

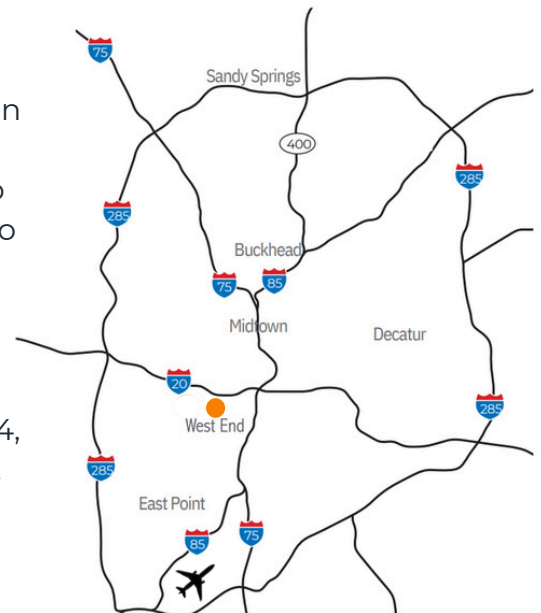
1450 RALPH DAVID ABERNATHY BLVD SW

ADAPTIVE REUSE | OWNER-USER | REDEVELOPMENT



40,000 SF | 1.73 AC AVAILABLE FOR SALE OR LEASE

- **Prime Location** – Located in one of Atlanta's most vibrant neighborhoods and in the heart of Westview's Neighborhood Commercial District. The property is zoned NC-15 and lies within the Beltline Overlay.
- **Strategic Positioning** – The site provides exceptional access to community amenities, including walkable retail, connections to the Beltline and the upcoming 8-acre Enota Park, .
- **Accessibility** – The property is well-connected by transit with access to MARTA rail and bus lines. Its central location is also convenient to Downtown, and Hartsfield-Jackson Airport.
- **Property Features** – Constructed in 1970 and renovated in 2014, the building combines solid infrastructure with historic charm. There are no minimum parking requirements for the site and excess vacant land for future expansion.



FOR MORE INFORMATION:

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 **TOMAHAWK**
REALTY PARTNERS

