

# 1657-1651 Lakewood Ave SE

Atlanta, GA 30315



FOR SALE

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BellStreet

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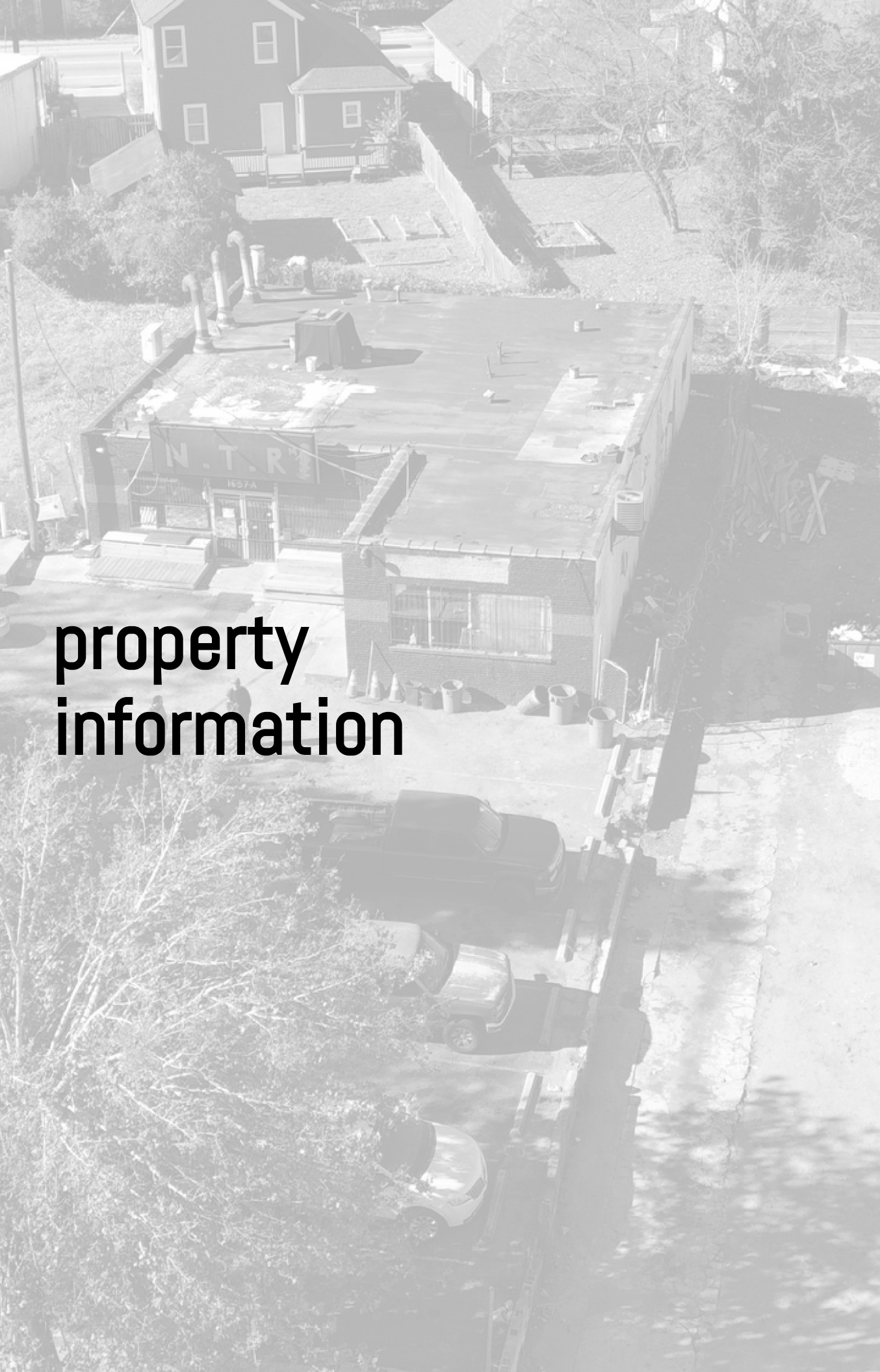
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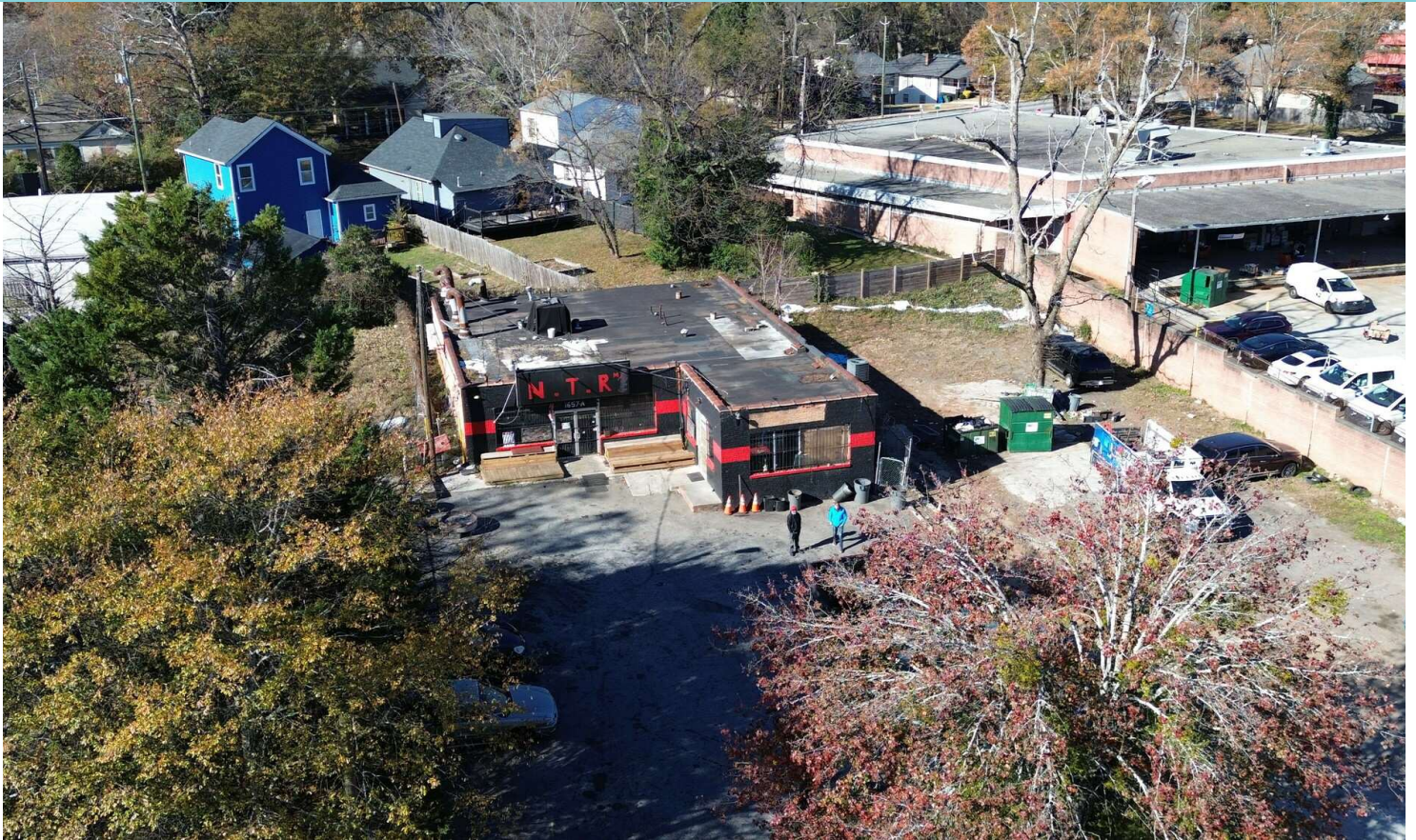
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# property information

