

FOR LEASE



OAKHURST
REALTY
PARTNERS

EXCLUSIVE OFFERING | 4,832 SF RETAIL BUILDING (CAN BE DEMISED TO 3,200 SF)



OVERVIEW

2753 E College Avenue, a 4,832 square-foot (can be demised to 3,200 SF) retail storefront in bustling downtown Avondale Estates. The building features an open floor plan and is situated near popular restaurants, retail nodes and the city's new town green and amphitheater. Avondale recently announced plans for a \$350 million development bringing 800 new homes within a few blocks of the subject property. This location is suitable for various uses including retail, fitness, office, light food / beverage and flex spaces. The building's corner location ensures high visibility from the street with easy access to a convenient surface parking lot. The co-tenant is Ford's BBQ.

*There is currently no restaurant infrastructure on the property.

Retail Building in Avondale Estates

2753 E College Avenue, Decatur, GA 30030



FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

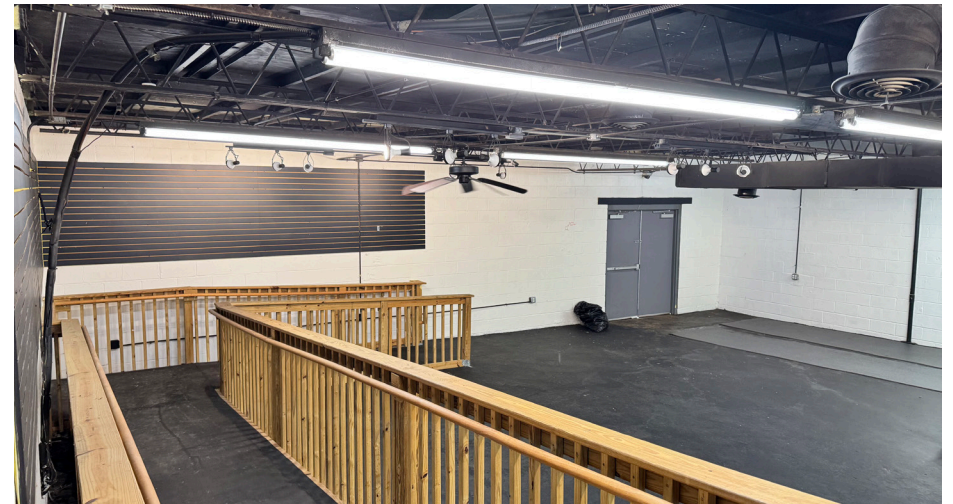
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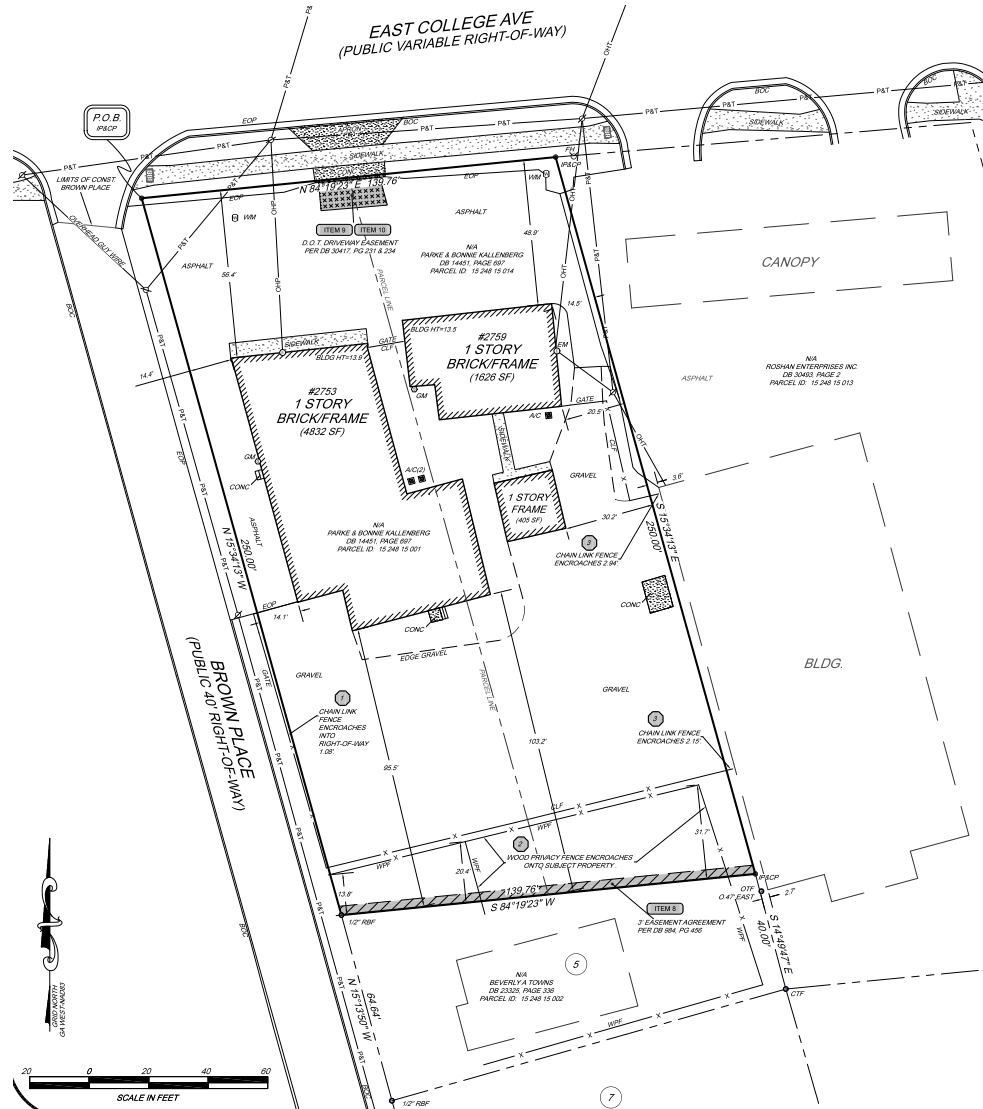