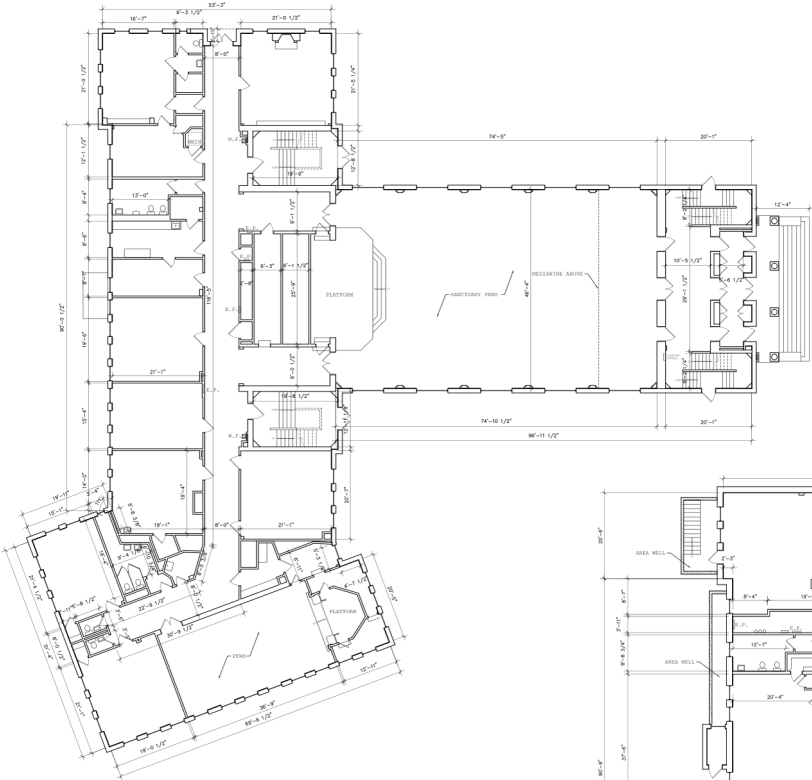
EXTERIOR - REAR



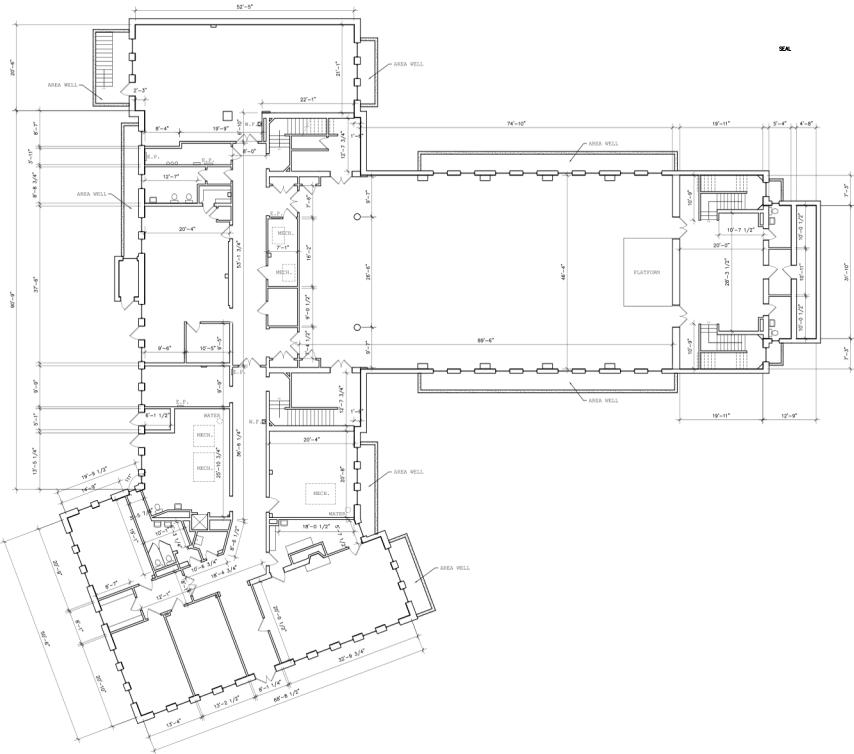
AERIAL



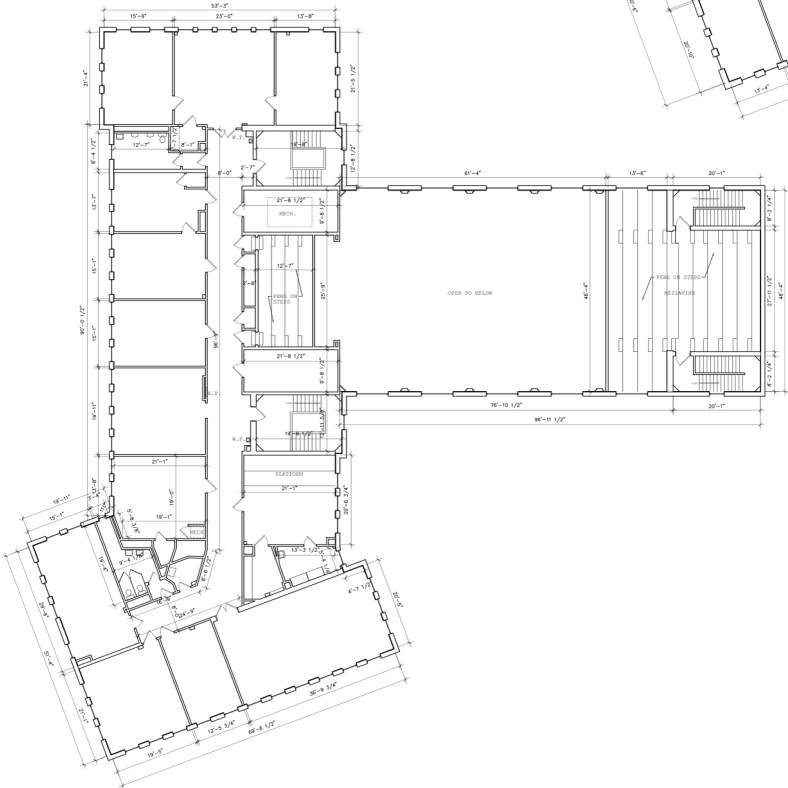
FLOOR PLAN 1ST FLOOR



