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FOR LEASE

Historic Avondale Estates Music Venue

106 N. Avondale Road,
Avondale Estates, GA 30002

For more information contact:

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TAKE A
VIRTUAL
TOUR



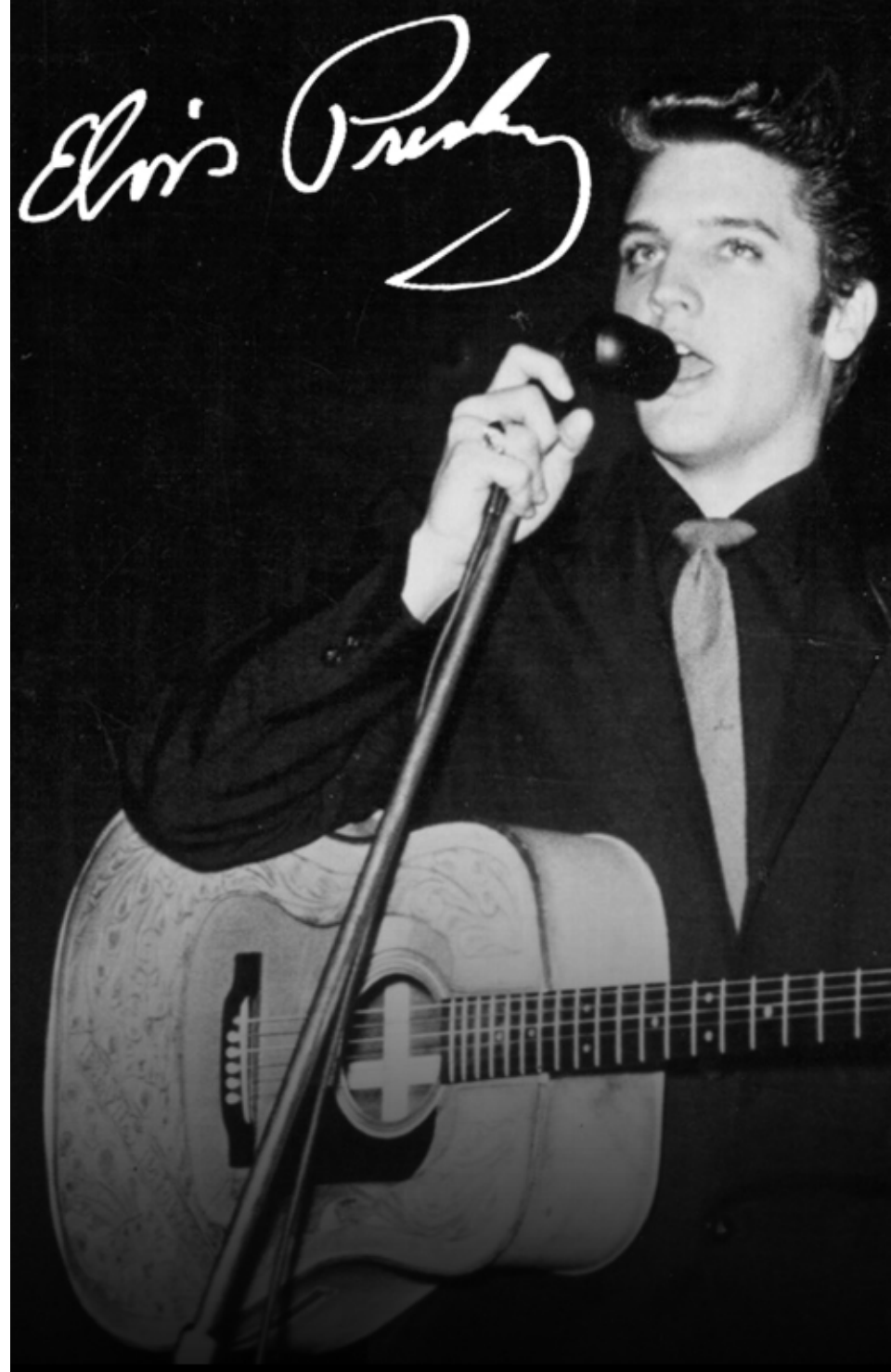
6,372 SF
\$19/SF + \$3.42/SF
in estimated expenses

Property Highlights

The Avondale Estates Tudor building is a two-story 27,000 square foot building with retail spaces on the ground floor and office spaces on the 2nd floor. The property is located in the heart of downtown Avondale Estates, adjacent to the city of Decatur and less than eight miles east of downtown Atlanta. Located at the primary intersection of North Avondale Road and N. Clarendon Avenue with an average daily traffic count of 16,600, the uniquely designed property is the most recognized building in the city and is featured in the city's logo.