# For Sale

1657-1651 Lakewood Ave SE Atlanta, GA 30315



VIDEO

## Property Description

Discover a prime investment opportunity in this 2,950 SF Retail / Free Standing Building. Built in 1967 and boasting full occupancy, this property offers a solid foundation for consistent returns. Zoned MRC-1-C, it presents versatility for a variety of retail uses in the dynamic Atlanta market. With a strong rental history and an ideal location, this property is poised to deliver long-term value and growth potential. Perfect for investors seeking a property with a proven track record and strategic positioning in the thriving Atlanta area.

## Property Highlights

- 2,950 SF Retail / Free Standing Building
- Built in 1967 for enduring quality
- Zoned MRC-1-C - Mixed Residential Commercial
- Prime location in the dynamic Atlanta area
- Good Development Opportunity
- Tenant is Month to Month

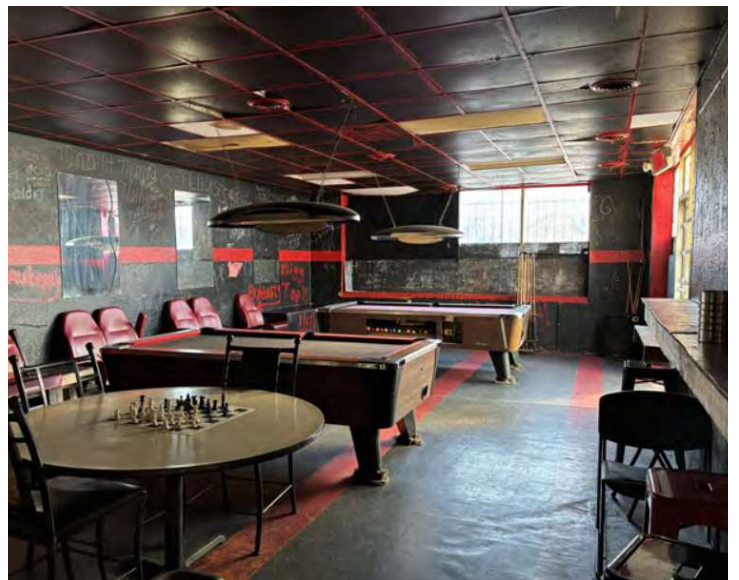
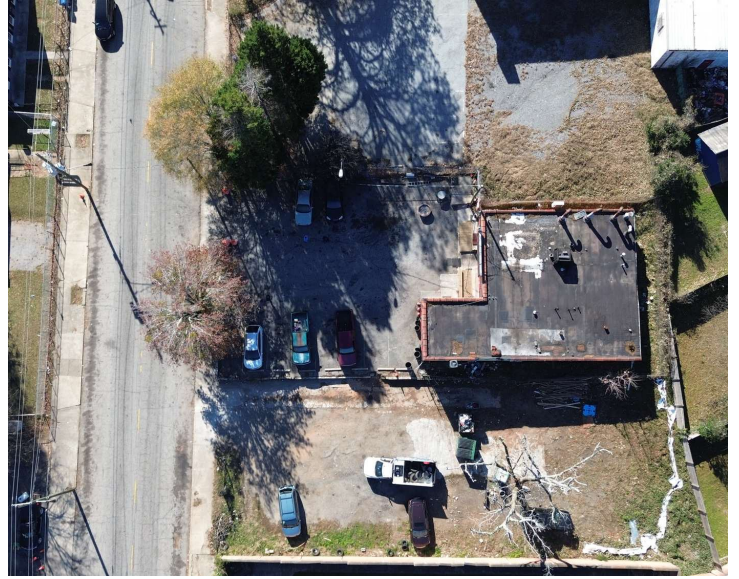
## Offering Summary

