

Noodle

RETAIL BUILDING FOR SALE



OFFERING MEMORANDUM



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3693 Mian St
College Park, GA 30337

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FLYBOON

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	3693 Mian St College Park GA 30337
COUNTY	Fulton
BUILDING SF	1,323 SF
LAND ACRES	.11
YEAR BUILT	1944

FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$831.44

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,157	55,148	173,246
2025 Median HH Income	\$55,406	\$55,722	\$51,840
2025 Average HH Income	\$84,628	\$77,299	\$72,502

- Prime Retail Property for Sale – Steps from City Hall & Future Growth at Six West, An exceptional opportunity to own a well-located retail property in the heart of College Park, directly next to City Hall and surrounded by high pedestrian traffic — especially from Delta Air Lines employees and customers from nearby Hartsfield-Jackson Atlanta International Airport.

Currently home to a popular owner-operated restaurant, this 1,323 SF freestanding building is ideal for both investors and owner-occupants. The existing restaurant tenant will vacate upon closing, offering flexibility for new ownership to either: 1) Continue the existing restaurant business with 7 full-time staff, or 2) Occupy the space and bring your own concept to a highly trafficked location.



- Growth: One Block from the \$1.5 Billion "Six West" Development

This property is located just one block in front of the upcoming Six West project, a game-changing 320-acre mixed-use development that will transform College Park into a national destination for retail, residential, and entertainment. Highlights of the Six West plan include:

Retail: 100,000 SF, Residential: 448 single-family homes, 188 townhomes, 260 multifamily units, Office: 400,000+ SF of office space

Hospitality: Over 500 hotel rooms across 4 new hotels, Entertainment: 50,000 SF Cultural Center, food truck plaza, golf entertainment district

Completion: Phase 1 expected by 2025 or later.

Six West is designed to bring in global visitors, tech companies, major retailers, and boost the local economy—driving significant future value appreciation for surrounding properties.

A rare chance to invest ahead of major development next to the airport. It offers unmatched potential to this subject property.

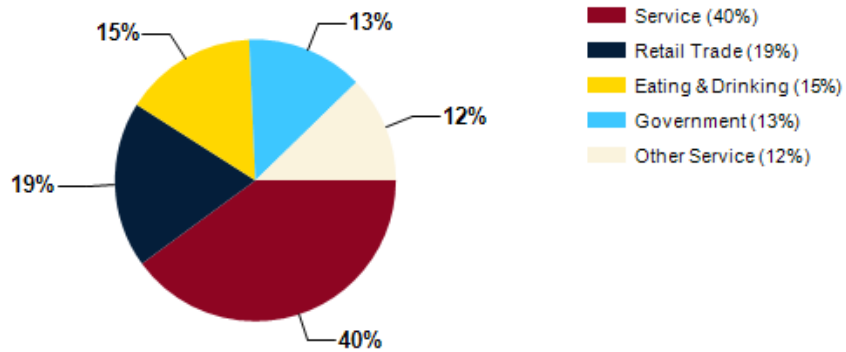
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Location