THEATER HIGHLIGHTS

- » **6,372 square feet (5,028 SF main floor and 1,344 SF upper level with balcony)**
- » **The historic theater underwent a major renovation in 2020 which included new electrical, hvac and plumbing**
- » **Currently operates as a music venue and performing arts venue**
- » **572 person capacity (subject to govt. approval)**
- » **The property and space is fully sprinklered**



Known to have performed at the venue in 1956

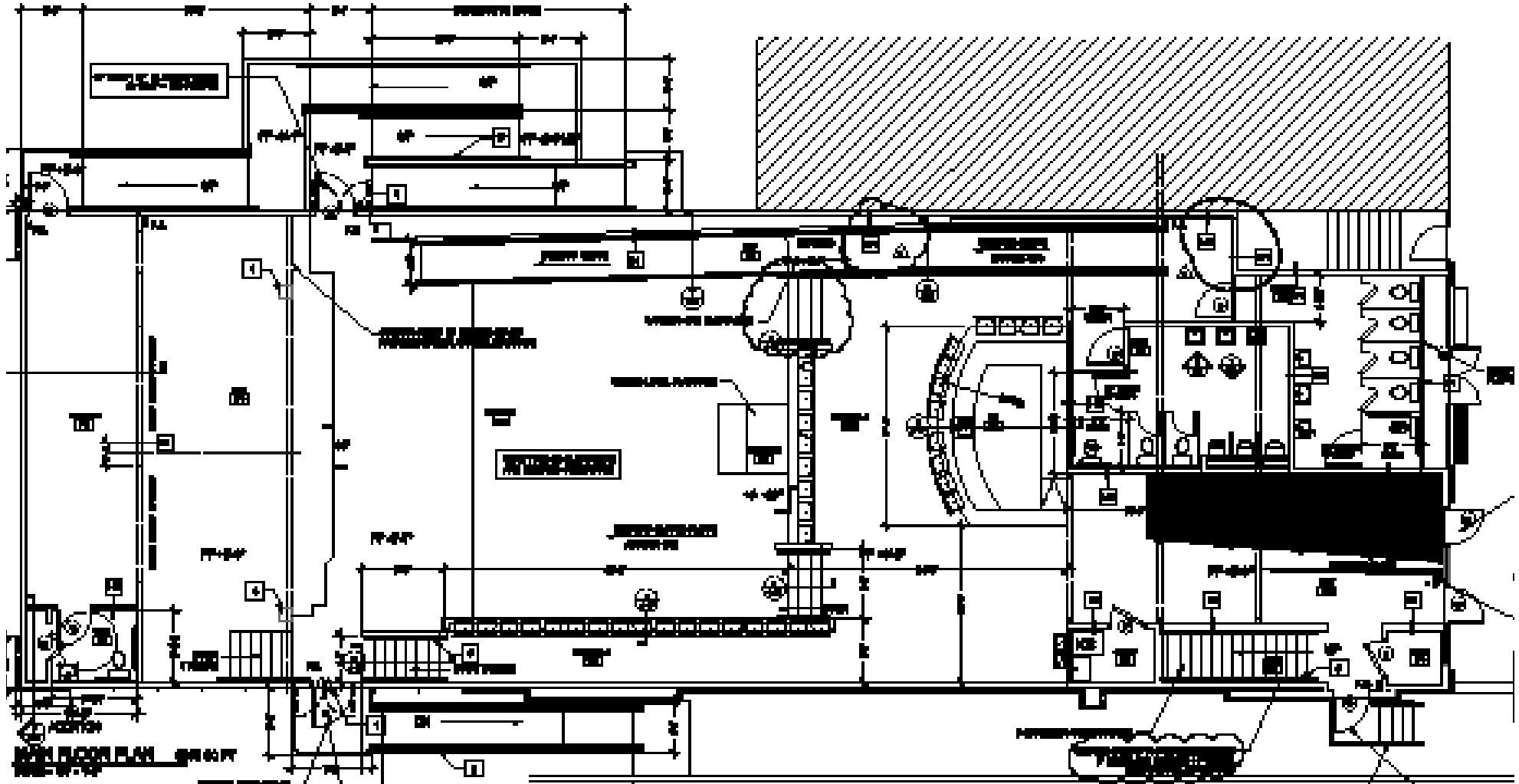


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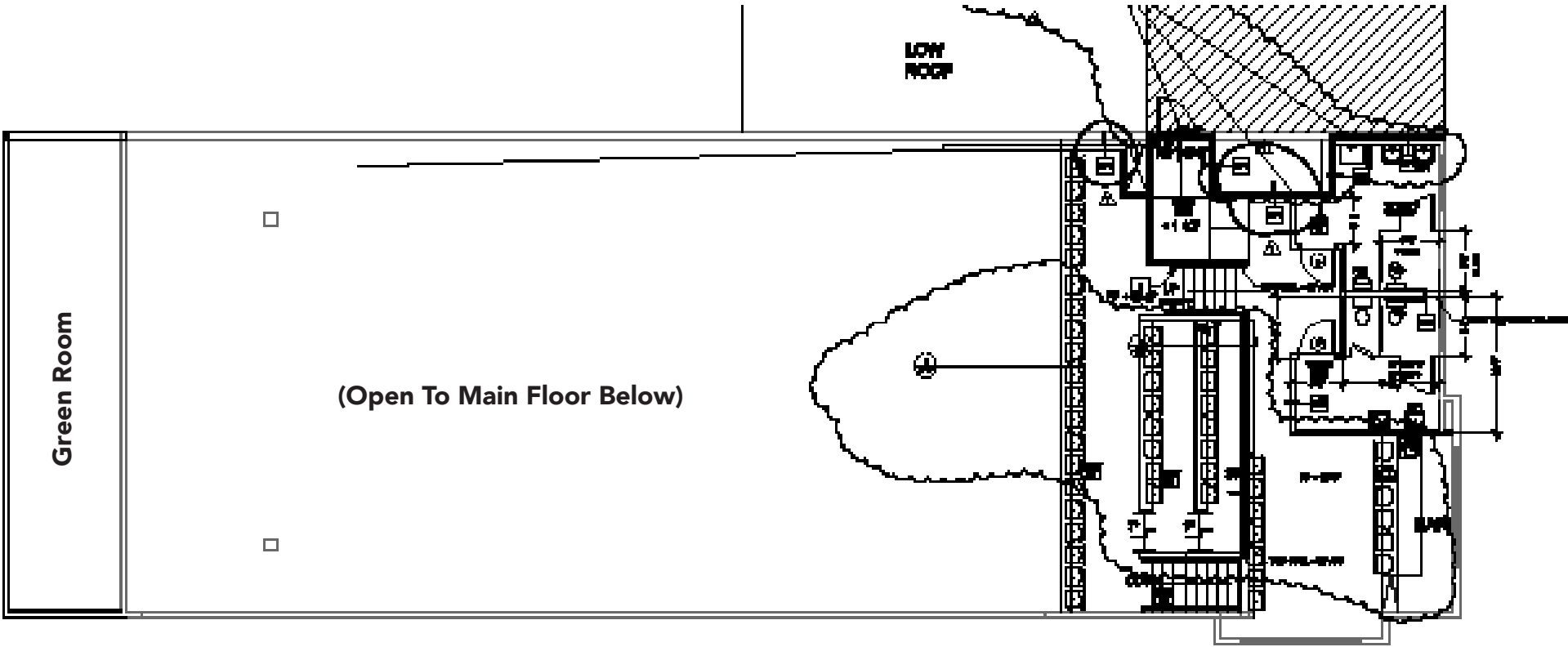


First Floor
(Not representative of exact layout)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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Second Floor

Avondale Estates - Historical Charm

- » Avondale Estates is known for its close-knit community, beautiful setting and diverse architectural styles.
- » The City of Avondale Estates was named the "Best Small Town Beer Scene in the U.S." for the last two years by USA Today and was featured as one of the "Best Old House Neighborhoods" in This Old House online magazine.
