



1862 PRINCETON AVE & 3707 MAIN STREET

COLLEGE PARK, GA 30337



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TOTAL : \$2,950,000

ABOUT PROPERTY

This exceptional assemblage, priced at \$2,950,000, offers an unparalleled investment opportunity in the heart of Downtown College Park. Located just steps from each other on Main Street and Princeton Avenue, these properties— **3707 Main Street (\$1,750,000)** and **1862 Princeton Avenue (\$1,200,000)**—present versatile options for income generation, redevelopment, or assembly into a larger project. Together, they offer over 9,800 SF of mixed-use potential within the bustling Transit-Oriented Development (TOD) zoning district, attracting diverse businesses and supporting future growth in this rapidly developing area.



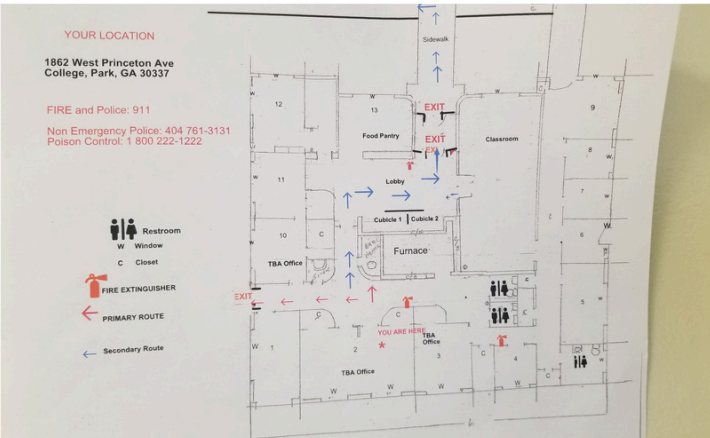
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PROPERTY DETAILS

- **PRIME LOCATION:** SITUATED DIRECTLY ON MAIN STREET AND PRINCETON AVENUE IN DOWNTOWN COLLEGE PARK, THESE PROPERTIES ARE AT THE CENTER OF A HIGH-TRAFFIC, ACTIVE AREA WITH EASY ACCESS TO THE COLLEGE PARK MARTA STATION, PROVIDING APPROXIMATELY 9,000 DAILY ENTRIES.
- **TENANT MIX:** THE ASSEMBLAGE FEATURES A NEWLY LEASED RESTAURANT AND CLUB E, A CO-WORKING ENTREPRENEUR CENTER WITH A 15+ YEAR HISTORY OF HOSTING OFFICE TENANTS, EVENTS, RELIGIOUS GROUPS, AND AN ACTIVE PRINT/MAIL SHOP.
- **FLEXIBLE LEASES FOR REDEVELOPMENT POTENTIAL:** WITH FLEXIBLE OFFICE LEASES, INCLUDING SPACES THAT CAN BE TERMINATED, THESE PROPERTIES ARE IDEALLY POSITIONED FOR IMMEDIATE REDEVELOPMENT, EXPANSION, OR RECONFIGURATION.
- **AMPLE PARKING:** CONVENIENT SURFACE AND STREET PARKING OPTIONS ARE AVAILABLE, WITH ADDITIONAL PARKING AT NEARBY LOTS, ENSURING EASE OF ACCESS FOR TENANTS AND VISITORS ALIKE.
- **PROXIMITY TO GROWTH:** LOCATED NEAR THE PROPOSED SIX WEST MIXED-USE DEVELOPMENT, THESE PROPERTIES ARE SET TO BENEFIT FROM INCREASED DEMAND AND VALUE APPRECIATION AS THE AREA CONTINUES TO GROW.
- **ZONING:** THE TOD DISTRICT IS INTENDED TO PROVIDE A LAND USE CATEGORY FOR THE PART OF DOWNTOWN WITHIN CLOSE PROXIMITY TO THE MARTA STATION. USES SHALL BE VERTICALLY INTEGRATED IN ORDER TO LESSEN AUTOMOBILE DEPENDENCY, FOSTER A SENSE OF COMMUNITY, AND TO MAXIMIZE THE USE OF AVAILABLE LAND. LAND USES SHALL BE A BLEND OF RESIDENTIAL AND NON-RESIDENTIAL USES.
- **ASSEMBLAGE OPPORTUNITY:** COMBINING 3703 MAIN STREET (6,120 SF) WITH 1862 PRINCETON AVENUE (3,729 SF) ENHANCES POTENTIAL OFFICE SPACE AND PARKING OPTIONS OR OPENS THE DOOR TO A PRIME REDEVELOPMENT PROJECT THAT MEETS THE NEEDS OF COLLEGE PARK'S EVOLVING MARKET.



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