- Location Summary
- Local Business Map
- Aerial View Map

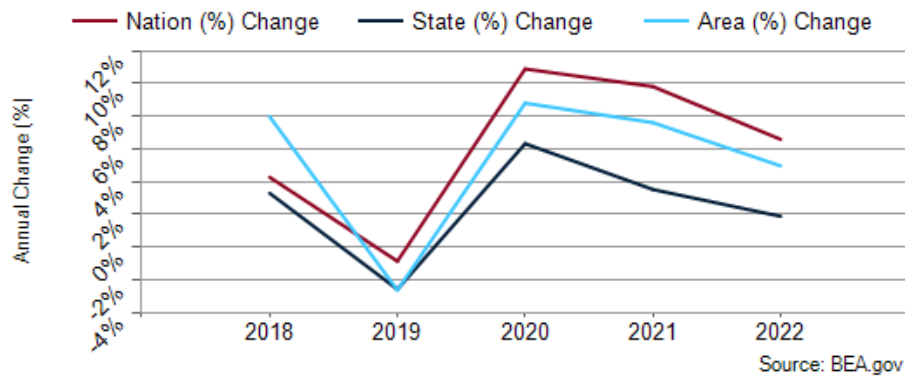
Major Industries by Employee Count

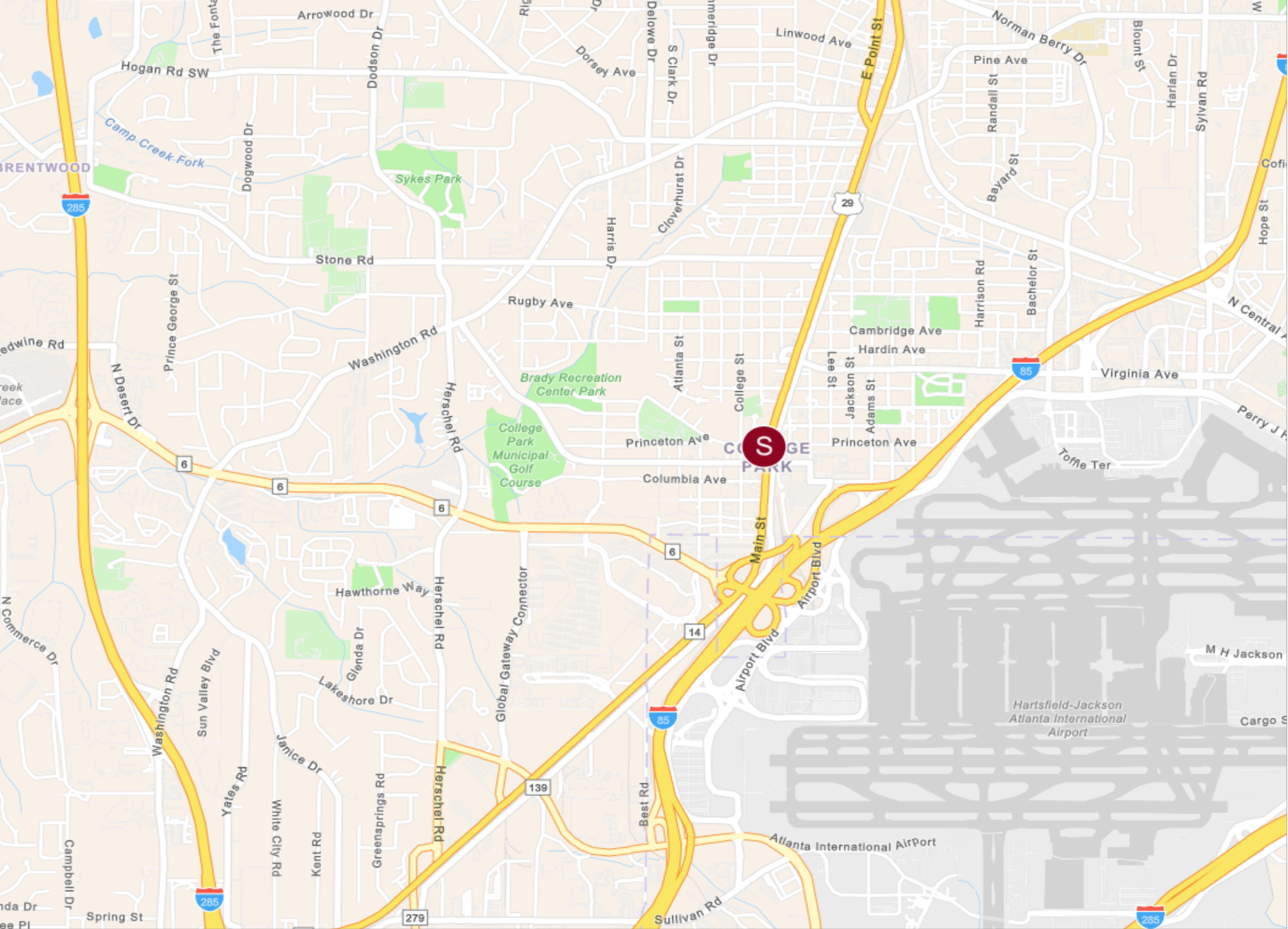


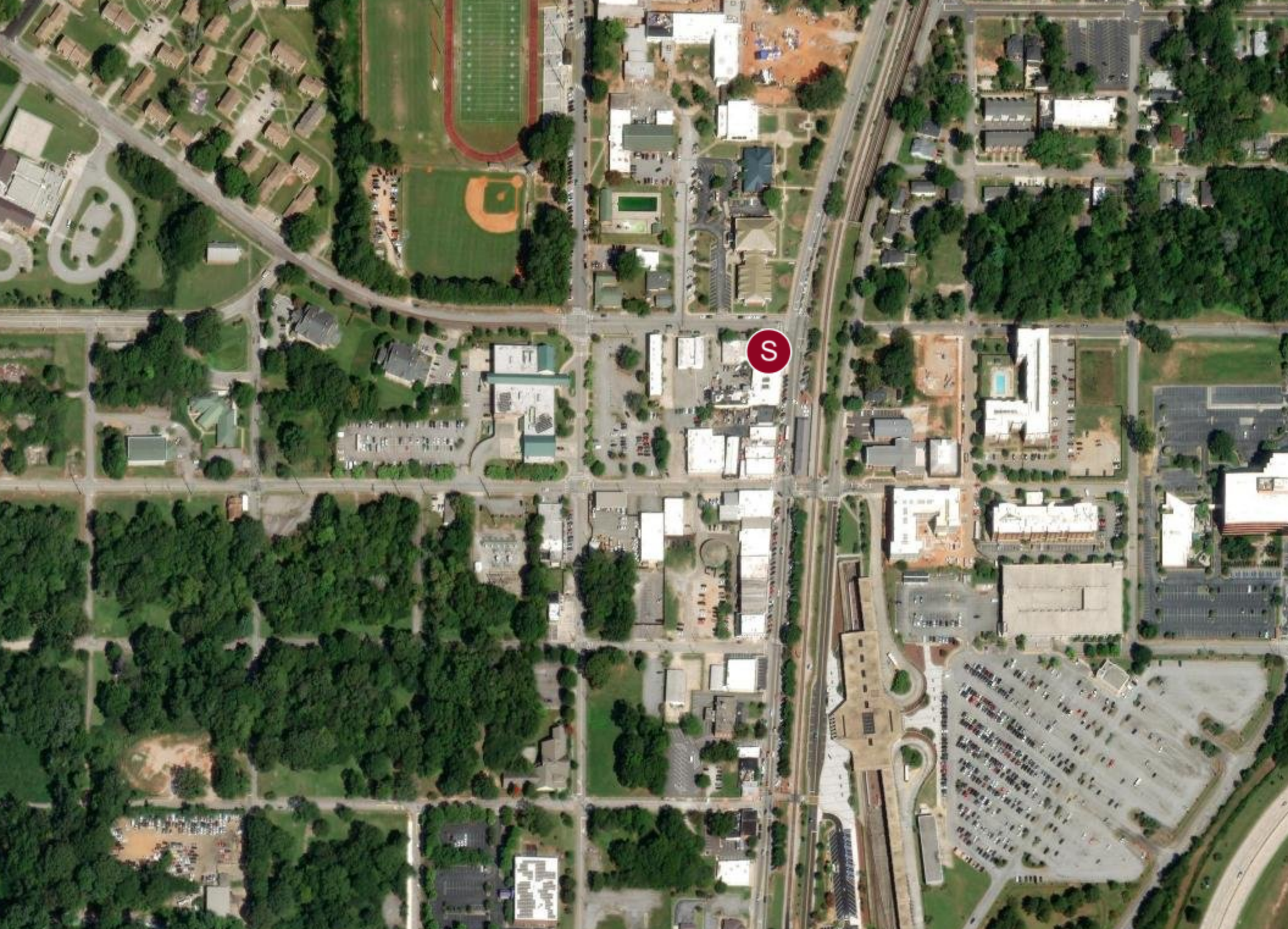
Largest Employers

Delta Air Lines	34,500
Emory University / Emory Healthcare	32,095
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix	15,591
Wellstar Health System	15,353
Kroger	15,000

