

POLLOCK

Office / Office Warehouse



496 Glen Iris Dr NE
Atlanta, GA 30308

3,500 SF
For Lease

Philip Covin
pcovin@pollockcommercial.com
O| (404) 662.2212 M| (404) 863.4163

CORFAC
INTERNATIONAL



PROPERTY DESCRIPTION

Located in the Old Fourth Ward, 4 blocks from Ponce City Market, and only 1.5 blocks from Historic Fourth Ward Park which connects to the Atlanta Beltline Eastside Trail. Walk to popular food and drink spots such as A Mano, IL Premio, Buena Vida Tapas, New Realm Brewing, and Two Urban Licks. DO NOT DISTURB CURRENT BUSINESS. ALL SITE VISITS MUST BE PRE-SCHEDULED WITH BROKER.

PROPERTY HIGHLIGHTS

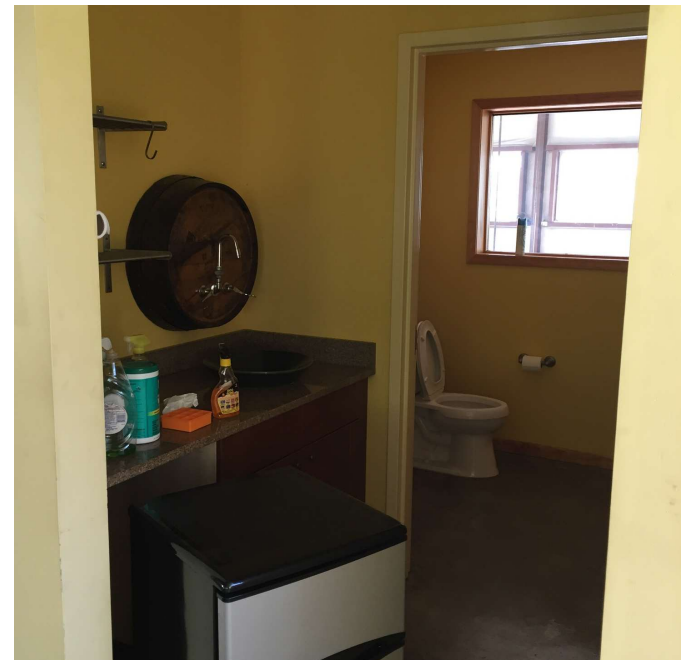
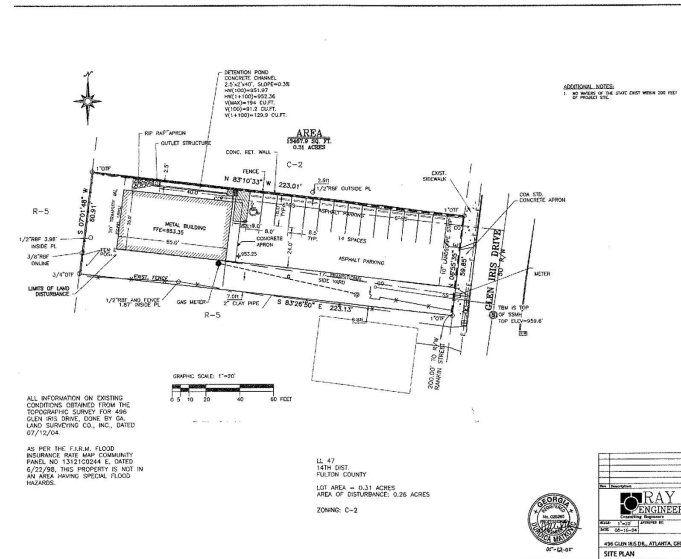
- Intown Hard-to-find Small Office/Warehouse
- 3,500 sf Freestanding Building
- 14 Parking Spots (4:1 parking ratio)
- 16' Ceilings
- Two Drive-In Doors
- DO NOT DISTURB CURRENT BUSINESS.

