



1599 Howell Mill Road NW

Atlanta, GA 30318

High Traffic/Visibility Corner Site

Two Buildings | ±4,058 SF

Zoned MRC-2 | BeltLine Overlay



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PROPERTY HIGHLIGHTS

Unique opportunity to purchase two commercial buildings with excellent visibility and high exposure on busy Howell Mill Road on the Upper Westside of Atlanta. The main structure consists of $\pm 3,400$ SF and is currently being used as group housing by a local non-profit organization. There is an additional structure in the rear consisting of approximately ± 658 SF that was previously used as a 1-bedroom apartment with a garage underneath. There is also a lockable storage shed in the rear. The property is zoned MRC-2 in the BeltLine Overlay allowing for multiple potential uses. Please see link below to zoning uses and restrictions.

The property is surrounded by heavy commercial uses on both sides of Howell Mill Road and is highly walkable to nearby restaurants and retail with the future Westside BeltLine Trail just a few blocks away. Easy access to MARTA busline service, I-75, West Midtown and more.

MAIN STRUCTURE:

- Approximately $\pm 3,400$ SF of living space
- Large covered front porch
- Consists of 8 bedrooms, 3 bathrooms, kitchen, office, laundry, large living room and dining area
- Central HVAC throughout
- Sprinklered for fire safety

REAR STRUCTURE:

- ± 658 SF living space
- Includes a 1 bed/1 bath apartment
- Drive under garage

KEY FEATURES:

- ± 0.195 acre corner site
- Zoned MRC-2, BeltLine Overlay: [LINK](#)
- High exposure with traffic counts on Howell Mill Road of over 23,100 cars/day