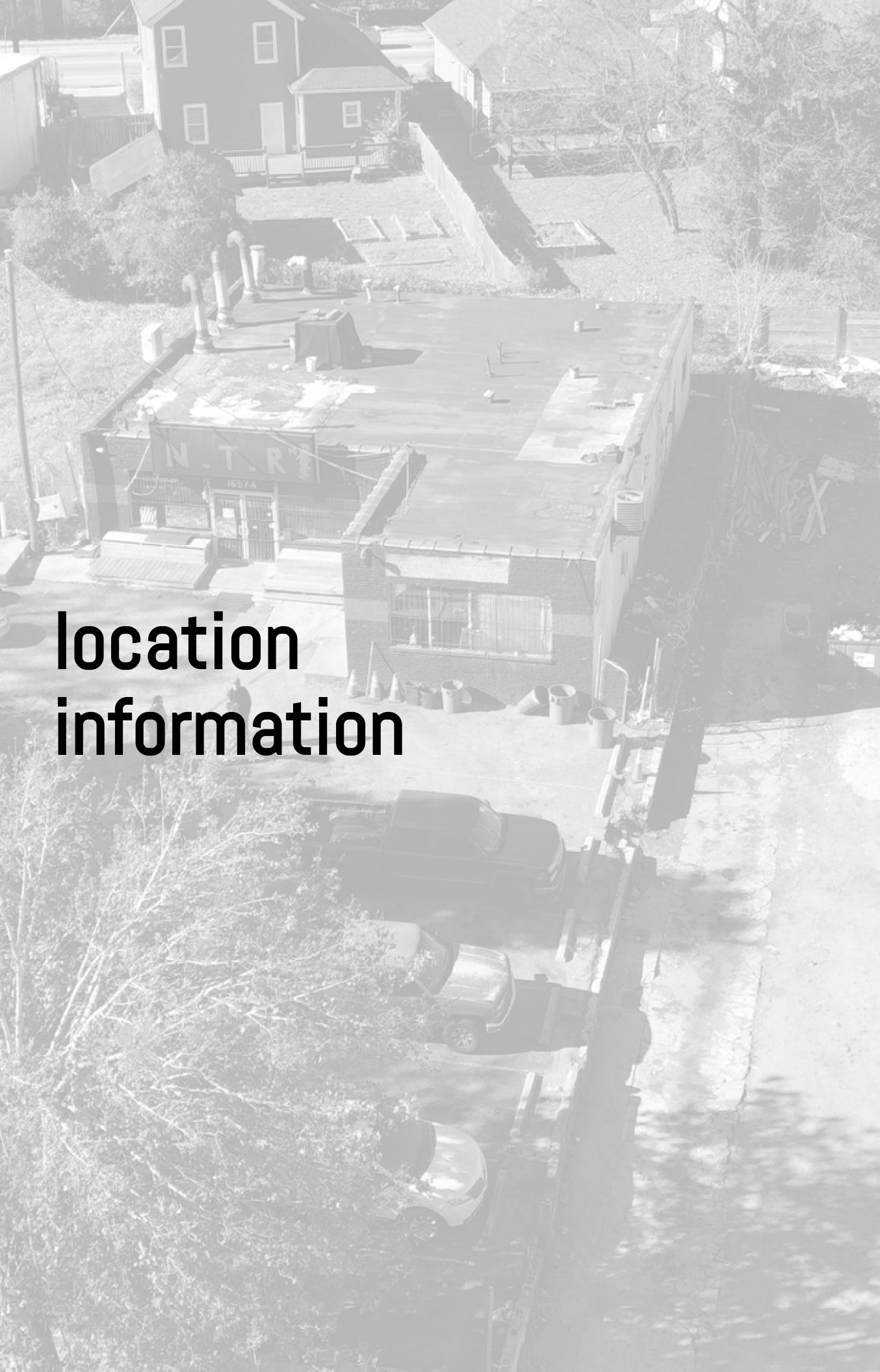
|                  |           |
|------------------|-----------|
| Sale Price:      | \$500,000 |
| Number of Units: | 1         |
| Lot Size:        | 17,424 SF |
| Building Size:   | 2,950 SF  |

| Demographics      | 0.5 Miles | 1 Mile   | 3 Miles  |
|-------------------|-----------|----------|----------|
| Total Households  | 795       | 3,271    | 41,178   |
| Total Population  | 1,933     | 9,663    | 97,679   |
| Average HH Income | \$70,351  | \$82,242 | \$92,505 |

