

# 4255 Shirley Dr

4255 Shirley Drive Atlanta, GA 30336



FOR SALE

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**BellStreet**

# For Sale

4255 Shirley Drive Atlanta, GA 30336



## Property Description

Discover a prime opportunity for retail and free-standing building investors in the heart of Atlanta, GA. This property features a 1,700 SF building ideal for establishing a strong retail/restaurant presence. Built in 1986 and zoned M2, the property offers flexibility for a variety of retail and commercial uses, presenting an appealing investment prospect. With its strategic location in the vibrant Atlanta area, this property represents a valuable asset for investors looking to capitalize on the dynamic commercial landscape of the city.

## Property Highlights

- 1,700 SF building
- 1 unit
- Built in 1986
- Zoned M2
- Prime Atlanta location

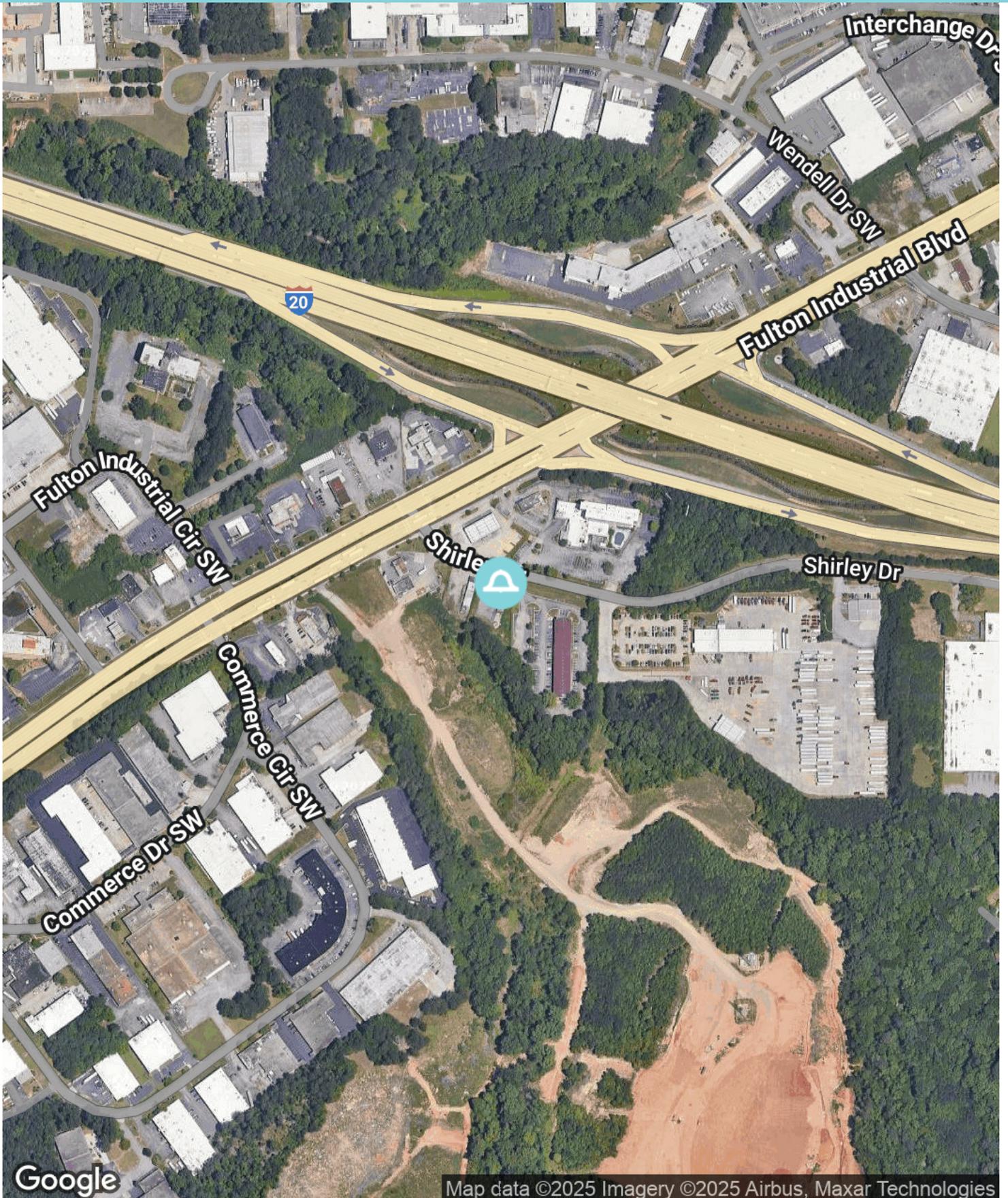
## Offering Summary

|                  |                     |
|------------------|---------------------|
| Sale Price:      | <b>\$465,000.00</b> |
| Number of Units: | 1                   |
| Lot Size:        | 0.62 Acres          |
| Building Size:   | 1,700 SF            |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 20        | 147       | 1,271    |
| Total Population  | 40        | 302       | 2,937    |
| Average HH Income | \$50,234  | \$49,136  | \$61,143 |

