30354

**MASSELL**  
COMMERCIAL REAL ESTATE



## OFFERING MEMORANDUM

### MASSELL COMMERCIAL REAL ESTATE

200 Glenridge Point Pkwy, Suite 100  
Atlanta, GA 30342



Each Office Independently Owned and Operated

### PRESENTED BY:

#### TONDALEYA CARTER, CRE

Commercial Realtor/Associate Broker

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316944, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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# COMMERCIAL REALTOR

631 NORTH CENTRAL AVENUE



## **TONDALEYA CARTER, CRE** Commercial Realtor/Associate Broker



Tondaleya Carter is a dedicated professional with a passion for negotiating and orchestrating successful Commercial Real Estate deals. With over 18 years of comprehensive experience in the Real Estate Industry, Tondaleya has excelled as a Commercial Realtor for over 8 years. Her journey in Commercial Real Estate is not just a career choice but a heartfelt commitment to collaborating with business owners and entrepreneurs to help them achieve their goals. Before joining Massell Commercial Real Estate, Tondaleya was the driving force behind Thrive Commercial Realty, where she successfully navigated Owner Investments, Land, Tenant & Landlord Representation. As a Million Dollar Producer, Tondaleya consistently ranks in the Top 10% at KW Southeast Region, securing the 11th position out of 16,000 Keller Williams Realtors in 2022 and earning the remarkable 11th spot out of 20 in the Rawls Group. In 2021 and 2022, Tondaleya achieved the #2 position among Top Producers at KW Commercial, solidifying her reputation as a leading force in the industry. Her exceptional performance places her in the Top 20% of Producing Realtors. Recognized for her outstanding contributions, Tondaleya is a proud member of the Atlanta Commercial Board of Realtors Million Dollar Club in 2021 and 2022. Now a valued member of the Massell Commercial Real Estate team, Tondaleya brings her wealth of experience and commitment to excellence to new heights. Hailing from Chicago, she has called Atlanta home for the past thirty years.

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SECTION I

PROPERTY  
INFORMATION

# EXECUTIVE SUMMARY

631 NORTH CENTRAL AVENUE



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,200,000
<b>BUILDING SF:</b>	5,500
<b>PRICE / SF:</b>	\$218.18
<b>OCCUPANCY:</b>	100
<b>NOI:</b>	N/A
<b>CAP RATE:</b>	N/A
<b>AVAILABLE SF:</b>	5500
<b>LOT SIZE:</b>	.1646
<b>SIGNAGE:</b>	On the building
<b>FRONTAGE:</b>	95' on Central Avenue
<b>YEAR BUILT:</b>	1940
<b>RENOVATED:</b>	2018
<b>PARKING:</b>	Street and City parking
<b>PARKING RATIO:</b>	N/A

## PROPERTY OVERVIEW

A well-maintained building is perfectly suited for businesses seeking a dynamic location with easy access to major transportation hubs. Featuring an open concept, warehouse space, storage, six offices, and loft-style high ceilings, this property is ideal for small businesses, law firms, retail, or creative offices.