For Sale

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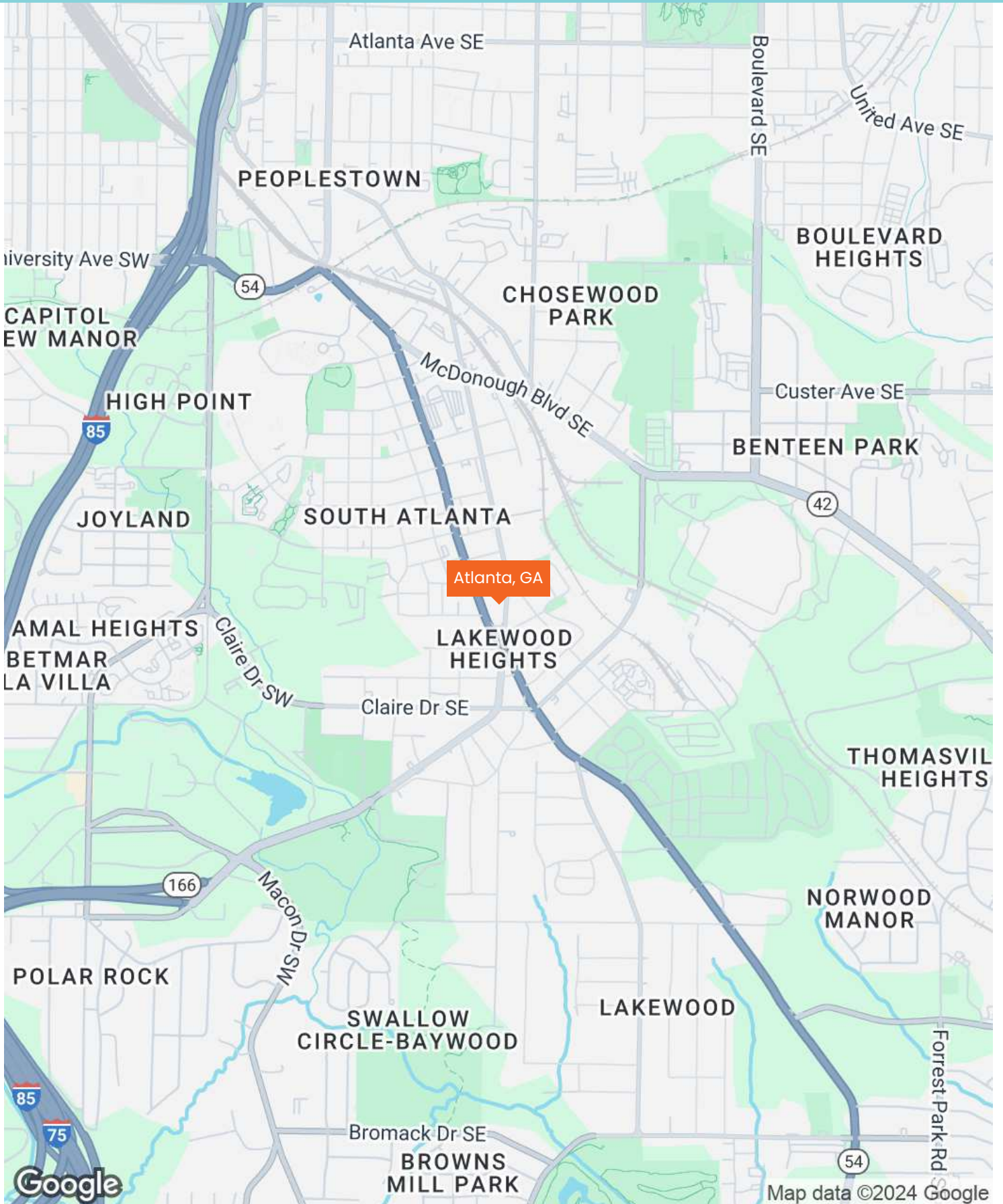