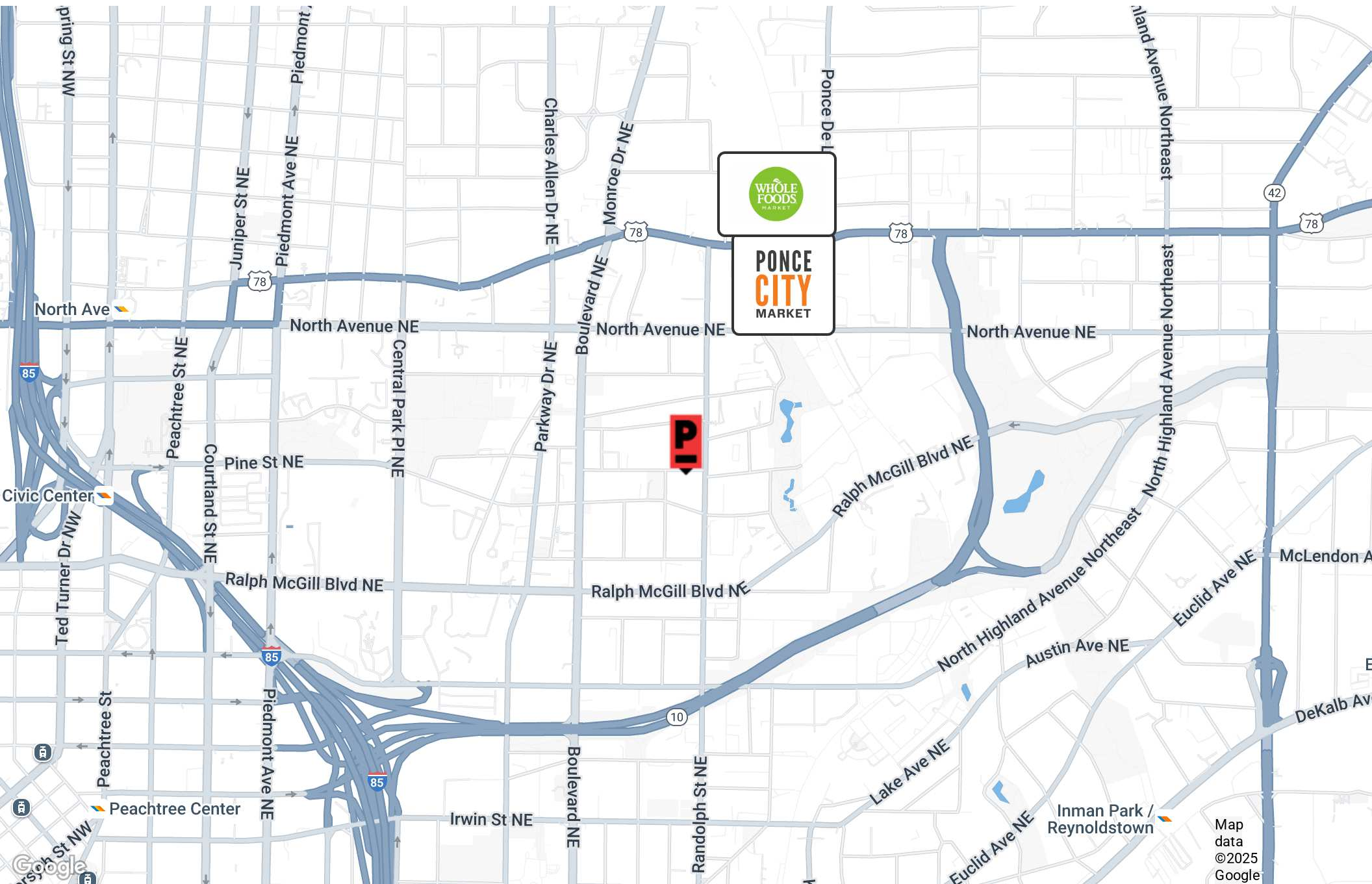
OFFERING SUMMARY

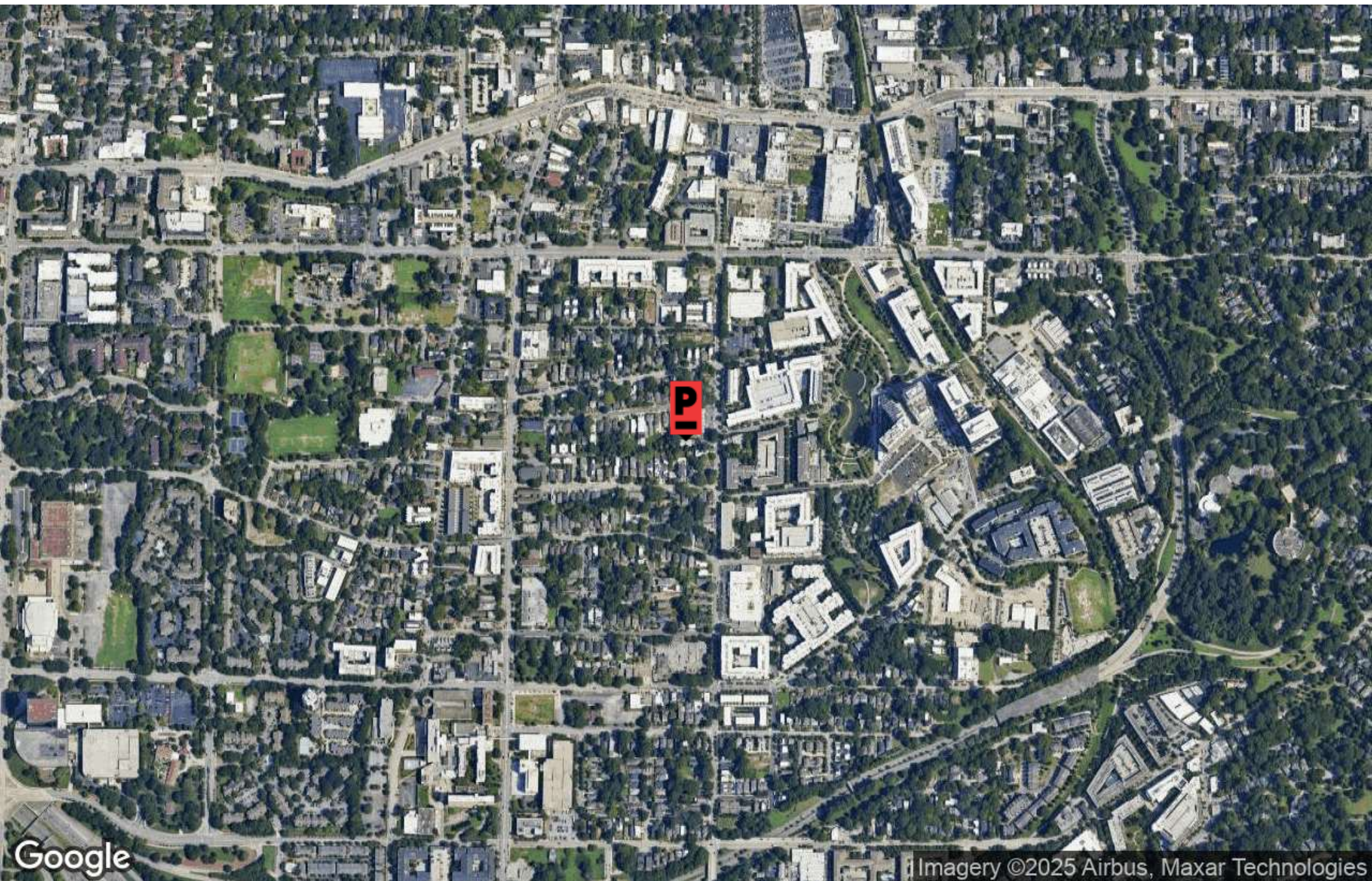
Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,500 SF
Lot Size:	12,918 SF
Building Size:	3,500 SF