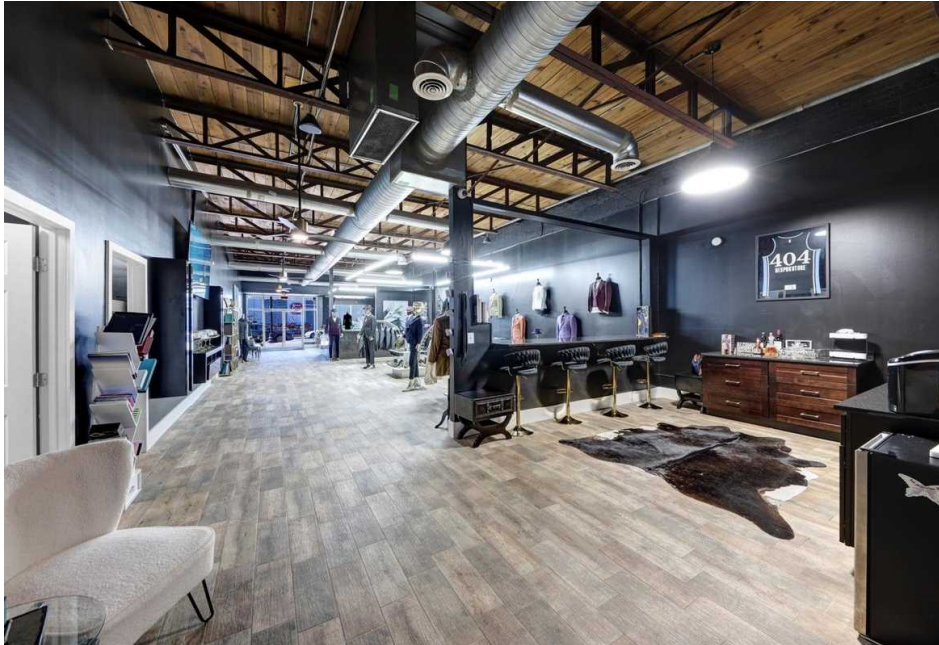
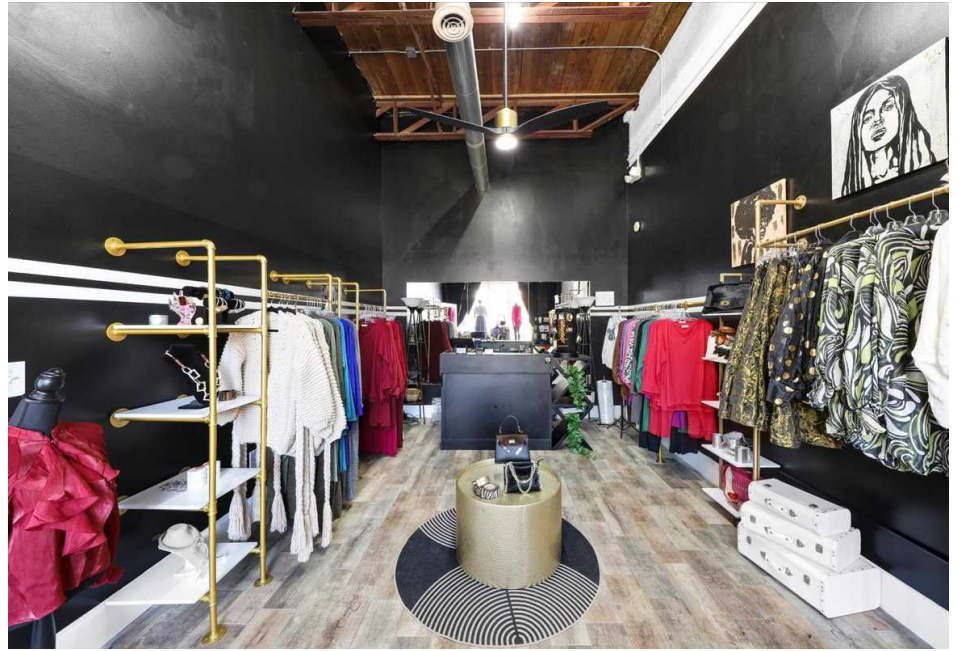
## PROPERTY HIGHLIGHTS

- Located in South Atlanta, less than 3 minutes from Porsche Headquarters and 10 minutes from Atlanta Hartsfield Airport.
- 5,500 sq. ft. commercial property offers endless potential with 2,200 sft of warehouse space. Sitting on 0.1646 acres, with wide sidewalks, in bustling retail area in downtown Hapeville.