ADDRESS:
1599 HOWELL MILL ROAD
ATLANTA, GA 30318



TOTAL BUILDINGS SF:
 $\pm 4,058$ SF



PURCHASE:
\$850,000

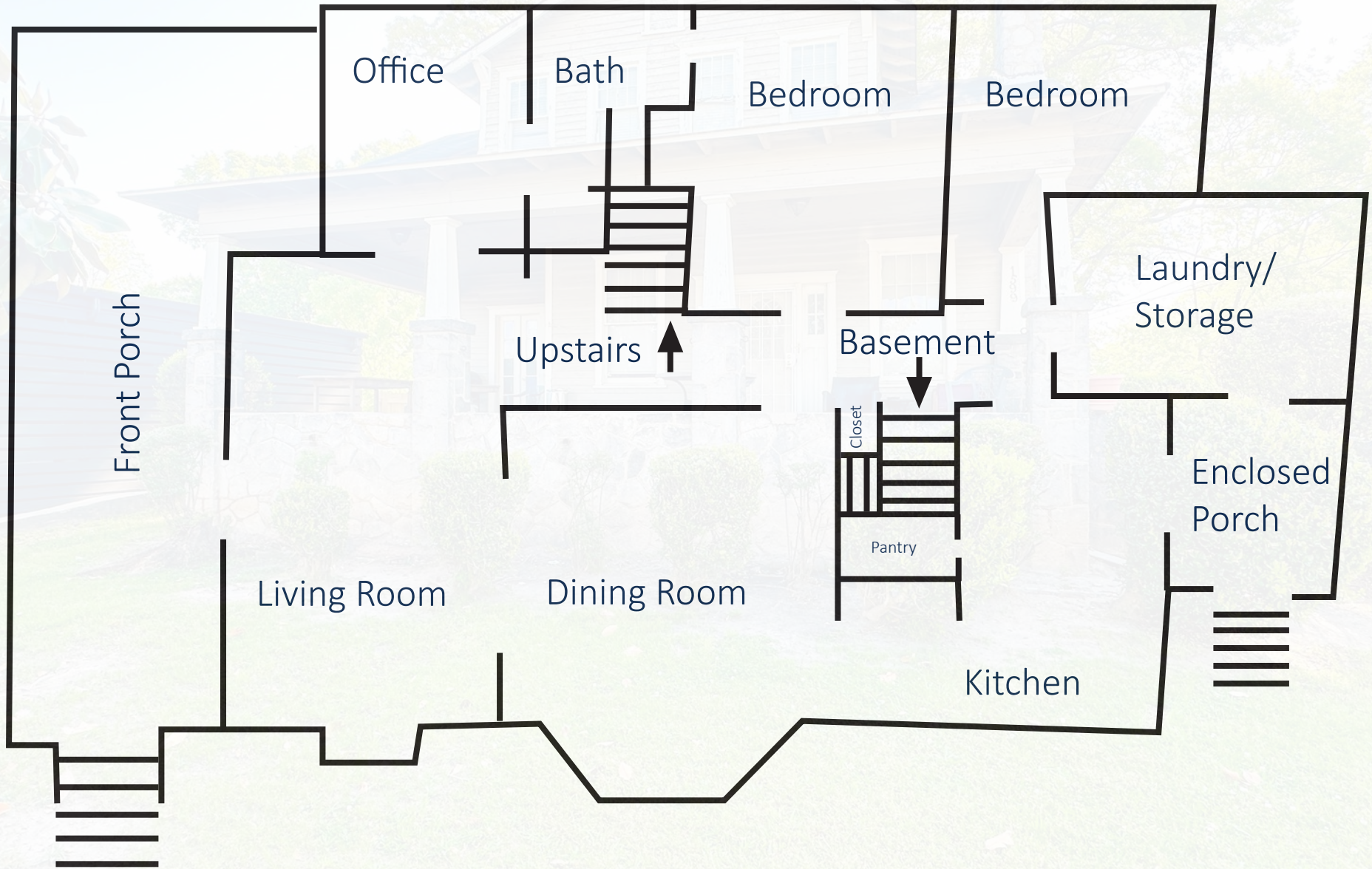


MRC-2
BELTLINE OVERLAY