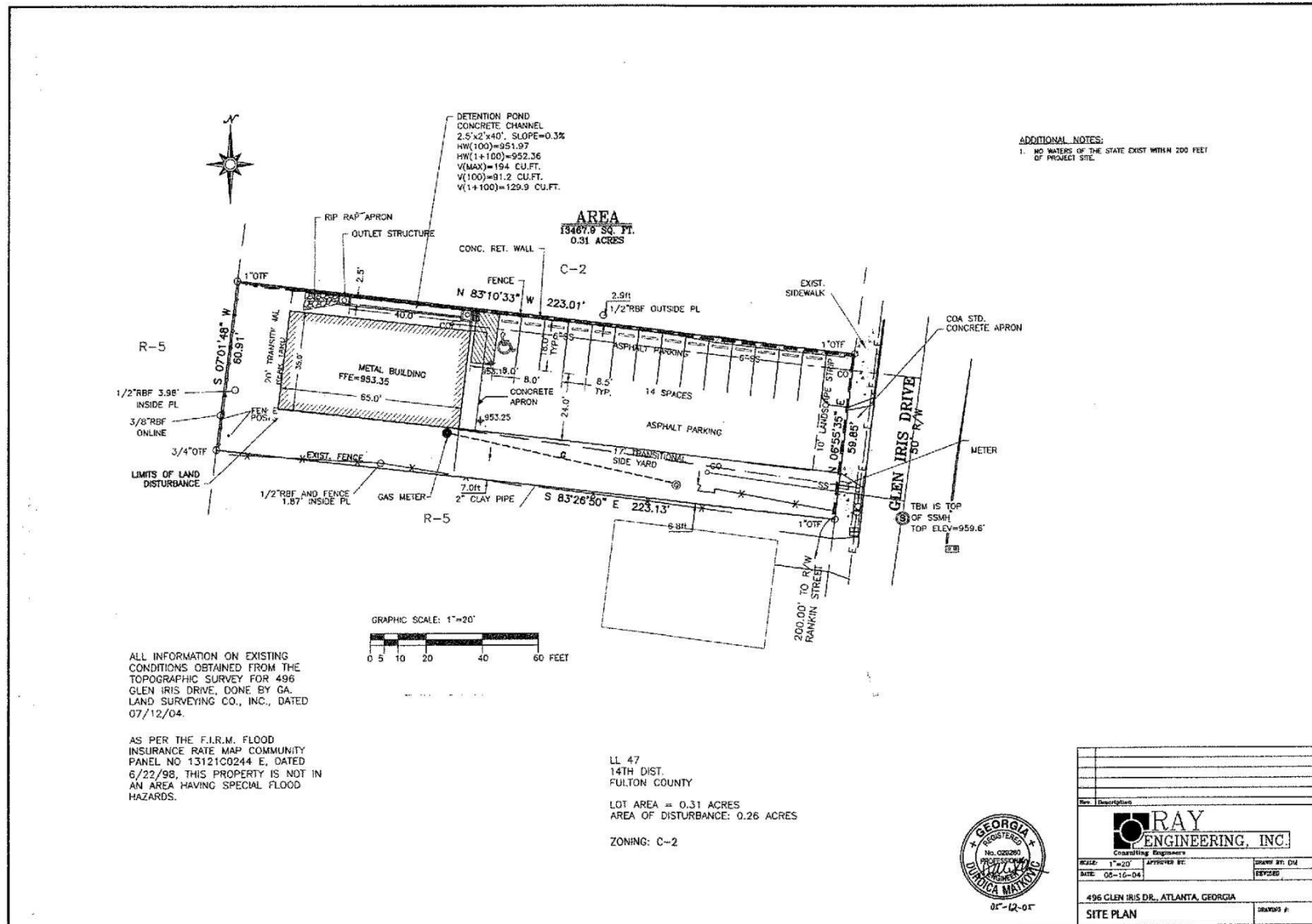
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,836	6,041	19,889
Total Population	4,855	9,965	33,814
Average HH Income	\$136,066	\$127,681	\$130,406

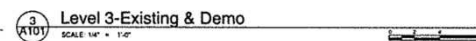
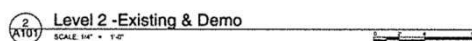








