

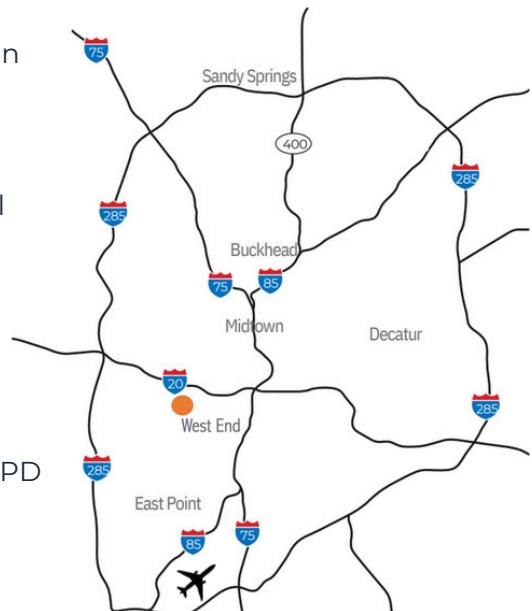
807 Cascade Avenue SW Atlanta, GA 30310

RETAIL | FLEX | SHOWROOM SPACE AVAILABLE



10,000 SF AVAILABLE +/- 1.13 AC

- **Prime Location** – Situated on the corner of the signalized intersection of Cascade Avenue & Beecher Street with excellent visibility.
- **Ample Parking** – 50 on-site spaces to accommodate customers and staff.
- **Strategic Positioning** – Just .5 miles from the Westside BeltLine Trail entrance, serving the growing and dynamic Westview & West End neighborhoods.
- **Vibrant Surroundings** – In close proximity to LEE + WHITE development - a variety of restaurants, breweries, distilleries, and creative office tenants - West End Mall redevelopment, & Atlanta University Consortium (Spelman, Morehouse Clarke & MSM).
- **Strong Traffic Counts** – 15,500 CPD on Cascade Ave NW and 3,940 CPD on Beecher St SW.
- **Zoning** – Located in the Cascade Avenue–Beecher Street Neighborhood Commercial District (NC-14).



FOR MORE INFORMATION:

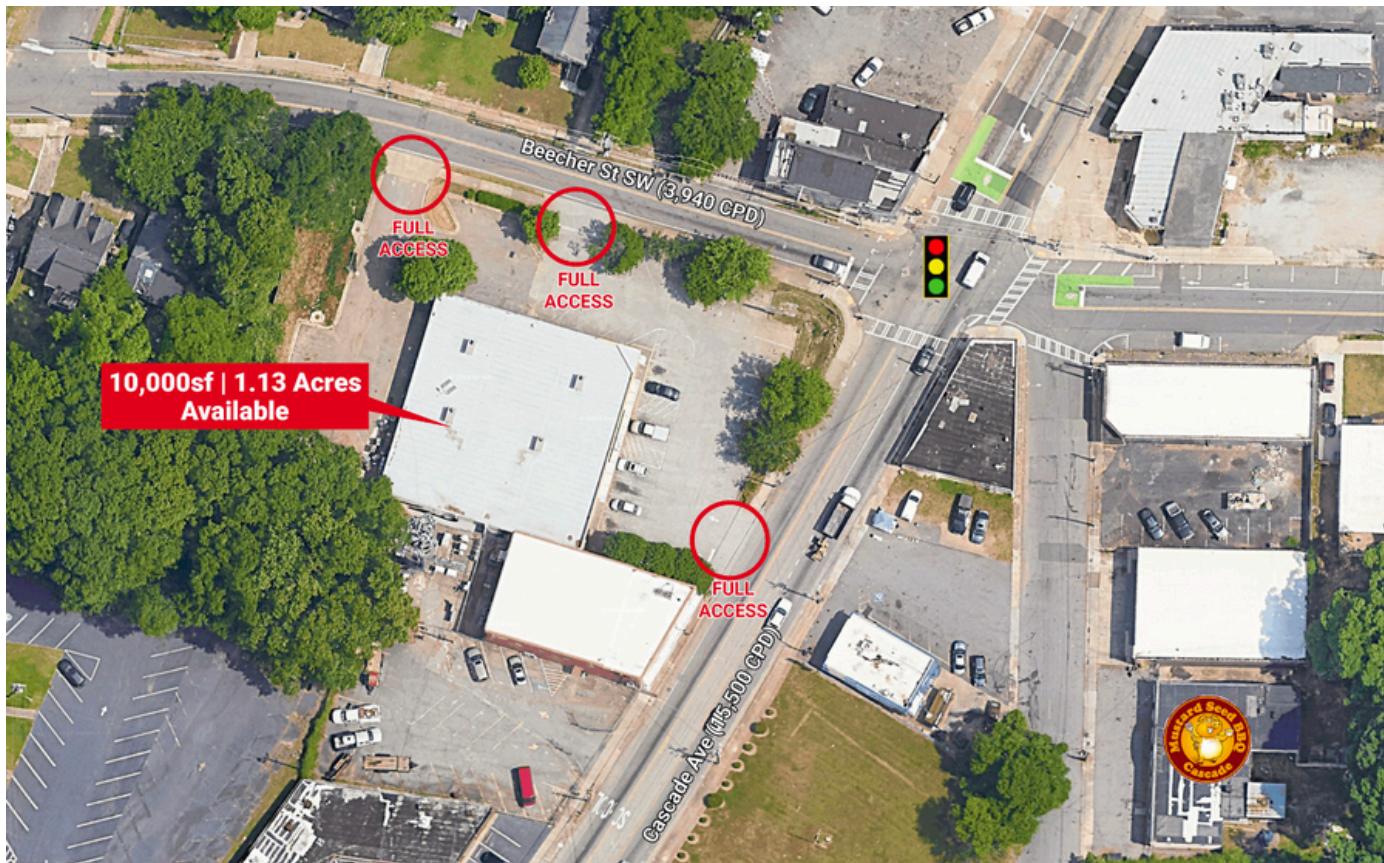
MICHAEL PALAZZONE
404.353.8895
MPALAZZONE@TOMAHAWKCRE.COM