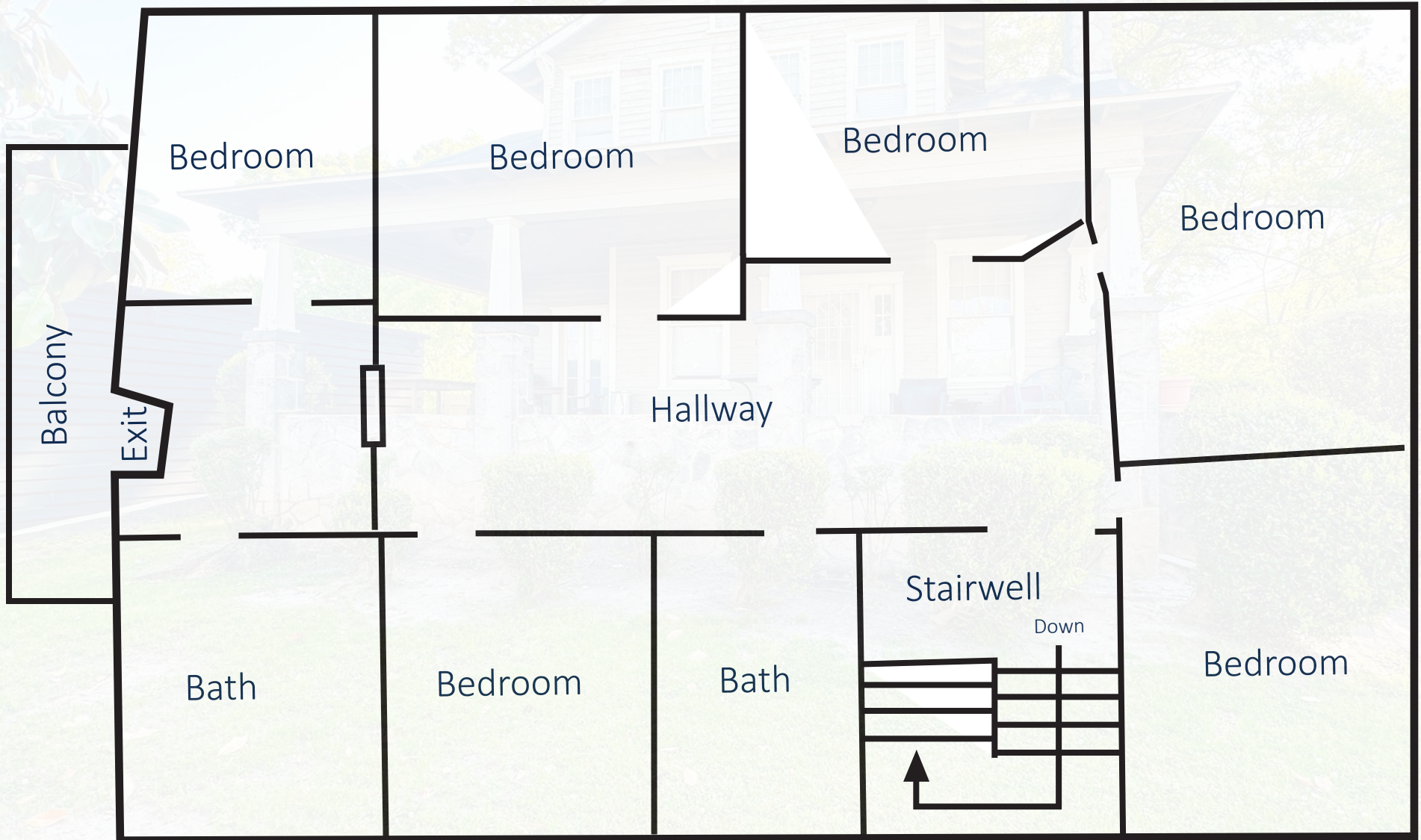


2 FLOORS

MAIN STRUCTURE - FIRST FLOOR - FLOOR PLAN



MAIN STRUCTURE - SECOND FLOOR - FLOOR PLAN





EXTERIOR PHOTOS (MAIN STRUCTURE)





EXTERIOR PHOTOS (REAR STRUCTURE)