Fulton County GDP Trend









03

Property Description

Property Features

Local Business Map

Property Images

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PROPERTY FEATURES

BUILDING SF	1,323
LAND ACRES	.11
YEAR BUILT	1944







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Demographics

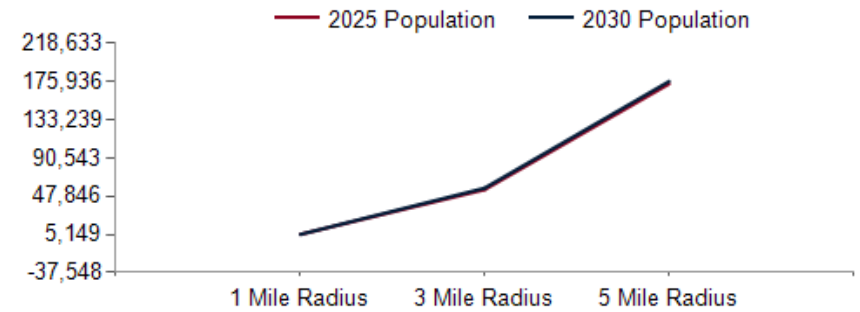
Demographics



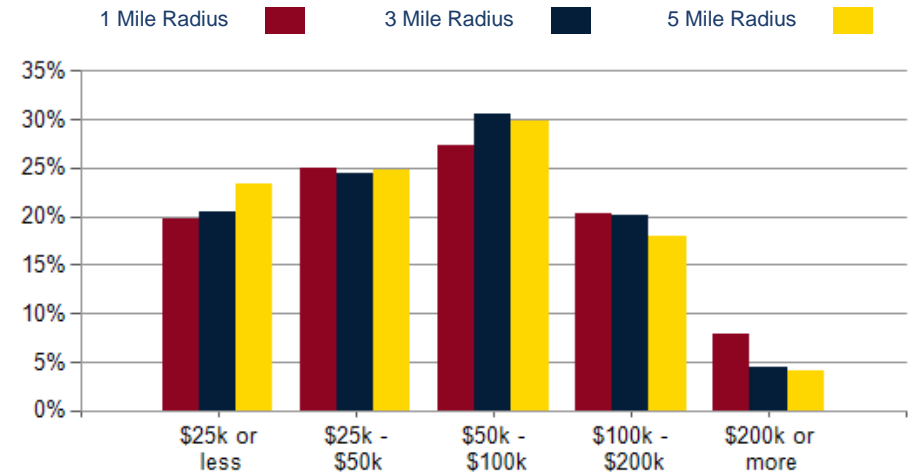
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,504	66,276	174,142
2010 Population	4,738	52,314	157,504
2025 Population	5,157	55,148	173,246
2030 Population	5,149	56,920	175,936
2025-2030: Population: Growth Rate	-0.15%	3.15%	1.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	321	3,166	11,366
\$15,000-\$24,999	176	1,665	5,721
\$25,000-\$34,999	245	2,349	7,305
\$35,000-\$49,999	388	3,396	10,859
\$50,000-\$74,999	462	4,032	12,334
\$75,000-\$99,999	228	3,177	9,415
\$100,000-\$149,999	396	3,304	9,482
\$150,000-\$199,999	115	1,448	3,662
\$200,000 or greater	199	1,070	2,972
Median HH Income	\$55,406	\$55,722	\$51,840
Average HH Income	\$84,628	\$77,299	\$72,502

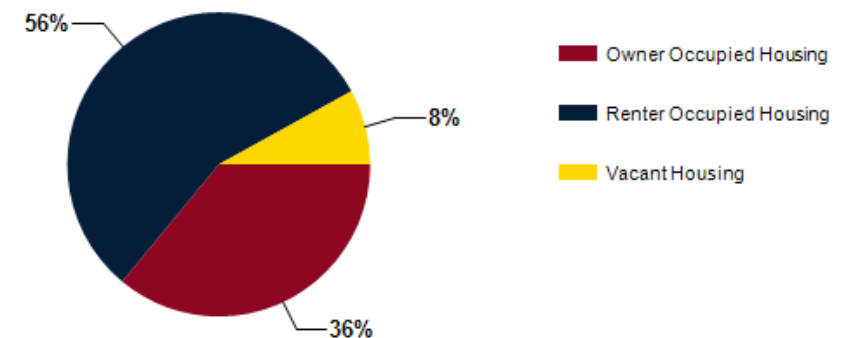
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,807	26,363	69,749
2010 Total Households	2,178	20,271	62,210
2025 Total Households	2,530	23,607	73,116
2030 Total Households	2,559	25,024	76,065
2025 Average Household Size	2.01	2.31	2.35
2025-2030: Households: Growth Rate	1.15%	5.85%	3.95%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	390	4,671	14,820
2025 Population Age 35-39	369	4,238	13,368
2025 Population Age 40-44	360	3,695	11,920
2025 Population Age 45-49	350	3,339	10,470
2025 Population Age 50-54	445	3,642	10,730
2025 Population Age 55-59	401	3,203	9,558
2025 Population Age 60-64	383	3,272	9,708
2025 Population Age 65-69	346	2,872	8,509
2025 Population Age 70-74	253	2,264	6,658
2025 Population Age 75-79	146	1,447	4,482
2025 Population Age 80-84	64	764	2,455
2025 Population Age 85+	53	592	1,818
2025 Population Age 18+	4,268	43,035	133,432
2025 Median Age	43	37	36
2030 Median Age	44	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,719	\$58,057	\$55,956
Average Household Income 25-34	\$83,247	\$76,121	\$73,799
Median Household Income 35-44	\$63,450	\$62,375	\$59,996
Average Household Income 35-44	\$94,563	\$85,297	\$81,356
Median Household Income 45-54	\$67,725	\$67,562	\$62,619
Average Household Income 45-54	\$103,613	\$91,496	\$85,185
Median Household Income 55-64	\$58,101	\$55,500	\$51,018
Average Household Income 55-64	\$86,429	\$75,670	\$71,479
Median Household Income 65-74	\$46,618	\$45,944	\$40,125
Average Household Income 65-74	\$70,042	\$67,554	\$60,641
Average Household Income 75+	\$59,283	\$65,040	\$55,557