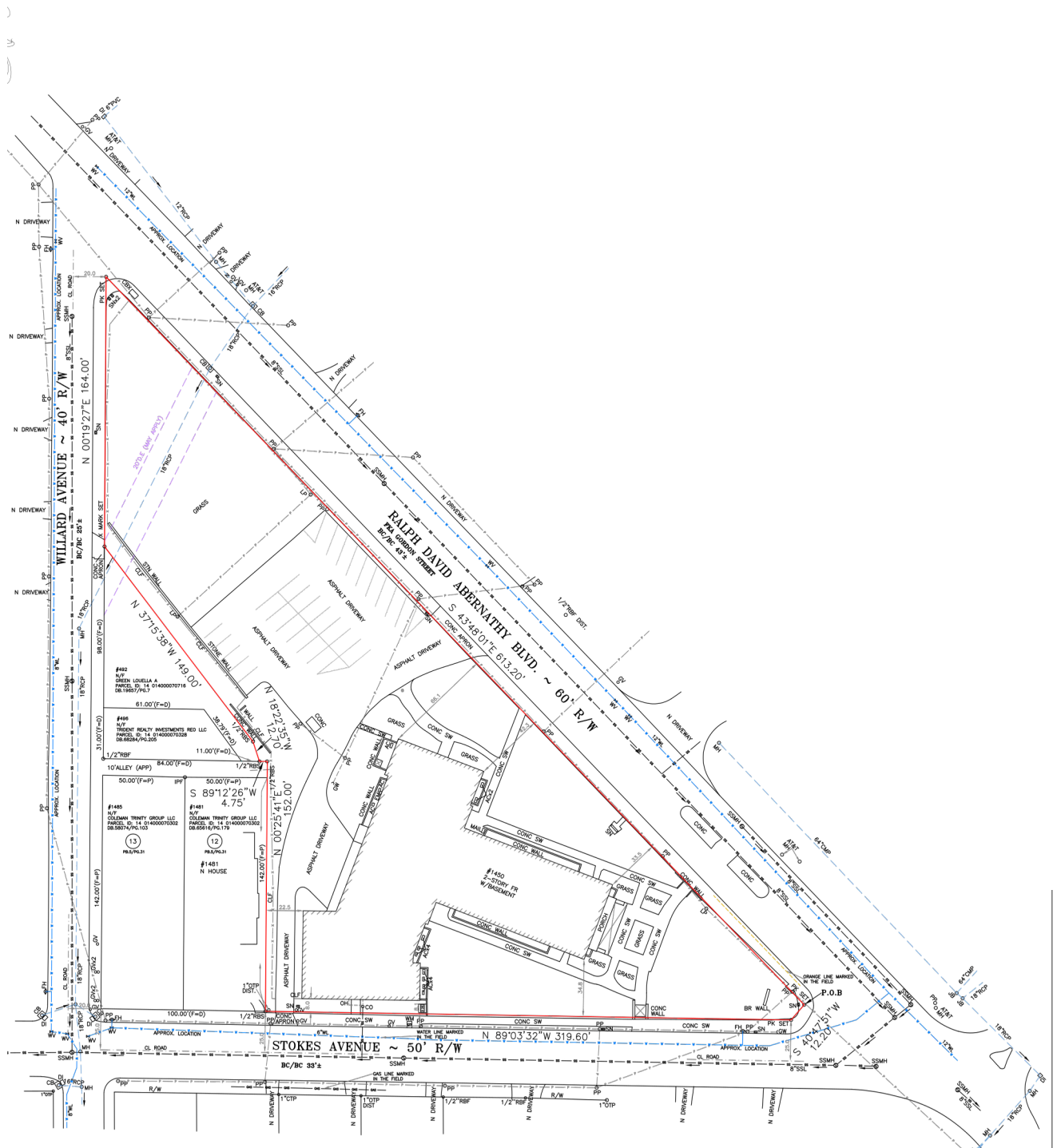
FLOOR PLAN 2ND FLOOR



FLOOR PLAN 3RD FLOOR



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

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