# location information

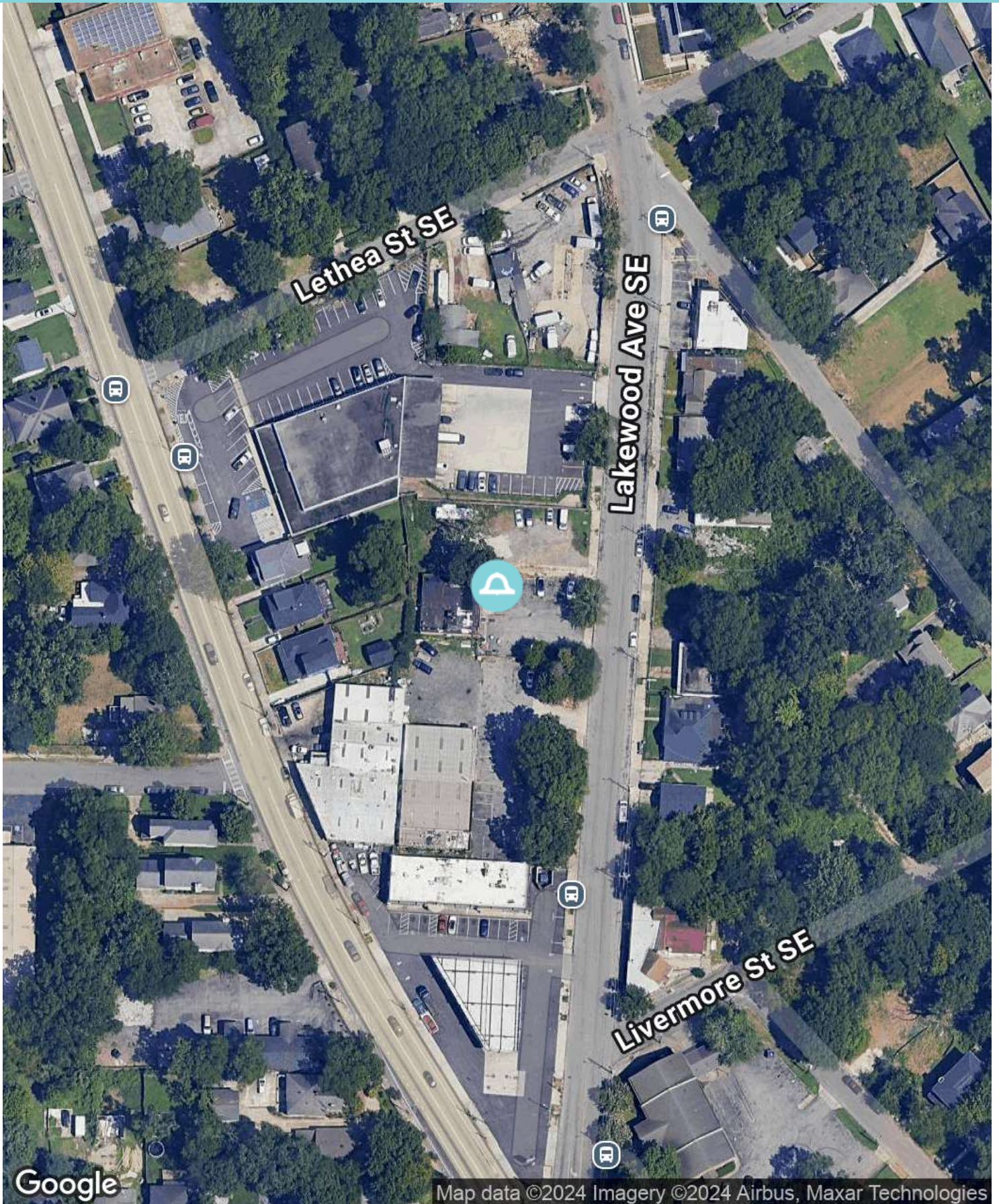
For Sale

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For Sale

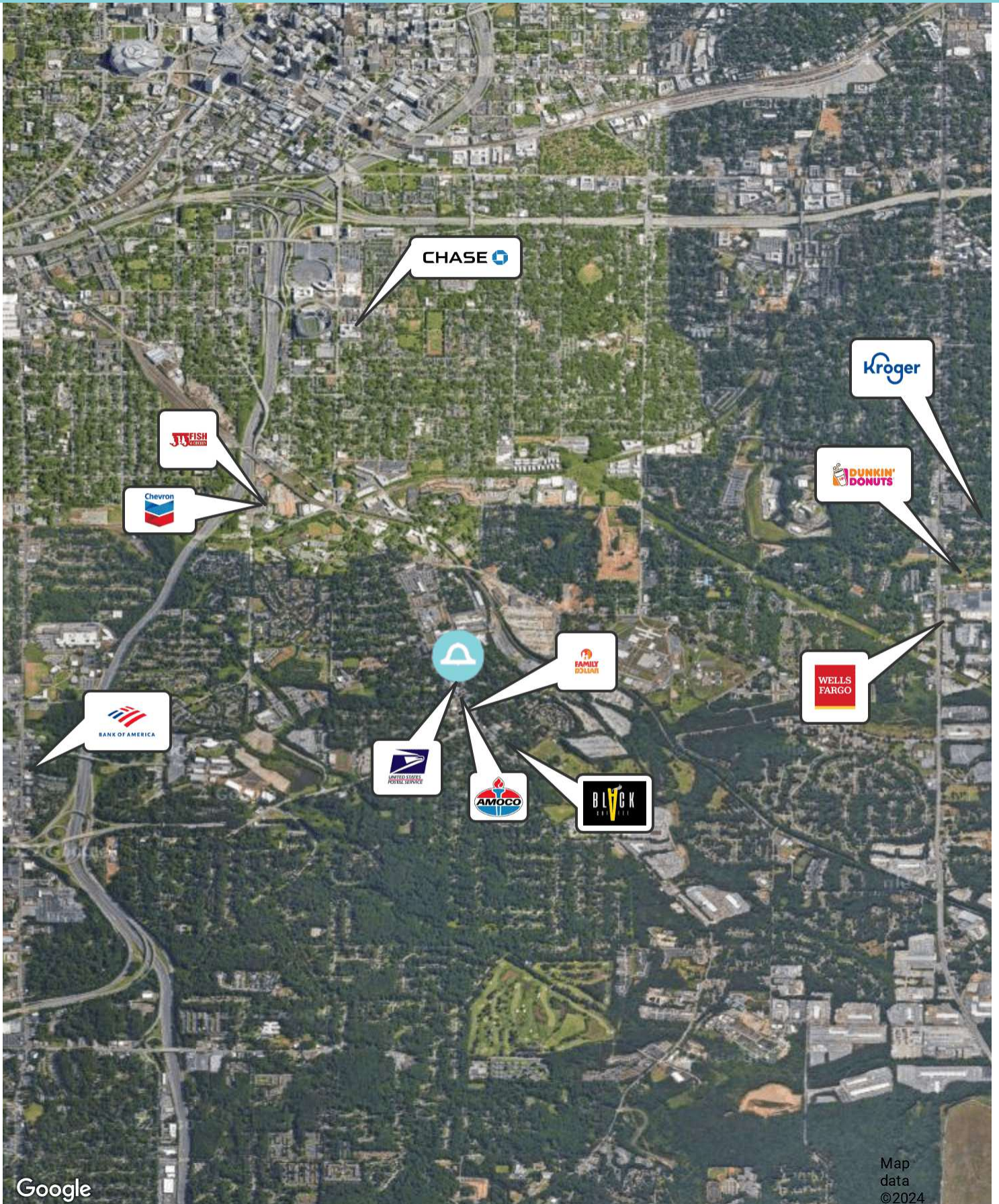
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For Sale

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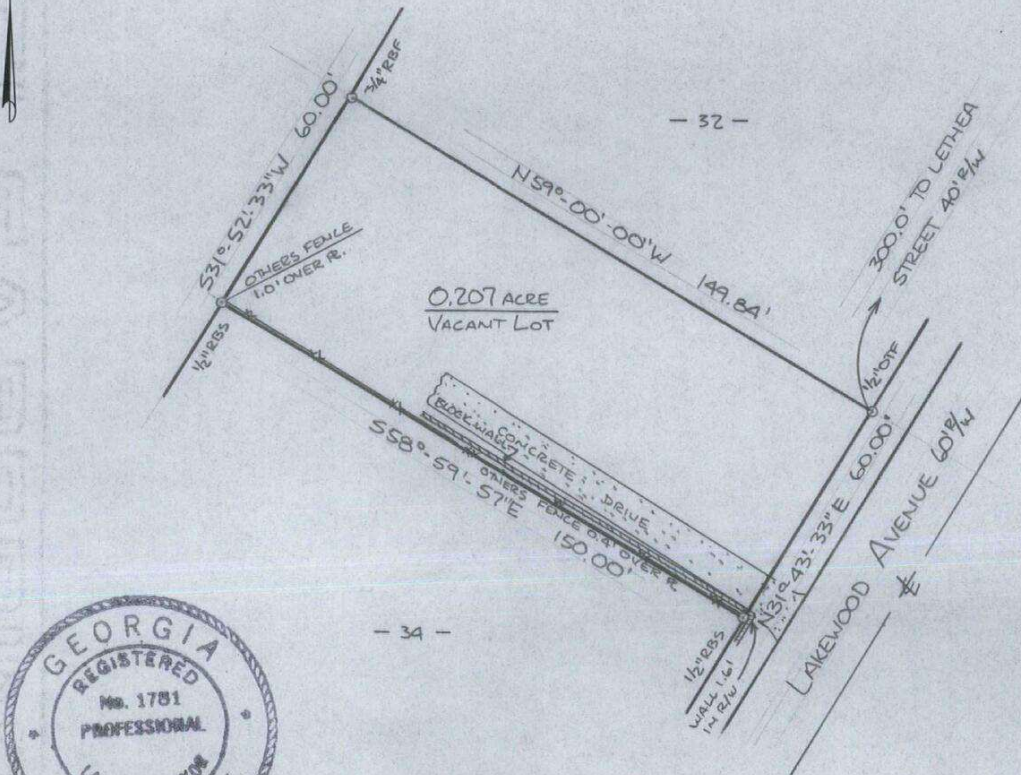
MAGNETIC