INTERIOR PHOTOS



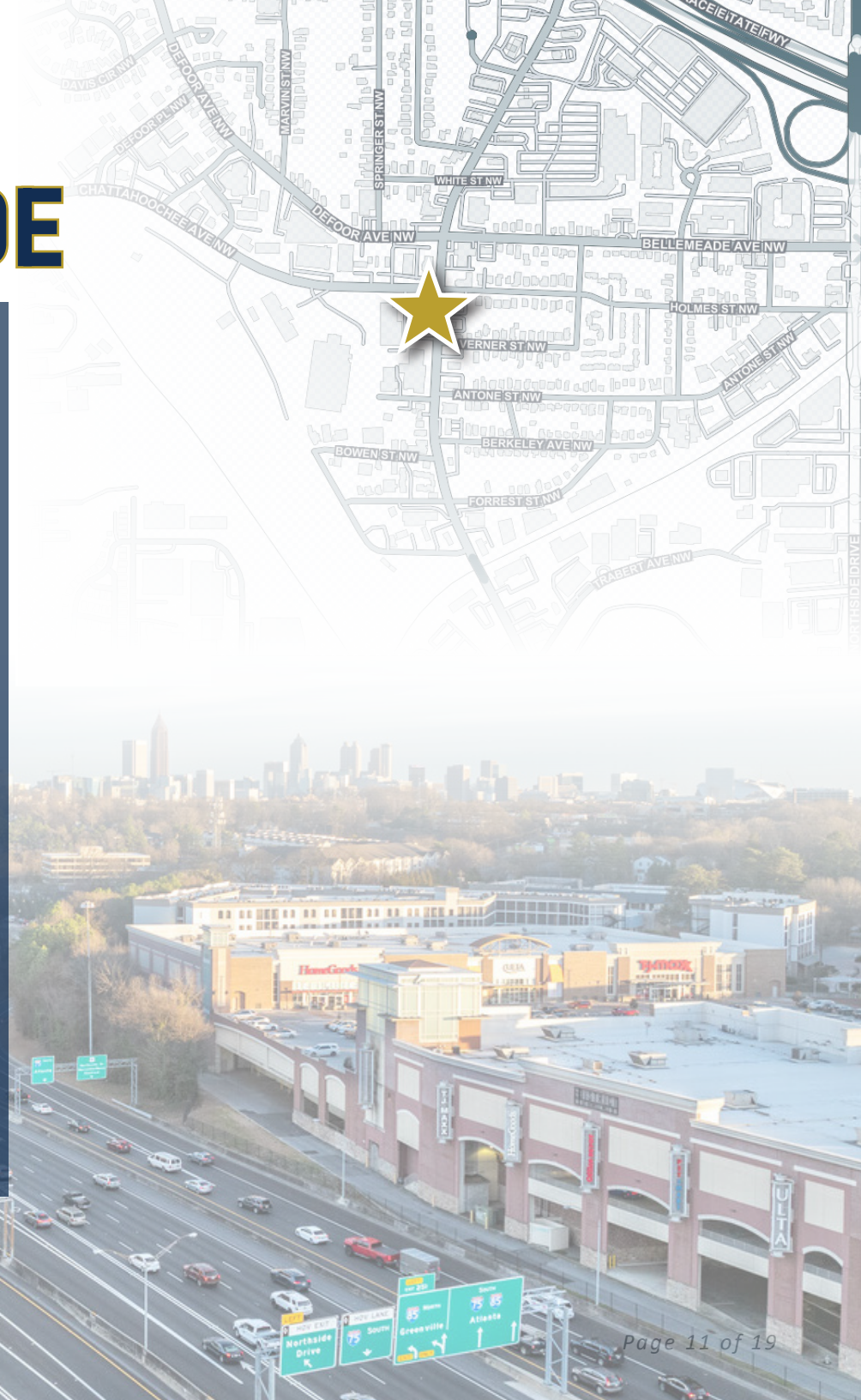


INTERIOR PHOTOS

MEET US ON THE **WESTSIDE**

The Westside of Atlanta, Georgia, is a dynamic and rapidly evolving area that has become a hub for creativity, culture, and innovation. Located just a short distance from downtown Atlanta, the Westside offers a unique blend of historic charm and modern amenities. This vibrant neighborhood is in close proximity to major attractions in Atlanta, making it a desirable area for residents and visitors alike.

Within a short drive from the Westside, you can easily access popular destinations such as the Georgia Aquarium, World of Coca-Cola, and Centennial Olympic Park. Additionally, the bustling nightlife and entertainment options in Midtown and Buckhead are just a stone's throw away. The Westside's convenient location near major highways and public transportation hubs also provides easy access to other parts of the city, including the BeltLine trail, Piedmont Park, and the Mercedes-Benz Stadium. Whether you're looking to explore cultural landmarks, enjoy outdoor activities, or indulge in shopping and dining experiences, the Westside of Atlanta offers a prime location with quick access to the best that the city has to offer.



IN THE AREA

THE WORKS

The Works is a popular mixed-use development in Atlanta that includes office space, retail shops, dining options, and community events. It is known for its innovative design, creative atmosphere, and diverse offerings that cater to a range of interests. The Works serves as a hub for local businesses, culture, and entertainment, contributing to the vibrant and dynamic landscape of Atlanta's neighborhoods.



WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant options to the neighborhood and also offered sustainable residential living at its finest.



ATLANTIC STATION

Atlantic Station is a mixed-use neighborhood located in Atlanta, Georgia, featuring a blend of residential, retail, dining, and entertainment options. It is known for its outdoor shopping area, restaurants, and vibrant community events. Atlantic Station also offers green spaces, office buildings, and a movie theater, making it a popular destination for both locals and visitors.



BOBBY JONES GOLF COURSE

Bobby Jones Golf Course is a historic public golf course located in Atlanta, Georgia. It is named after the legendary golfer Bobby Jones, who co-designed the course. The course features 18 holes and is known for its challenging layout and beautiful scenery, making it a popular destination for golfers of all skill levels.



GEORGIA TECH

Georgia Tech, officially known as the Georgia Institute of Technology, is a prestigious public research university located in Atlanta, Georgia. Known for its strong programs in engineering, computing, and the sciences, Georgia Tech is a top-ranked institution both nationally and globally. The campus features modern facilities, cutting-edge research centers, and a vibrant student community, making it a hub for innovation and academic excellence.