# PROPERTY PHOTOS

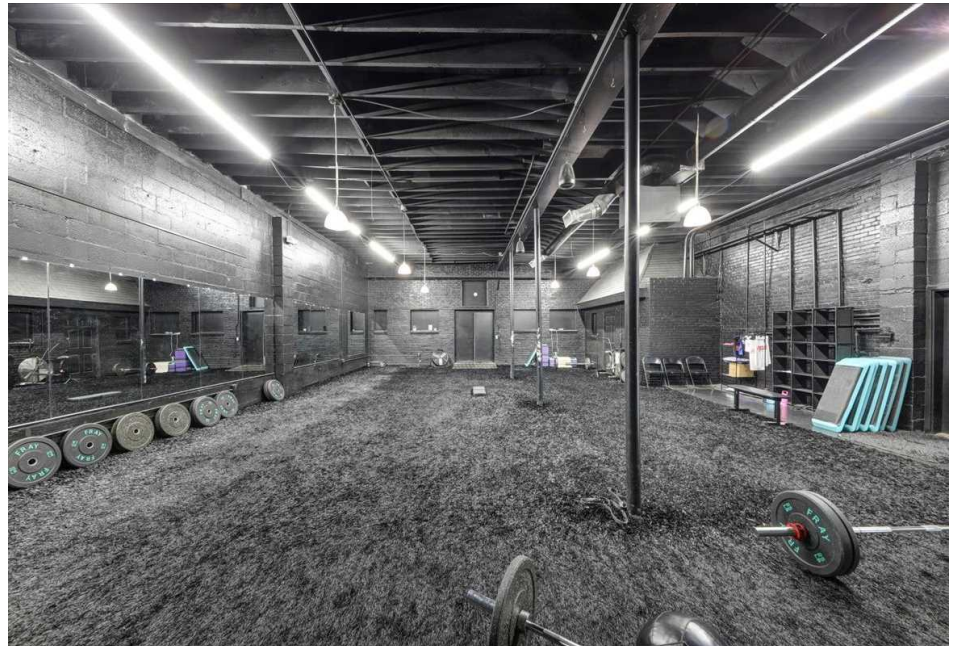
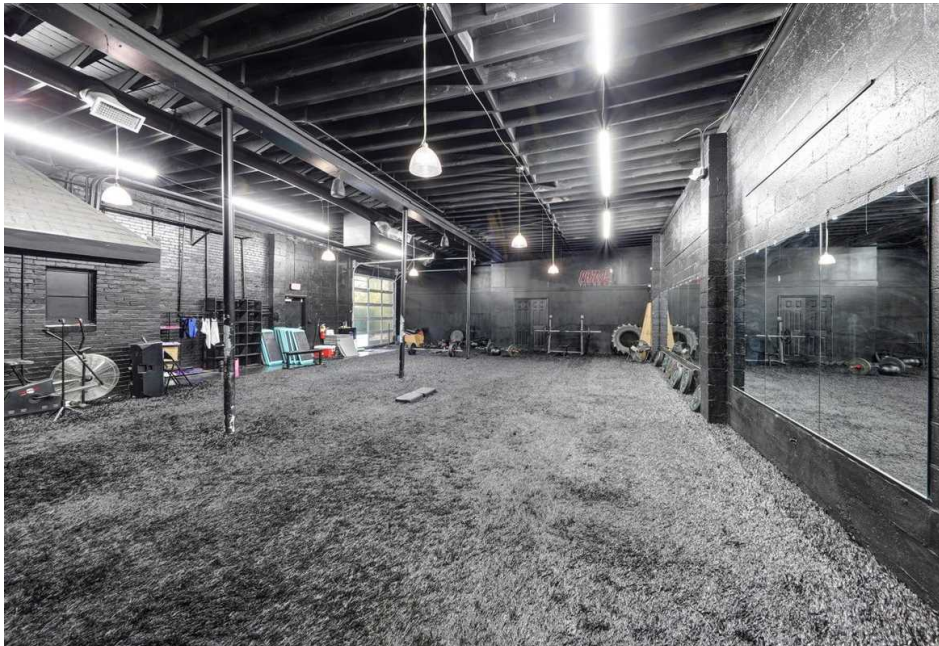
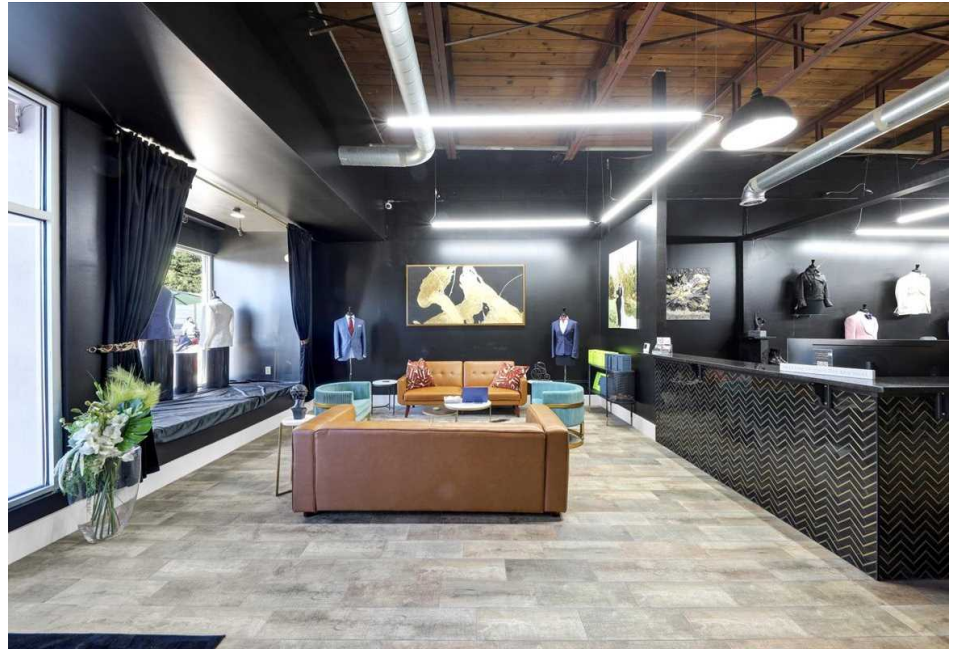
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