LOT - 33  
 BLOCK - C  
 UNIT -  
 SUBDIVISION - LAKEWOOD HEIGHTS

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCES PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

13121C0359 E



JEFF DINKLE

CERTIFICATION IS MADE TO PURCHASER OF SURVEY, AND IS NOT TRANSFERABLE TO OTHERS. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF IMPROVEMENTS, AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAYS, PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS MAP IS BASED ON AN OPEN TRAVERSE. EQUIPMENT USED - TOPCON TOTAL STATION, DATA COLLECTOR, 100' CLOTH TAPE.

*Josh L. Lewis III*  
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

This map or plat has been calculated for closure and is found to be accurate within one foot in 143,006 feet.  
 REF. - P.B.1, PG. 141.

| LEGEND  |                       |     |                         |
|---------|-----------------------|-----|-------------------------|
| RBF (S) | REBAR FOUND (SET)     | SS  | SANITARY SEWER          |
| CTF (S) | CRIMP TOP FOUND (SET) | CB  | CATCH BASIN             |
| OTF (S) | OPEN TOP FOUND (SET)  | JB  | JUNCTION BOX            |
| FC      | FENCE CORNER          | DI  | DROP INLET              |
| -X-X-   | FENCE                 | HW  | HEAD WALL               |
| S/D     | DECK                  | CMP | CORRUGATED METAL PIPE   |
| CONC.   | CONCRETE              | RCP | REINFORCED CONC. PIPE   |
| R/W     | RIGHT-OF-WAY          | SSE | SANITARY SEWER EASEMENT |
| A       | ARC                   | DE  | DRAINAGE EASEMENT       |
| R       | RADIUS                | MH  | MANHOLE                 |
| C       | CHORD                 | P   | PORCH                   |
| PP      | POWER POLE            | S   | STOOP                   |
| PB      | POWER BOX             | BL  | BUILDING LINE           |
| SP      | SERVICE POLE          | PL  | PROPERTY LINE           |

|                                                                                                                             |                           |         |         |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------|---------|---------|
| DATE: 2-21-2007                                                                                                             | SCALE: 1" = 40'           |         |         |
| DRAWN BY: GD                                                                                                                |                           |         |         |
| LAND LOT 57                                                                                                                 | 14 <sup>TH</sup> DISTRICT | SECTION |         |
| FULTON COUNTY                                                                                                               |                           |         | GEORGIA |
| GEORGIA LAND SURVEYING CO.<br>155 CLIFTWOOD DRIVE, ATLANTA, GA 30328<br>PH (404)255-4671 FAX (404)255-6607 WWW.GLSURVEY.COM |                           |         | 186729  |

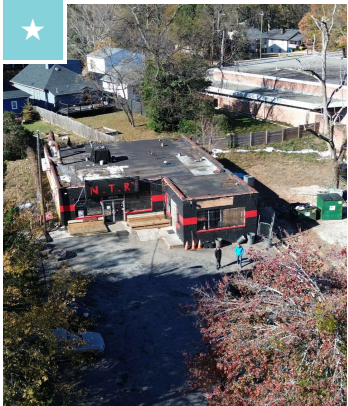
IND



# sale comparables

# For Sale

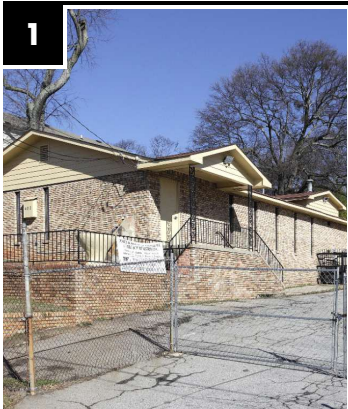
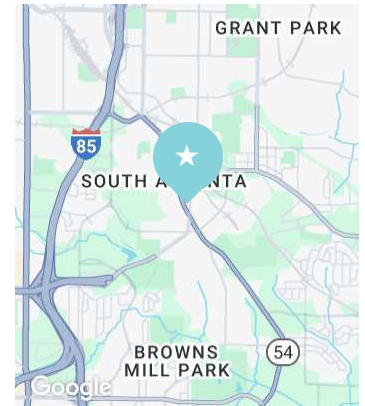
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Atlanta, GA 30315

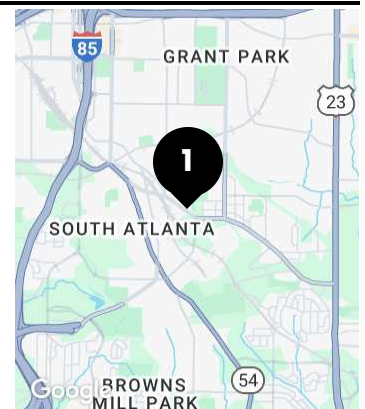
Price: \$500,000 Bldg Size: 2,950 SF  
Lot Size: 17,424 SF Year Built: 1967



## 402 SE McDonough Blvd

Atlanta, GA 30315

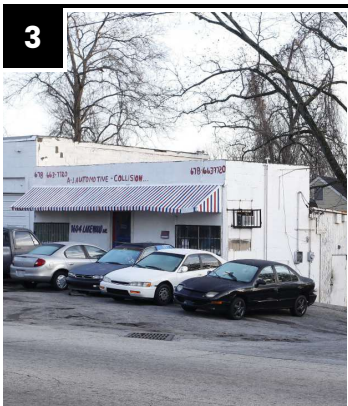
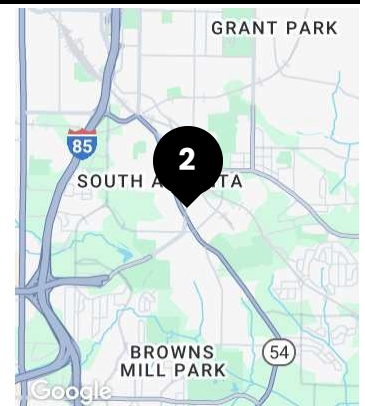
Price: \$415,000 Bldg Size: 3,329 SF  
Lot Size: 19,750 SF Year Built: 1979



