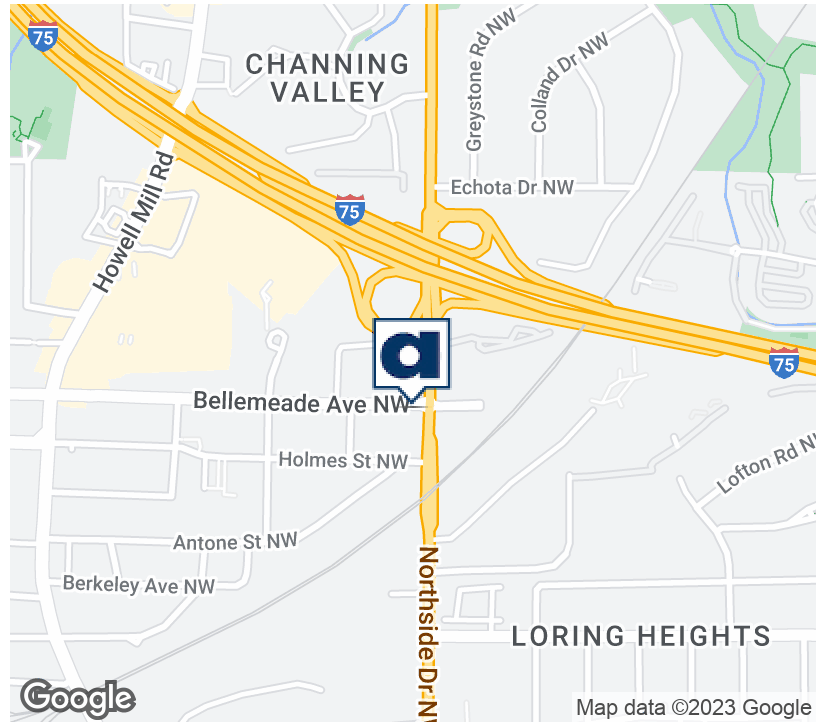


NORTHSIDE DR. DEVELOPMENT SITE

1650 NORTHSIDE DRIVE | ATLANTA, GA 30318



SALE PRICE **\$1,150,000**

OFFERING SUMMARY

Lot Size: 0.19 Acres

Zoning: C-2

Location: Atlanta Beltline
Overlay District

Traffic Count: 31,500

Price / SF: \$138.95

PROPERTY OVERVIEW

A rare high profile development site located on a prime corner parcel of Northside Drive totaling .19 acres fronting the heavily trafficked Northside Drive corridor in the Berkeley Park neighborhood of northwest Atlanta. This site is less than 2/10 mile south of the I-75/Northside Drive Interchange.

Northside Drive is a major north/south arterial road that connects Downtown Atlanta (3.5 miles south) to Midtown Atlanta (2 miles south) and Buckhead (3 miles north). The subject site is about 1.25 miles north of the Georgia Tech campus. It is about 1.2 miles north of the Atlantic Station development.

PROPERTY HIGHLIGHTS

- Berkeley Heights Shopping Center is across Bellemeade
- Within ¼ mile (Walmart, Kroger, Office Depot, PetSmart and T.J. Maxx)
- The Arts Center MARTA rail station is 2 mi. south of the subject & easily accessed by the MARTA #37 Defoors Ferry Rd bus which stops at the intersection of Northside & Bellemeade Ave. This bus/rail combo provides a transit rider direct access to Hartsfield/Jackson Atlanta International Airport & employment centers like Buckhead/Lenox, Downtown & Midtown Atlanta
- AMTRAK nearby services Charlotte, Washington, DC, New York & New Orleans
- Mercedes Benz Stadium, State Farm Arena & Georgia World Congress Center are all about 3 miles south of the subject via Northside Drive
- Atlanta Beltline Trail is proposed to cross Northside Dr (If light rail is added, then a proposed transit station will be located near Northside & Bellemeade)
- Within a mile radius of the subject the Avg Household Income is \$102,687
- Property Tax 2022: \$4,522

FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

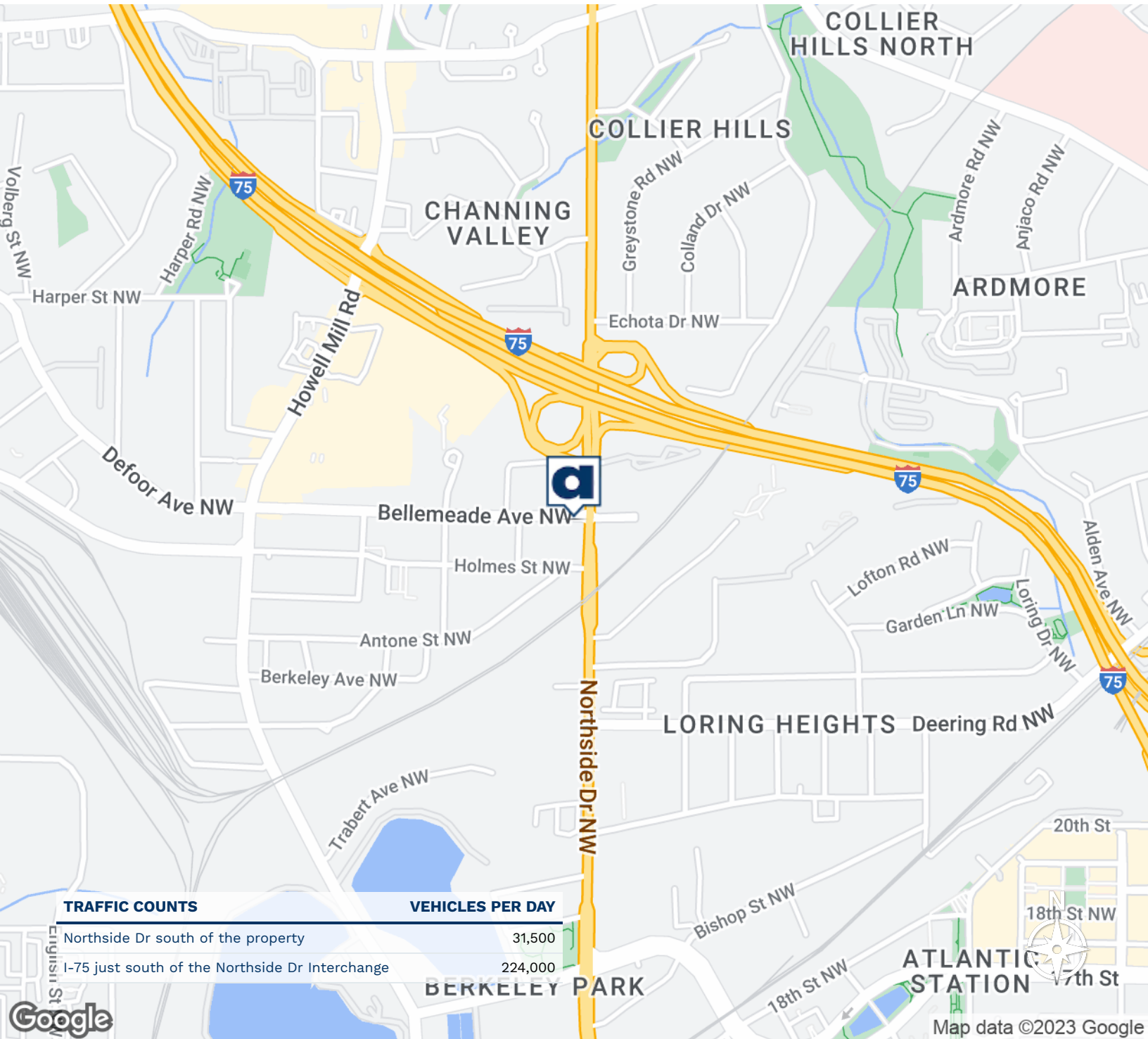
Silas Adams

404.317.3789

silas@adamsrealtors.com

LOCATION MAP

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318



FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

Silas Adams

404.317.3789

silas@adamsrealtors.com

ADDITIONAL PHOTOS

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318



Aerial view from the site looking south to Midtown and Downtown Atlanta.



View of the site looking north on Northside Drive.



View of Walmart Center and nearby multifamily projects.

FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222
wtadams@adamsrealtors.com

Silas Adams

404.317.3789
silas@adamsrealtors.com

ADDITIONAL PHOTOS

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318



View of future Atlanta Beltline right of way crossing Northside Drive. The subject property is in the bottom right corner.



The subject property is the far right parcel fronting Northside Dr located on the corner of Bellemeade Ave & Northside Dr.



Site of proposed light rail station across Northside Drive from the subject.



View looking north towards the I-75/Northside Drive Interchange.

FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

Silas Adams

404.317.3789

silas@adamsrealtors.com

ADDITIONAL PHOTOS

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318



Bellemeade Avenue frontage



Corner of Bellemeade Avenue & Northside Drive



Northside Drive frontage

FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

Silas Adams

404.317.3789

silas@adamsrealtors.com

POINTS OF INTEREST

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318



FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

Silas Adams

404.317.3789

silas@adamsrealtors.com

DEMOGRAPHICS WITHIN A ONE MILE RADIUS

NORTHSIDE DRIVE DEVELOPMENT SITE | 1650 NORTHSIDE DRIVE, ATLANTA, GA 30318

KEY FACTS

19,530

Population



1.6

Average Household Size

31.1

Median Age

\$70,488

Median Household Income

EDUCATION

2%

No High School Diploma



7%

High School Graduate



13%

Some College



78%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,749

Total Businesses



23,222

Total Employees

EMPLOYMENT



88%

White Collar



6%

Blue Collar



6%

Services



2.6%

Unemployment Rate

INCOME



\$70,488

Median Household Income



\$58,362

Per Capita Income



\$23,796

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$15,000 - \$24,999 (5.4%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000 | 8.7% | -1.7% | <div style="width: 8.7%;"></div> |
| \$15,000 - \$24,999 | 5.4% | -2.7% | <div style="width: 5.4%;"></div> |
| \$25,000 - \$34,999 | 6.9% | -1.2% | <div style="width: 6.9%;"></div> |
| \$35,000 - \$49,999 | 12.4% | +1.7% | <div style="width: 12.4%;"></div> |
| \$50,000 - \$74,999 | 19.1% | +2.2% | <div style="width: 19.1%;"></div> |
| \$75,000 - \$99,999 | 11.8% | +1.3% | <div style="width: 11.8%;"></div> |
| \$100,000 - \$149,999 | 16.9% | +2.5% | <div style="width: 16.9%;"></div> |
| \$150,000 - \$199,999 | 8.3% | +1.4% | <div style="width: 8.3%;"></div> |
| \$200,000+ | 10.5% | -3.4% | <div style="width: 10.5%;"></div> |

Bars show deviation from Fulton County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

© 2020 Esri

FOR MORE INFORMATION

Bill Adams, MBA, CCIM, CRB, ALC

404.688.1222

wtadams@adamsrealtors.com

Silas Adams

404.317.3789

silas@adamsrealtors.com