PIEDMONT ATLANTA HOSPITAL

Piedmont Atlanta Hospital is a leading hospital located in the heart of Atlanta, Georgia, known for its high-quality healthcare services and patient-centered care. The hospital offers a wide range of medical specialties and advanced treatment options, including cancer care, heart services, and organ transplantation. With state-of-the-art facilities, experienced medical staff, and a commitment to excellence, Piedmont Atlanta Hospital is a trusted healthcare provider in the region.





STARBUCKS
 PETSMART
 T.J. MAXX
 GINYA IZAKAYA
 LITTLE AZIO

KROGER
 AMERICAN DELI
 ARBY'S
 TACO BELL
 WENDY'S
 LA PARRILLA

ATLANTIC STATION

ATHLETA
 BANANA REPUBLIC
 DILLARD'S
 DSW
 GAP
 OLD NAVY
 PUBLIX

TARGET
 CALIFORNIA PIZZA KITCHEN
 CHICK-A-BIDDY
 MEEHAN'S
 SALATA
 YARD HOUSE
 REGAL CINEMAS

THE WORKS

BANH MI STATION
 BAKED COFFEE
 MOCHINUT
 HIPPIE HIBACHI
 KARV KITCHEN
 MUSHI NI
 SELVASANA
 SMOKED PEARL

LA LUZ
 SAKURA
 MORELLI'S
 MOZZABELLA
 MALLO
 WTF
 UNBELIBUBBLE
 DOUGS BBQ

SUBJECT PROPERTY

WESTSIDE PROVISIONS DISTRICT

ANTHROPOLOGIE
 BRASH COFFEE
 BRICK + MORTAR
 FREE PEOPLE
 JCT. KITCHEN & BAR
 JENI'S ICE CREAM
 LITTLE TROUBLE
 LULULEMON

MARCEL
 ORMSBY'S
 PURE BARRE
 ROOM & BOARD
 TAQUERIA DEL SOL
 WEST EGG CAFE
 YEAH! BURGER

BARTACO
 THE OPTIMIST
 MILLER UNION
 SIX FEET UNDER
 LA FONDA
 SUBLIME DONUTS
 ANTICO
 COOKS & SOLDIERS
 BARCELONA WINE BAR