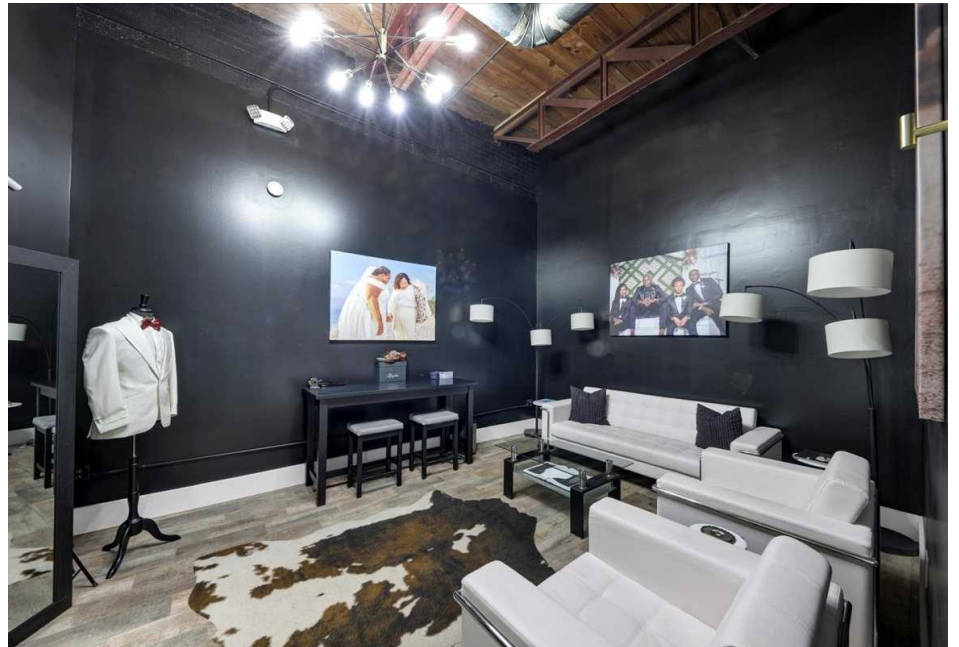
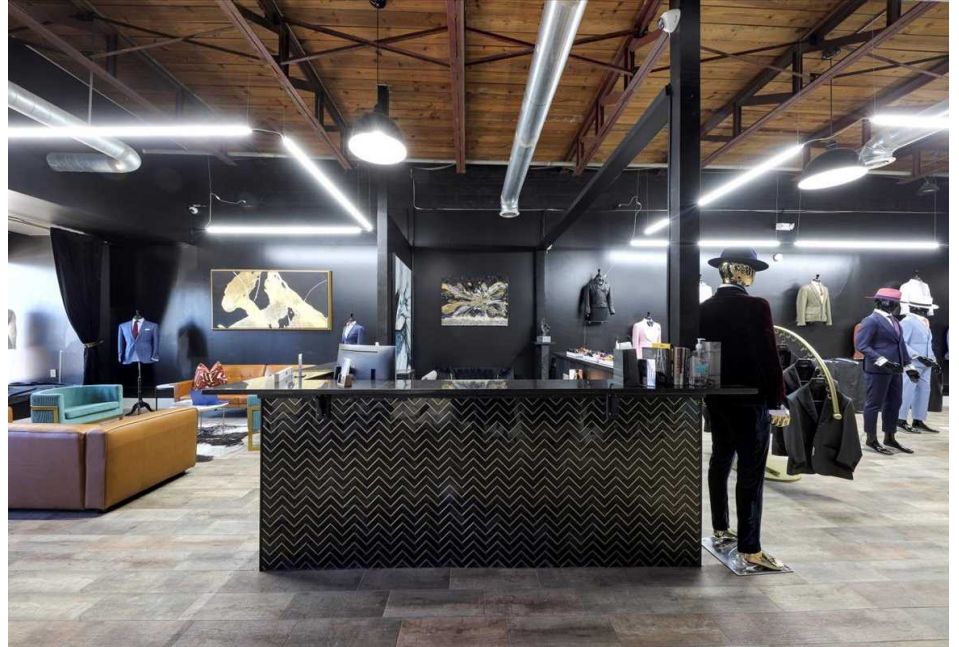
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# PROPERTY PHOTOS