- » North Avondale Road is a primary east-west corridor with daily traffic counts of 16,600.
- » Over 300,000 people live within a five mile radius of the property and the average household income exceeds \$132,000 within a one mile radius.
- » Businesses in downtown Avondale Estates include Wild Heaven Brewery, Rising Son, Garage Door Studio, Little Cottage Brewery, Santo Cantina & Cocina, Savage Pizza, Pine Street Market, Banjo Coffee, The Stratford, Arepa Mia, and others.



Within 5 Miles



305,552

Population



\$119,667

*Average
Household Income*



124,039

Total Households



16,600

Cars Per Day







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DEC 17: DUELING PIANOS
ALL NIGHT LONG AT CLUB CORNER

DEC 19: DEPARTURE
A TRIBUTE TO JOURNEY

OCT 23RD
INTERSTELLAR ECHOES
SPINNY ELECTRON
37 MAIN AVENUE

OCT 9TH
DEPARTURE
THE JOURNEY

MENS T-SHIRT
\$19.99

WOMENS T-SHIRT

37MAIN.COM

37

37

Forget your lust for the rich man's gold,
all you need is in your soul.

Lynrd Skynyrd


WE HIGHLY ADVISE
WEARING A MASK WHEN
NOT SEATED;
THANK YOU FOR HELPING US
KEEP EVERYONE SAFE AND
HEALTHY
-37 Main Management



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