

# FOR LEASE



OAKHURST  
REALTY  
PARTNERS



## PROPERTY OVERVIEW

*The available office/retail space is 804 square feet*

- » Newly renovated space with lots of natural light, separate restroom and on-site parking.
- » Great signage in front of building on N. Clarendon Avenue.
- » Located in the heart of downtown Avondale Estates walkable to restaurants and retail.
- » Businesses in the immediate area include Garage Door Studio, Donatos Pizza, The Little Hippo, Santo Cantina & Cocina, Arepa Mia, Reunion Salon, Rising Son, Allstate Insurance, Savage Pizza, and Stratford Pub.

## *Downtown Avondale Estates Office / Retail Space*

8 N. Clarendon Avenue, Suite 100  
Avondale Estates, GA 30002

**Rent: \$2,600/month + Utilities**

*Plus share of any increases in real estate taxes and insurance over 2024 base year*



**FOR MORE INFORMATION, PLEASE CONTACT**  
Brian Chambers | 404-371-4100 | bchambers@oakrep.com



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## AREA ATTRACTIONS & RESTAURANTS



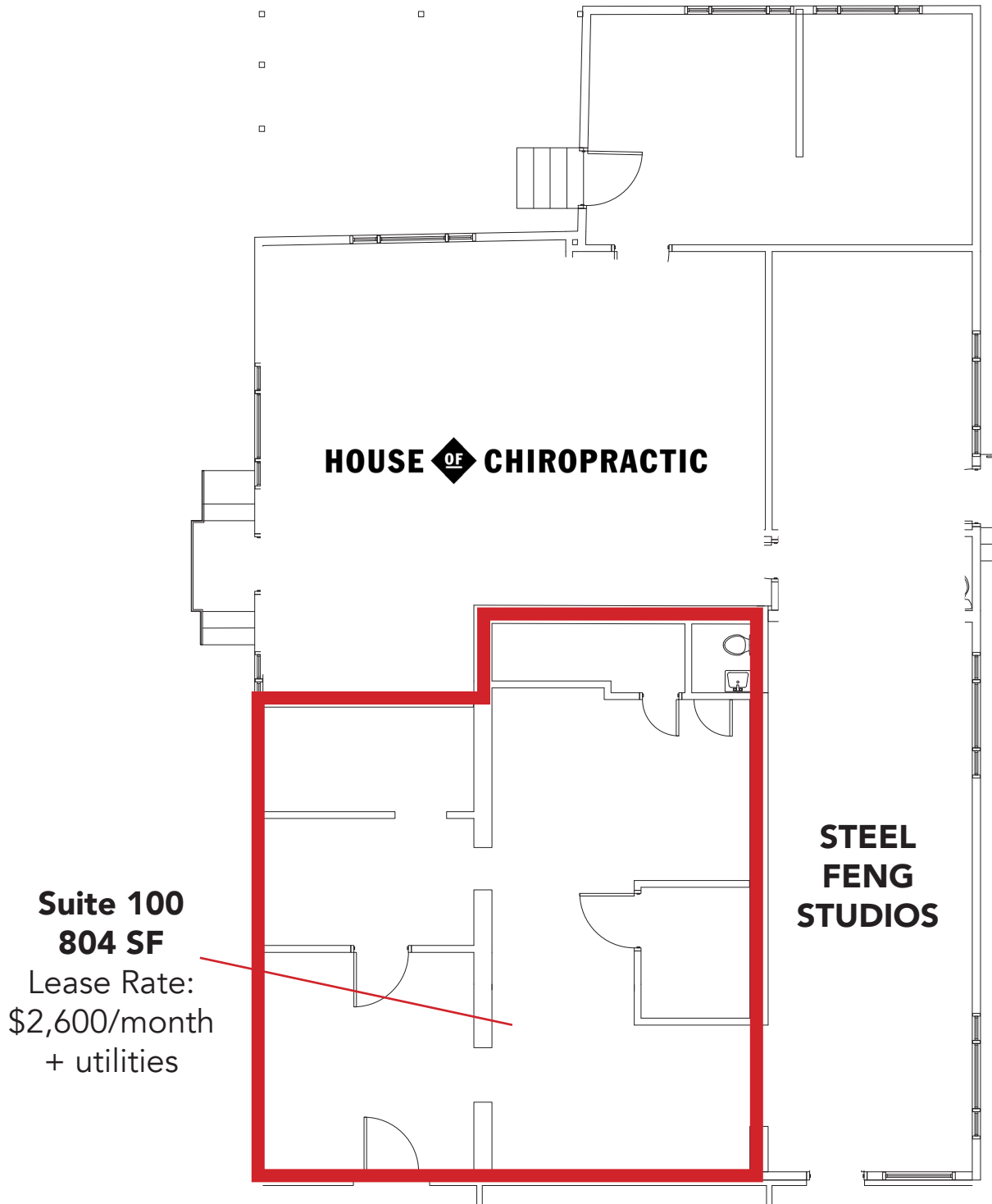
- |                     |                           |                            |
|---------------------|---------------------------|----------------------------|
| 1. Arepa Mia        | 6. Santo Cantina & Cocina | 11. Banjo Coffee           |
| 2. The Stratford    | 7. Garage Door Studio     | 12. Pine Street Market     |
| 3. Savage Pizza     | 8. Rising Son             | 13. Lost Druid Brewery     |
| 4. The Little Hippo | 9. Galette Bakery         | 14. Little Cottage Brewery |
| 5. Donatos Pizza    | 10. Avondale Town Green   | 15. Wild Heaven Beer       |

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