



± 5 Minute walk to Southside Beltline Trail

Retail Space for Lease

413 Englewood Ave SE
Atlanta, GA 30315

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Shoppes at Englewood I

Estimated Delivery: September 2026

Property Highlights

± 5 Minute walk to the Southside Beltline Trail

7 Retail/Restaurant/Office Suites

Space Available from ± 639 SF - 12,684 SF

Rental Rates: \$35.00 - \$40.00/SF NNN

Whitebox Space Available

Dedicated Parking Available

160 Senior Living Units Above

4,000+ Townhomes and Multifamily Units Recently Developed or Under Construction within 1 Mile

Ideal Tenants: Fast Casual Restaurants/Insurance Agents/Pet Stores/Mail Delivery/Fitness/Salons



Demographic Highlights

Within 1 Mile

5,691
POPULATION

2,215
HOUSEHOLDS

\$148,252
AVERAGE
HH INCOME

Within 3 Miles

50,240
POPULATION

17,399
HOUSEHOLDS

\$154,114
AVERAGE
HH INCOME

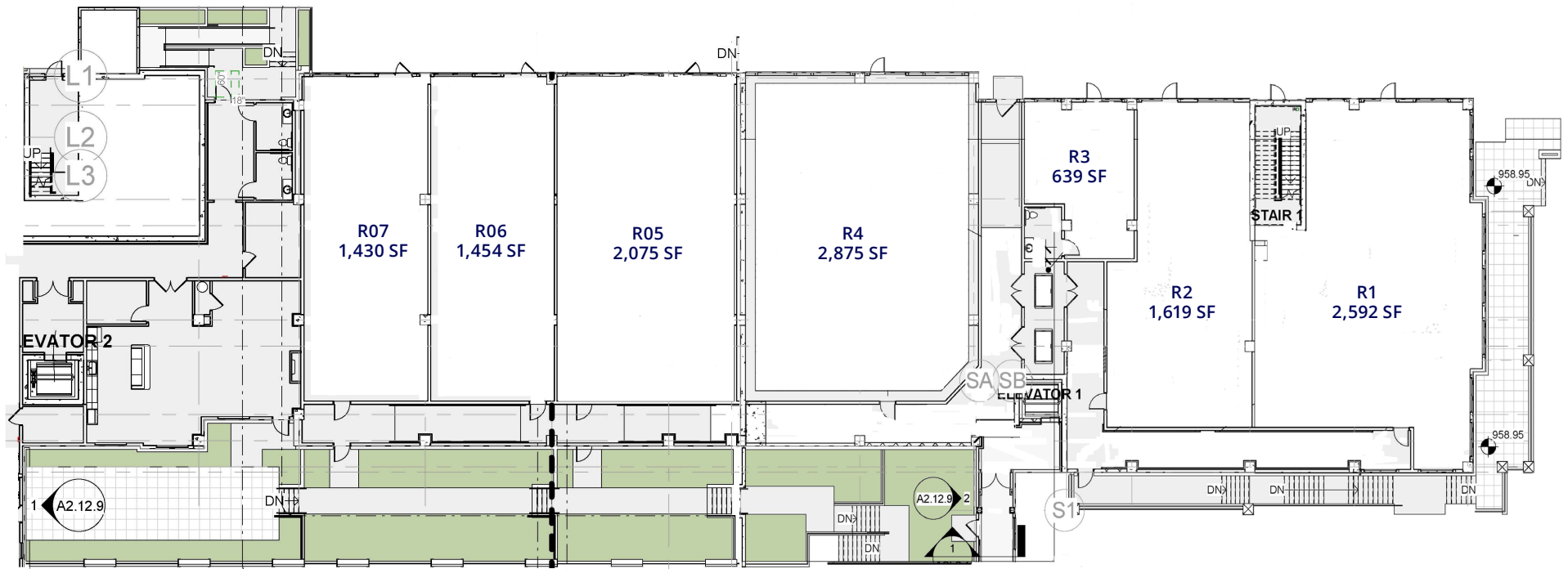
Within 5 Miles

128,698
POPULATION

43,137
HOUSEHOLDS

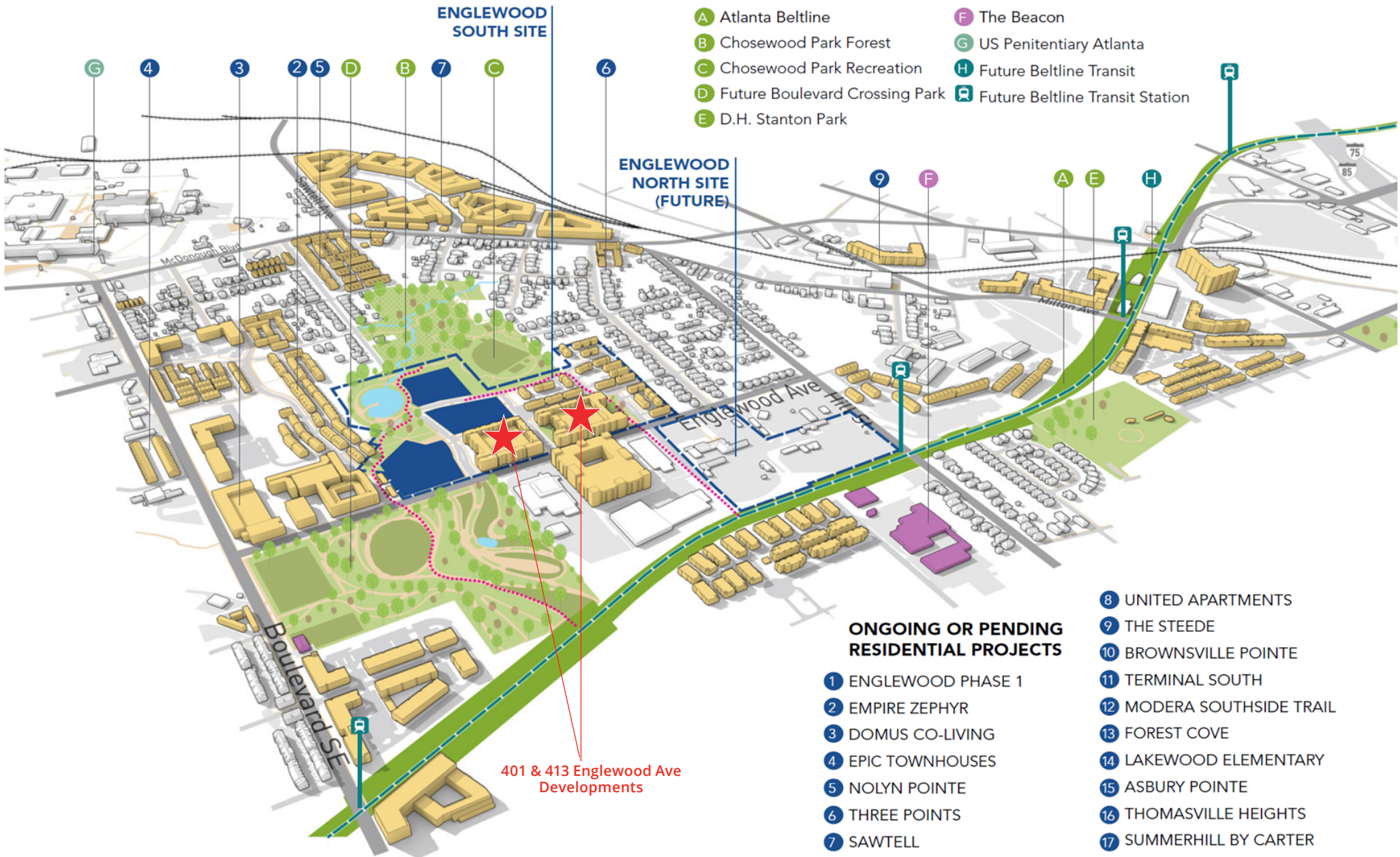
\$170,228
AVERAGE
HH INCOME

Renderings



Development Map

DEVELOPMENT CONTEXT