 **TOMAHAWK**
REALTY PARTNERS

EXTERIOR - REAR



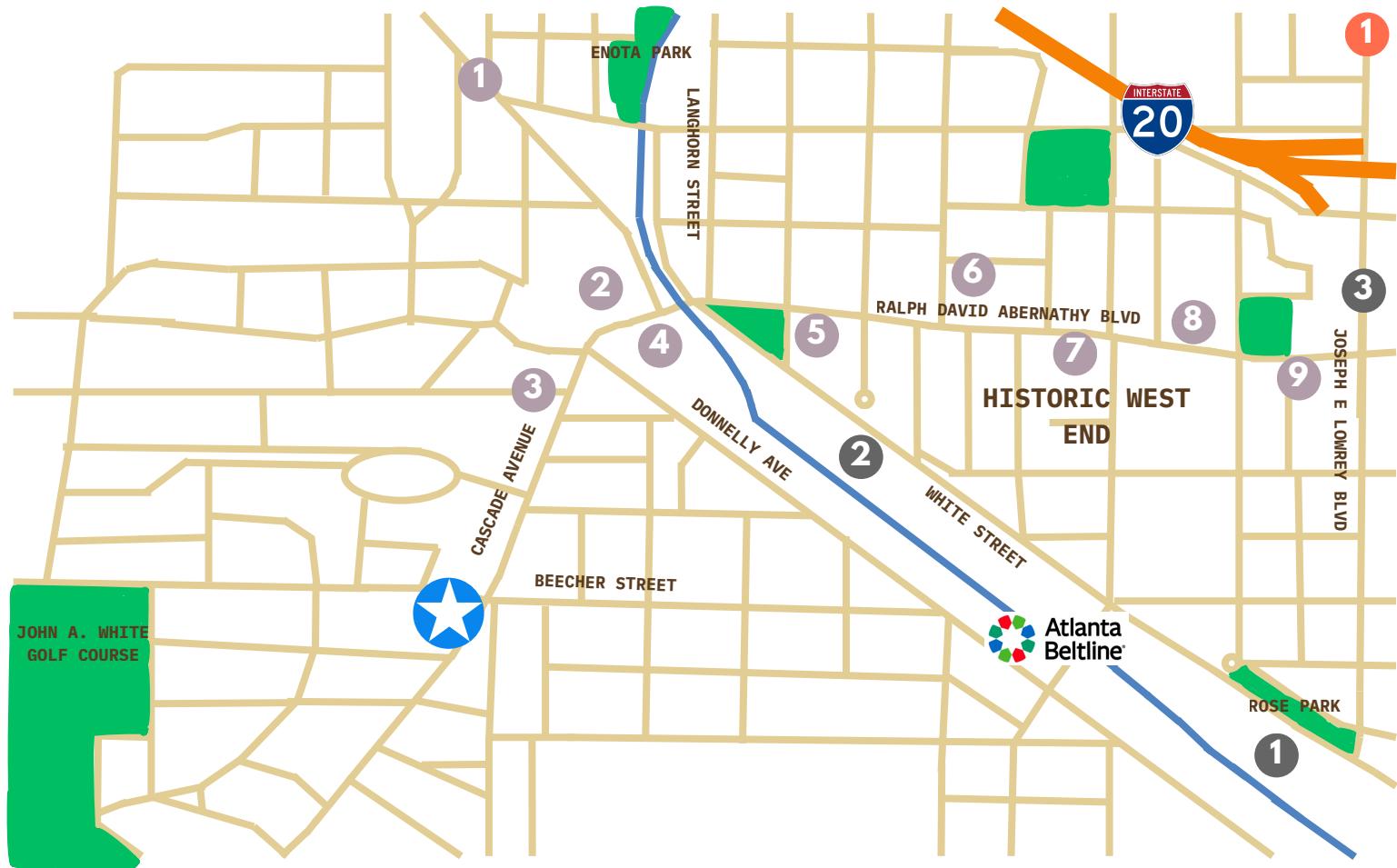
AERIAL



SURVEY



LOCAL MAP



RETAIL

- 1 WESVIEW GROCERY, VOAGIES, FIREWALL, KE'NEKT, KIPP CHARTER
- 2 AC BICYCLE, T-MOBLE, BEAUTY NAILS, CHURCH'S CHICKEN
- 3 OAK STREET CLINIC, AUTOZONE, BEAUTY EXCHANGE SUPPLY
- 4 KROGER, PAPA JOHN'S, DD'S DISCOUNT, CHECKER'S, POPEYES,
- 5 OAK STREET CLINIC, AUTOZONE, BEAUTY EXCHANGE SUPPLY
- 6 O'REILLY AUTO, FAMILY DOLLAR, ANGIE'S BEAUTY SUPPLY, MCDONALDS

RETAIL Cont.

- 7 PORTRAIT COFFEE, TASSILI'S CAFE, CAPTAIN D's
- 8 WENDY'S, BENJAMIN MOORE PAINT
- 9 ACE HARDWARE, WEST END PRINT SHOP,

MIXED USE

- LEE+WHITE
- 1 MONDAY NIGHT, WILD HEAVEN, ASW BOX-CAR, GOLDA KOMBUCHA, PLYWOOD,
- 2 1200 WHITE STREET DILL DINKERS - PICKLEBALL
- 3 WEST END MALL REDEVELOPMENT 145K SF RETAIL & OFFICE, 900-UNITS, 150 KEY HOTEL, 12K SF MEDICAL

OTHER

- 1 ATLANTA UNIVERSITY CONSORTIUM MOREHOUSE, SPELMAN, CLARKE, MOREHOUSE SCHOOL OF MEDICINE
- 807 CASCADE AVE SW

FOR MORE INFORMATION:

MICHAEL PALAZZONE
404.353.8895
MPALAZZONE@TOMAHAWKCRE.COM