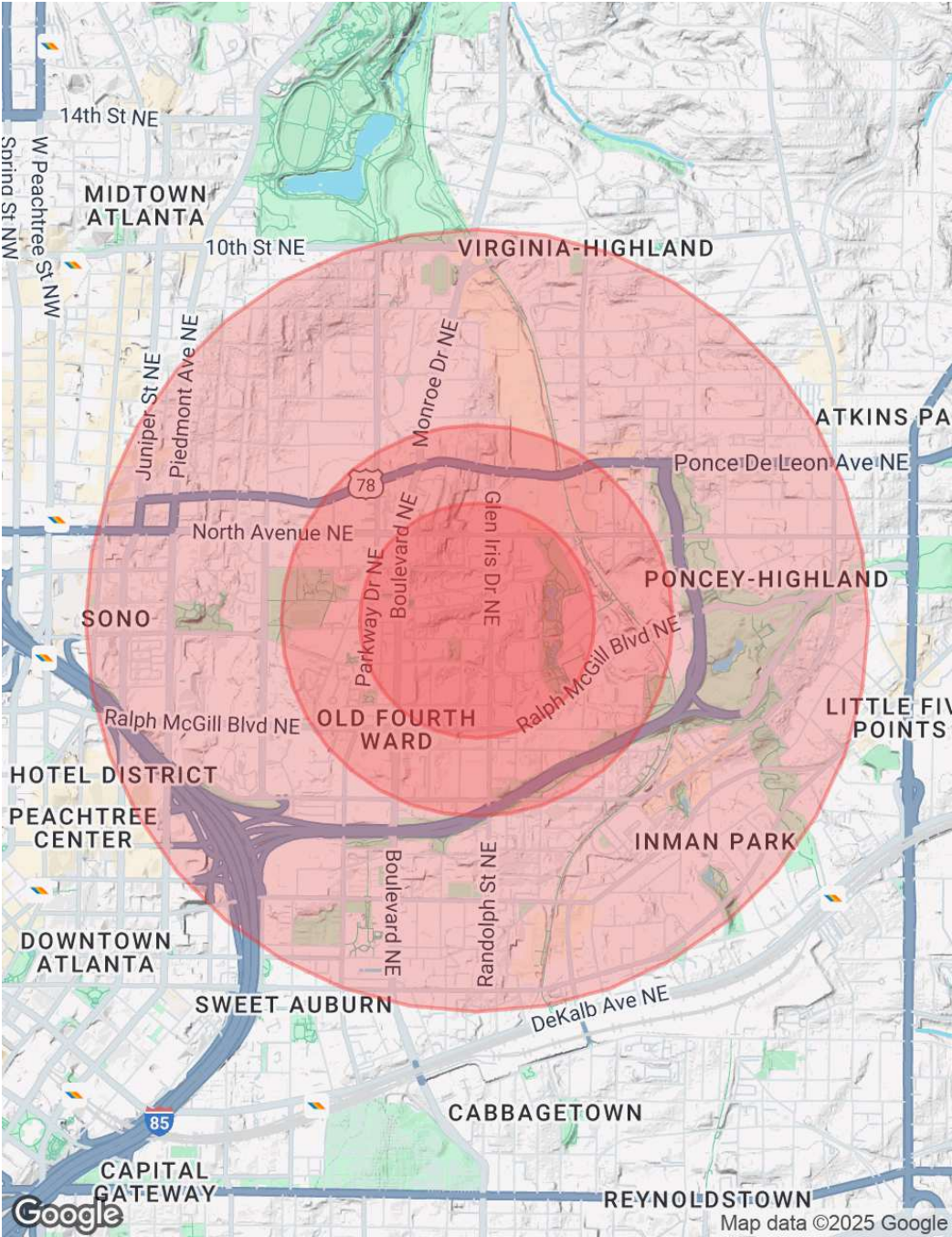




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,855	9,965	33,814
Average Age	34	36	37
Average Age (Male)	34	37	38
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,836	6,041	19,889
# of Persons per HH	1.7	1.6	1.7
Average HH Income	\$136,066	\$127,681	\$130,406
Average House Value	\$941,846	\$844,427	\$746,764

Demographics data derived from AlphaMap





PHILIP COVIN

pcovin@pollockcommercial.com

Direct: **404.662.2212** | Cell: **404.863.4163**

PROFESSIONAL BACKGROUND

As Vice President of Pollock Commercial, Philip has specialized in intown Atlanta commercial real estate sales and leasing since 1999, including seller, buyer, tenant and landlord representation. Philip joined Pollock Commercial in 2012. With proven success in identifying and exceeding client goals, Philip is known for providing one-on-one service with a keen attention to detail.

Philip grew up in Blackshear, Georgia and graduated from The University of Georgia's Terry College of Business in 1995 with a Bachelor of Business Administration in Real Estate. He is an active member of the Atlanta Commercial Board of Realtors, where he has served on numerous committees and has been honored multiple times as the Board's Member of the Month, in addition to being a Life Member of the Million Dollar Club. He is also a professional actor who has appeared as a co-star on television shows like Ozark, Ms. Marvel, and Will Trent, and is a member of SAG-AFTRA.

Philip has served as a Board Trustee for the Atlanta Preservation Center, Freedom Park Conservancy, and currently serves on the Board of Easements Atlanta. He resides in Inman Park with his wife Amy and stepson.

MEMBERSHIPS

Georgia Licensed Real Estate Salesperson, 1999

Atlanta Commercial Board of Realtors (ACBR)

Member of the Month, 2004, 2012 & 2022

Community Service Committee

Forms Committee (Past Chair)

Million Dollar Club Life Member

National Association of Realtors (NAR)

Georgia Association of Realtors (GAR)



Let's get this leased.

Philip Covin

pcovin@pollockcommercial.com

O| (404) 662.2212 M| (404) 863.4163

POLLOCK

CORFAC
INTERNATIONAL

No warranty or representation, express or implied, is made as to the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.