Aerial



Surrounding Development

- 1 **The Upton:**
- 430 Englewood Ave SE
- Built 2025 | 396 Units
- 2 **Zephyr Chosewood:**
- 1295 Gault St SE
- Built 2025 | 277 Units
- 3 **Three Points at Chosewood Park:**
- 310 McDonough Blvd SE
- Built 2025 | 31 Units
- 4 **Nolyn Pointe by Toll Brothers:**
- 420 McDonough Blvd
- Built 2025 | 16 Units
- 5 **Benteen Reserve by DR Horton:**
- 1304 Boulevard SE
- Built 2025 | 39 Units
- 6 **Skylar by Stanley Martin Homes:**
- 1155 Hill Street SE
- Built 2025 | 120 Units
- 1 **The Heights on Boulevard:**
- 1160 Boulevard SE
- Coming 2025 | 18 Units
- 2 **United Apartments:**
- 1104 Avondale Ave
- Coming 2027 | 278 Units
- 1 **Array:**
- 1263 Custer Ave SE
- Coming 2027 | 260 Units
- 2 **Terminal South Apartments:**
- 1111 Ridge Ave SW
- Coming 2027 | 350 Units
- 3 **577 Englewood:**
- 577 Englewood Ave
- Coming 2027 | 157 Units
- 4 **Modera Southside Trail:**
- 99 University Ave
- Coming 2027 | 400 Units
- 5 **Sawtell Apartments Phase I:**
- 500 Sawtell Ave SE
- Coming 2028 | 1700 Units

1-Mile Aerial



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