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# SECTION II

*Bespoke Culture*

## LOCATION INFORMATION

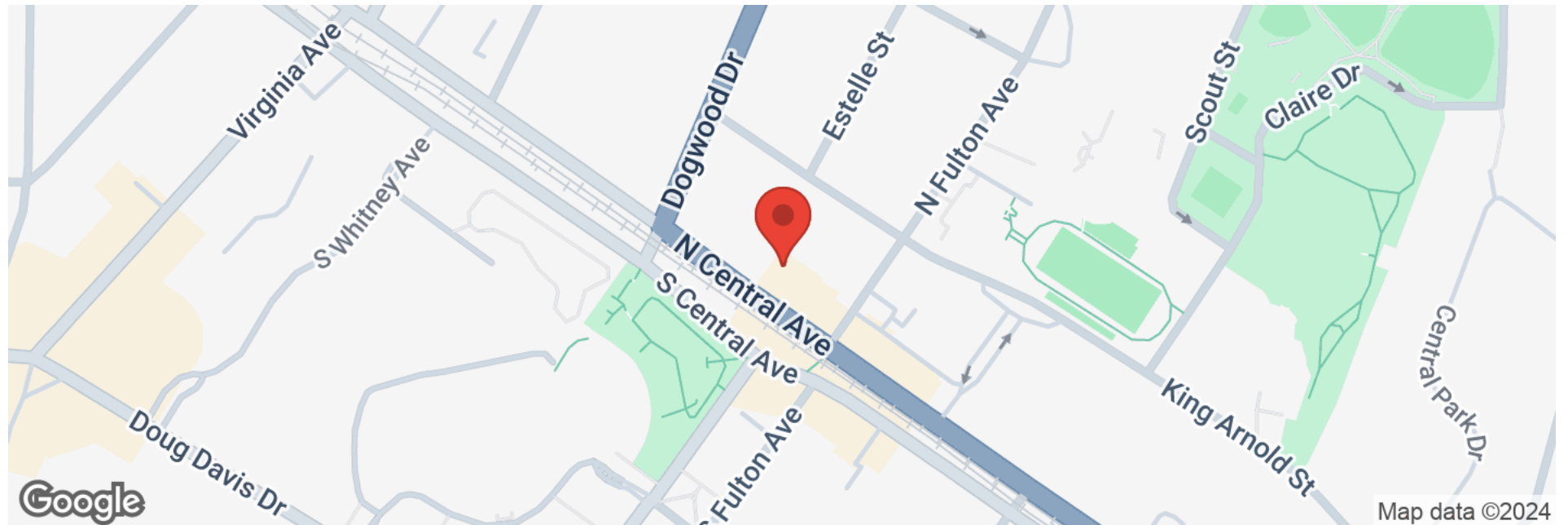