WEST MIDTOWN

WESTSIDE BELTLINE CONNECTOR

ATLANTA DOWNTOWN

MIDTOWN Atlanta

V A
 H I
 DISTRICT

GEORGIA TECH

THE VARSITY

THE VORTEX

FOX THEATRE ATLANTA

State Farm ARENA

Coca-Cola

CNN

GEORGIA WORLD CONGRESS CENTER

GEORGIA STATE

O4W

Park Tavern

DEMOGRAPHICS



POPULATION			
1 MILE	3 MILES	5 MILES	
13,939	138,304	343,301	

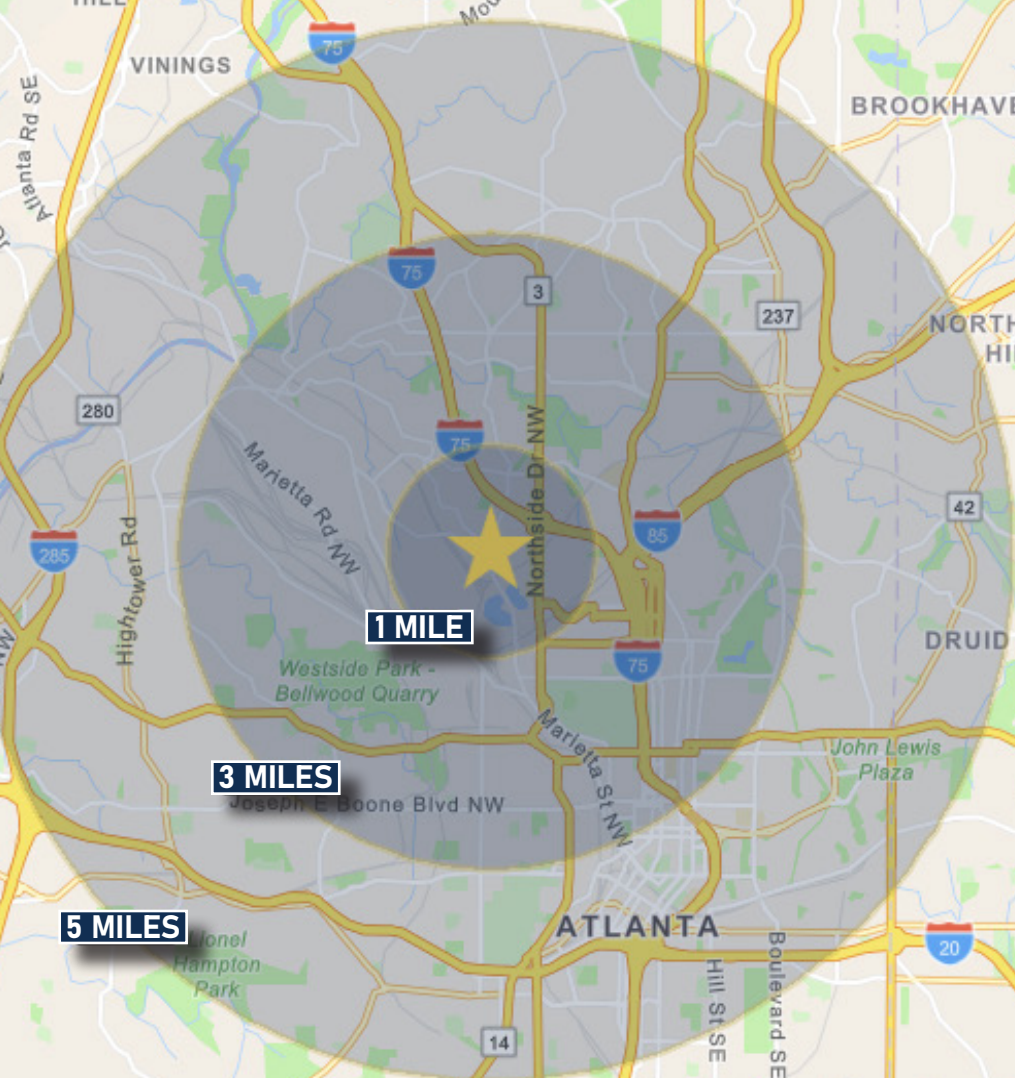


HOUSEHOLDS			
1 MILE	3 MILES	5 MILES	
8,232	68,241	167,661	



AVERAGE HOUSEHOLD INCOME			
1 MILE	3 MILES	5 MILES	
\$136,000	\$146,910	\$140,386	

Source: 2023 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO

#6
BEST CITIES FOR JOBS IN U.S.
WALLETHUB 2024

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#4
FASTEST GROWING
U.S. METRO (2010-2019)
FREDDIE MAC 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

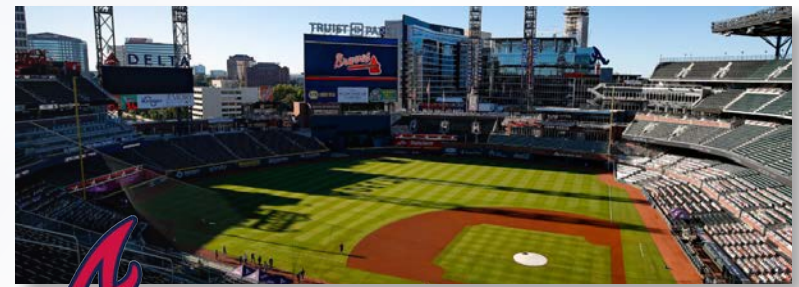
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

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SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

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The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

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26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



\$1.9

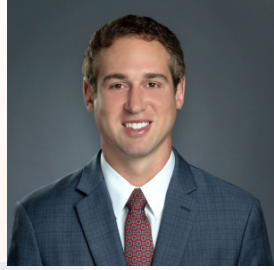
BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

LICENSED IN
8
SOUTHEAST
STATES

TEAM PROFILES



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MARKETING



SAM JENIA
MARKETING



TORI ROBB
MARKETING