## 1688 Lakewood Ave

Atlanta, GA 30315

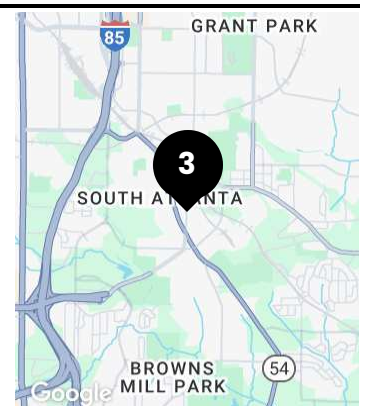
Price: \$715,000 Bldg Size: 8,100 SF  
Lot Size: 6,534 SF Year Built: 1940



## 1604 SE Lakewood Ave

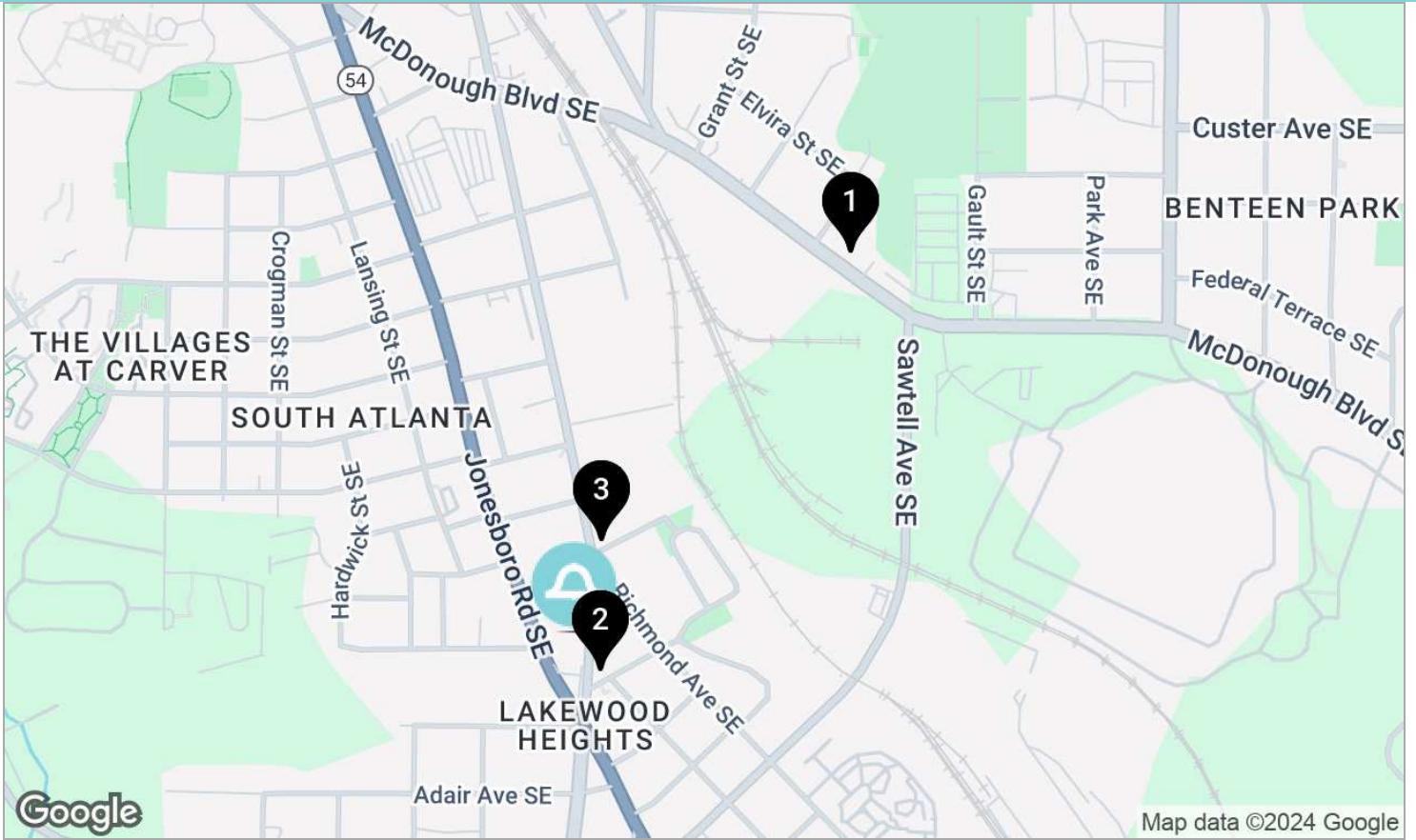
Atlanta, GA 30315

Price: \$660,000 Bldg Size: 1,791 SF  
Lot Size: 4,874 SF Year Built: 1945



# For Sale

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|                 | Name/Address                                    | Price            | Bldg Size       | Lot Size         |
|-----------------|-------------------------------------------------|------------------|-----------------|------------------|
| ★               | <b>1657-1651 Lakewood Ave SE</b><br>Atlanta, GA | \$500,000        | 2,950 SF        | 17,424 SF        |
| 1               | <b>402 SE McDonough Blvd</b><br>Atlanta, GA     | \$415,000        | 3,329 SF        | 19,750 SF        |
| 2               | <b>1688 Lakewood Ave</b><br>Atlanta, GA         | \$715,000        | 8,100 SF        | 6,534 SF         |
| 3               | <b>1604 SE Lakewood Ave</b><br>Atlanta, GA      | \$660,000        | 1,791 SF        | 4,874 SF         |
| <b>Averages</b> |                                                 | <b>\$596,667</b> | <b>4,407 SF</b> | <b>10,386 SF</b> |