# LOCATION MAPS

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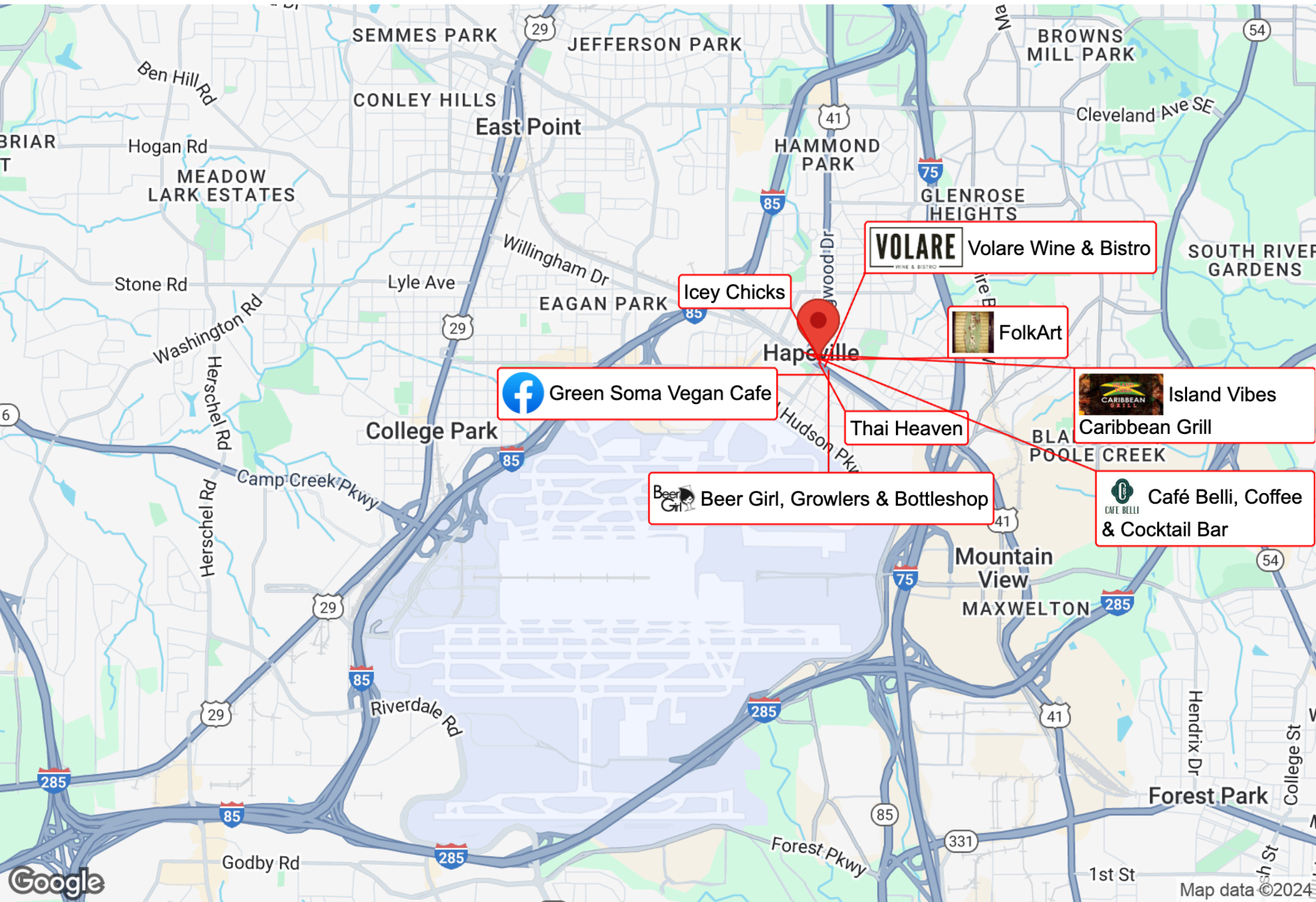
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# BUSINESS MAP