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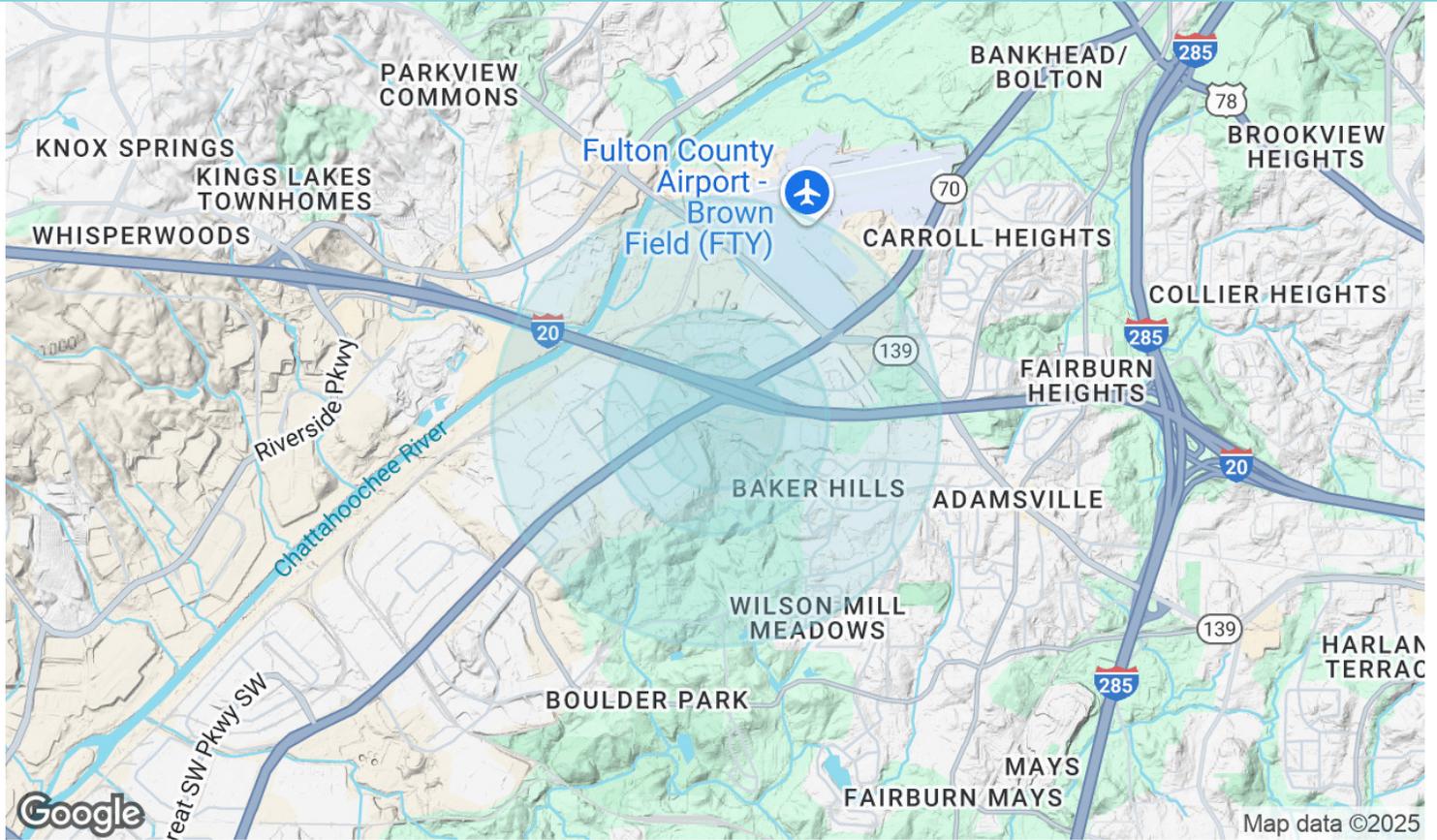
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 40        | 302       | 2,937  |
| Average Age          | 43        | 43        | 42     |
| Average Age (Male)   | 41        | 41        | 40     |
| Average Age (Female) | 44        | 45        | 44     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 20        | 147       | 1,271     |
| # of Persons per HH | 2         | 2.1       | 2.3       |
| Average HH Income   | \$50,234  | \$49,136  | \$61,143  |
| Average House Value | \$244,831 | \$261,971 | \$220,314 |

Demographics data derived from AlphaMap