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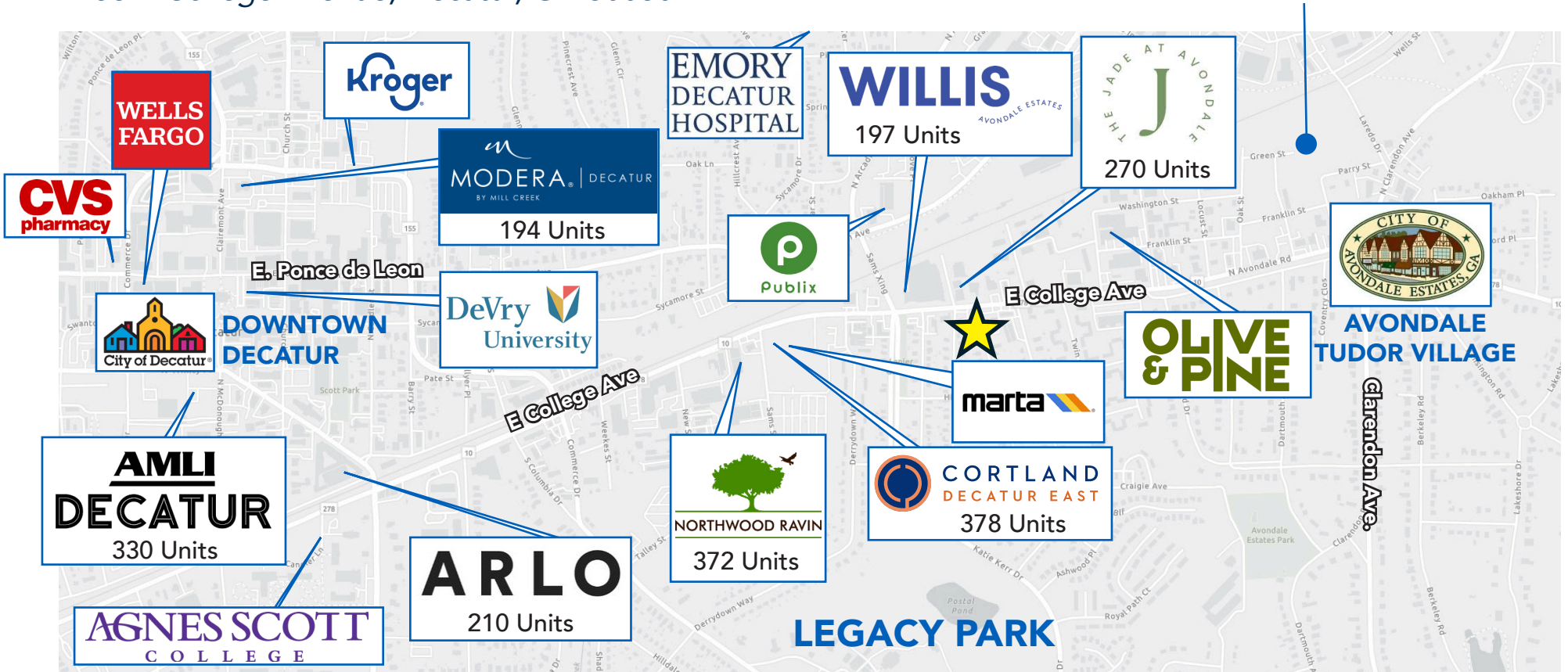
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Recently announced \$350 million development with 800 residential units



Within 5 Miles



311,482
Population



\$116,501
Average Household Income



127,052
Total Households



10,183
Businesses



241,473
Employees



15,000
Cars Per Day

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