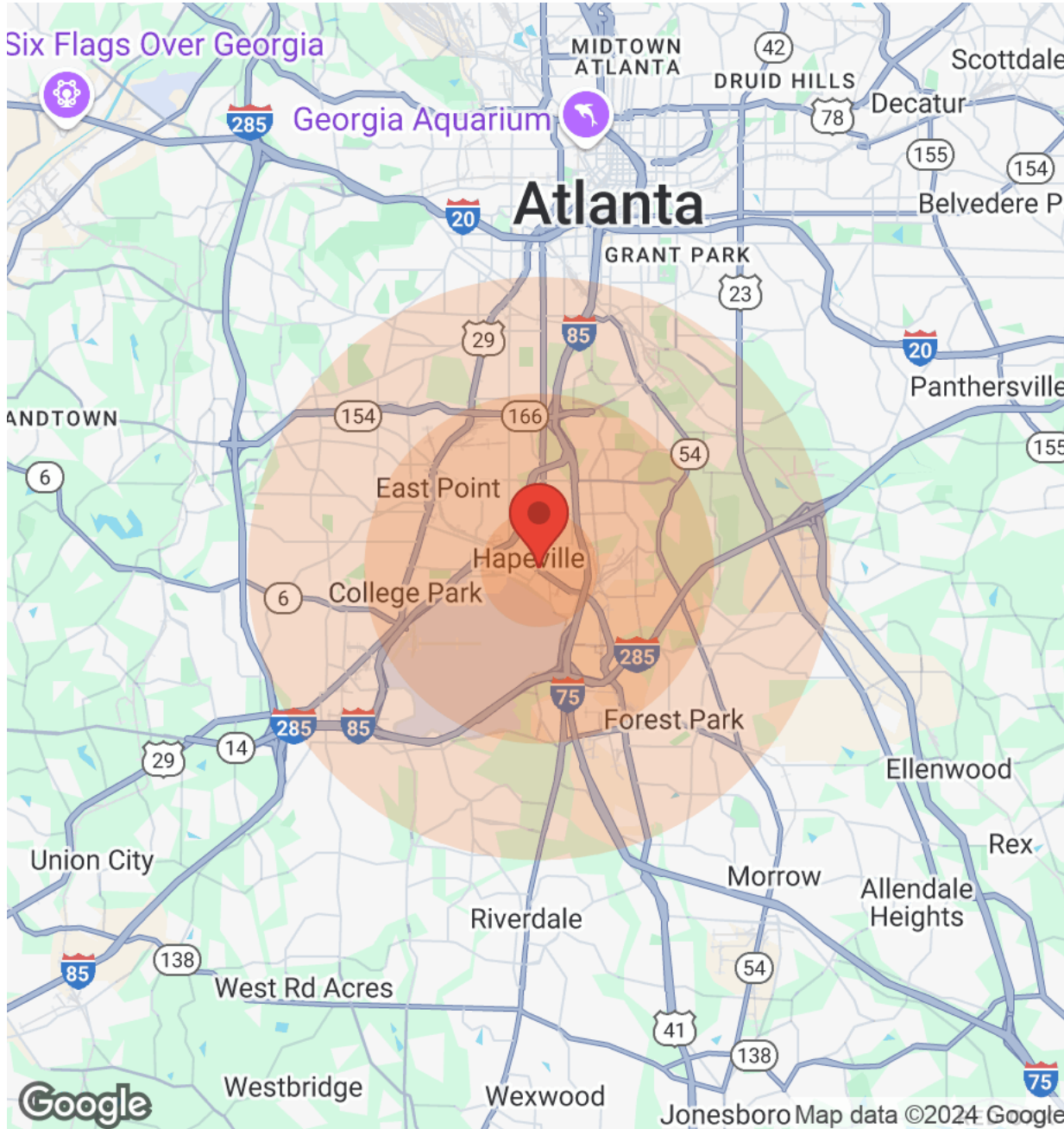
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,519	22,334	86,480
Female	3,409	23,537	93,445
Total Population	6,928	45,871	179,925

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,605	10,421	41,569
Ages 15-24	881	6,597	26,140
Ages 25-54	2,883	19,080	74,804
Ages 55-64	767	4,912	18,128
Ages 65+	792	4,861	19,284

Race	1 Mile	3 Miles	5 Miles
White	2,899	8,111	20,504
Black	1,955	31,437	141,389
Am In/AK Nat	25	98	218
Hawaiian	N/A	2	2
Hispanic	2,851	9,295	26,390
Multi-Racial	3,526	11,674	30,720

Income	1 Mile	3 Miles	5 Miles
Median	\$31,809	\$30,424	\$32,725
< \$15,000	505	5,117	16,479
\$15,000-\$24,999	473	2,671	9,919
\$25,000-\$34,999	398	2,834	10,796
\$35,000-\$49,999	404	2,459	10,835
\$50,000-\$74,999	555	2,413	10,698
\$75,000-\$99,999	50	1,028	4,482
\$100,000-\$149,999	141	827	3,130
\$150,000-\$199,999	23	158	610
> \$200,000	61	205	616

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,278	24,165	88,691
Occupied	2,709	19,051	70,639
Owner Occupied	1,131	7,302	26,799
Renter Occupied	1,578	11,749	43,840
Vacant	569	5,114	18,052