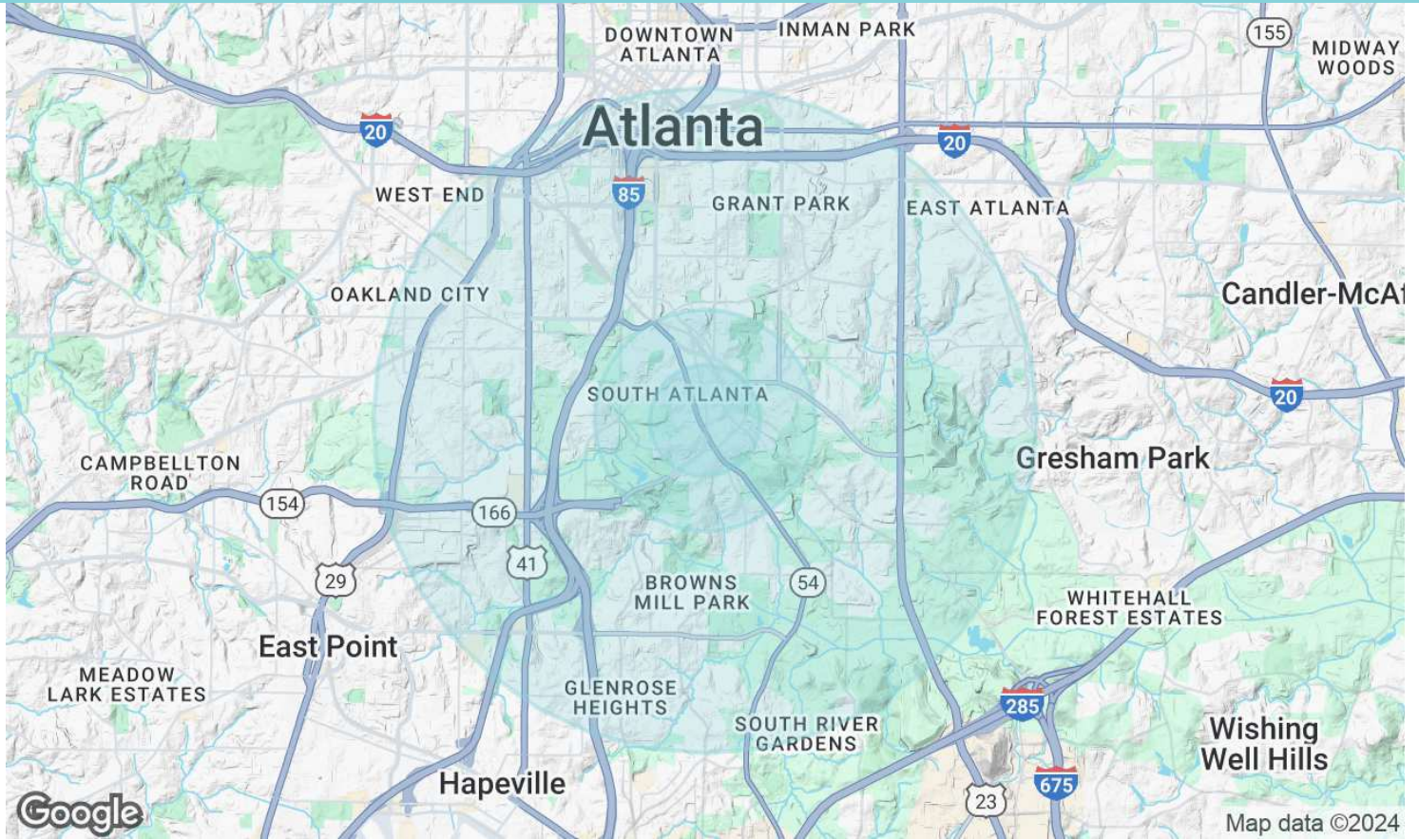
# demographics





# For Sale

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## Population

|                      | 0.5 Miles | 1 Mile | 3 Miles |
|----------------------|-----------|--------|---------|
| Total Population     | 1,933     | 9,663  | 97,679  |
| Average Age          | 37        | 36     | 37      |
| Average Age (Male)   | 35        | 35     | 36      |
| Average Age (Female) | 39        | 38     | 38      |

## Households & Income

|                     | 0.5 Miles | 1 Mile    | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 795       | 3,271     | 41,178    |
| # of Persons per HH | 2.4       | 3         | 2.4       |
| Average HH Income   | \$70,351  | \$82,242  | \$92,505  |
| Average House Value | \$311,485 | \$402,885 | \$413,321 |

Demographics data derived from AlphaMap



# advisor bios



**Matthew Williams**

Associate Advisor

m.williams@bellstreet.com

Direct: **770.262.8091**

## Professional Background

Raised in Santa Barbara, California, Matthew Williams brings over 15 years of sales expertise to his role at BellStreet's Atlanta office. His career spans a range of industries, including technology, aviation, and security surveillance, where he has consistently demonstrated an ability to adapt and excel in complex markets.

Matthew's sales journey took him from account executive roles at CDM Media in Honolulu to leading efforts in public and private aviation sales, dealing with everything from jet engines to in-flight entertainment systems. His time selling security surveillance for Hikvision further sharpened his negotiation skills and market insight. This extensive corporate experience, paired with his transition to real estate in 2023, has equipped him with an understanding of client needs and a commercial transaction mindset.

More than just a salesperson, Matthew has evolved into a trusted advisor who prioritizes building long-term client relationships. His confidence sets him apart, offering clients not just market knowledge but a partnership rooted in success. At BellStreet, Matthew's background and adaptability make him an asset to our team. He approaches every deal with tenacity and insight, ensuring clients receive top-tier service tailored to their unique business objectives.

**BellStreet**

75 14th Street NE Suite 2550

Atlanta, GA 30309

303.949.0366