

1605

Howell Mill Road

Rare Free-Standing
Building for Lease or Sale

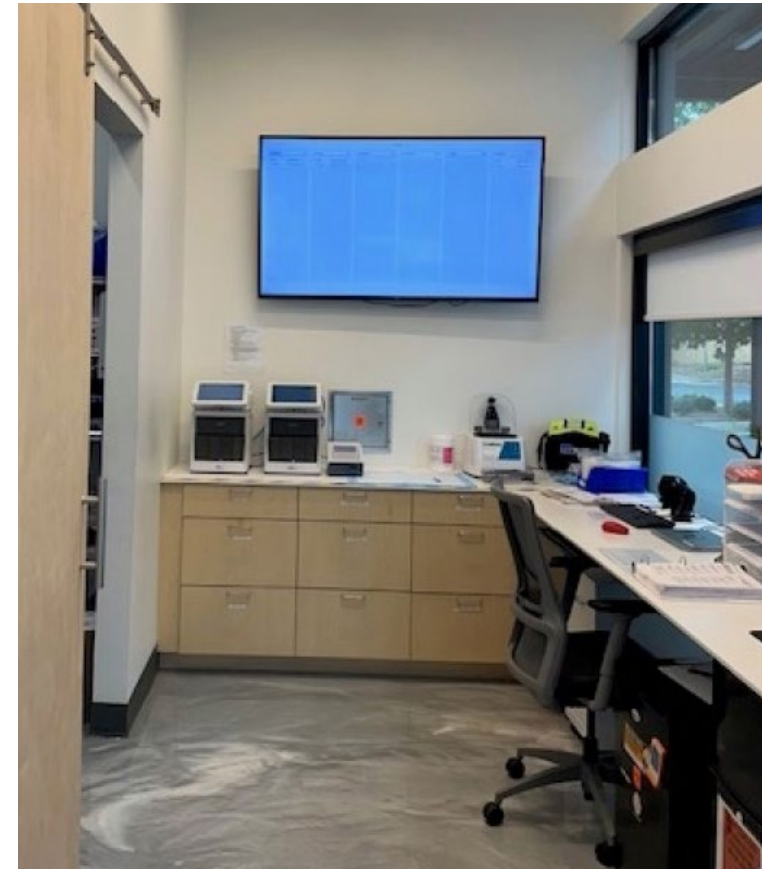


Exceptionally Located. Premium Exposure. At the Pulse of West Midtown

CBRE

Property Overview

Discover the rare opportunity of 1605 Howell Mill Road, an exceptional property located along the Howell Mill Road Corridor and at the bustling Chattahoochee Road intersection in West Midtown. With prime frontage, this 1,500 SF free-standing, single story building with a drive-thru attached allows for immense exposure and easily accessible from I-75. 1605 Howell Mill Road is currently outfitted for medical-use, but can easily be transitioned for retail. The property also is an highly-amenitized, population-dense area and continues to grow. The possibilities are endless and one you truly don't want to miss out on!



 1,500 SF, Single-Story Freestanding Building (Built in 2015)

 Attached Drive-Thru

 Highly Amenitized Area

 Exceptional Frontage & Exposure

 .40 AC Lot

 17 Parking Spaces

 Zoned: C1

 Rare Opportunity in West Midtown Neighborhood

 For Lease: \$175K NNN annually

 For Sale: \$2.6M

An Enriched & Proven Area



POPULATION

14,667

1 MILE

145,520

3 MILES

358,252

5 MILES

PROJECTED **2.14% GROWTH** WITHIN 1 MILE OVER NEXT 5



58%

ARE
SINGLE



HOUSEHOLDS

8,687

1 MILE

72,446

3 MILES

176,672

5 MILES

PROJECTED **2.46% GROWTH** WITHIN 1 MILE OVER NEXT 5



75%

HAVE A **BACHELOR'S**
DEGREE OR HIGHER



21%

ARE
GENERATION Z



41%

ARE
MILLENNIALS



17%

ARE
GENERATION X



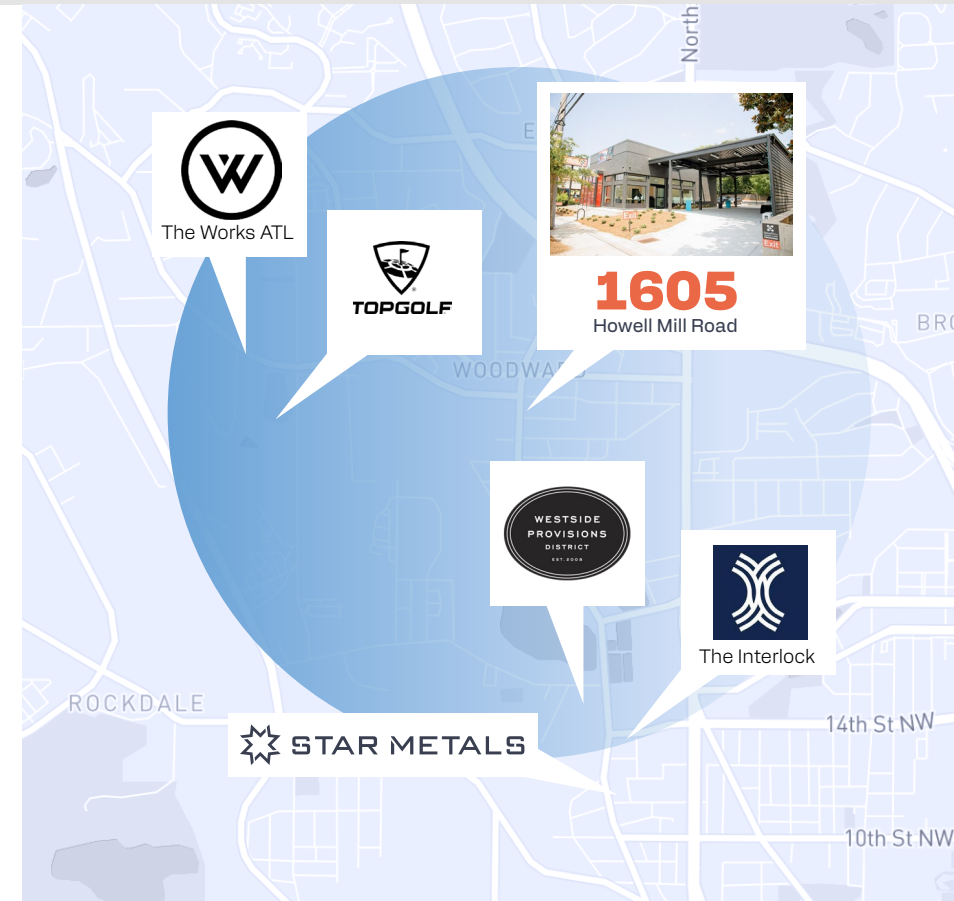
\$141K

IS THE AVERAGE
HOUSEHOLD INCOME

A Vibrant & Coveted Neighborhood

Renowned for its culinary gems and vibrant entertainment scene, Atlanta's West Midtown has transformed into a cutting-edge hub for creative offices, retail, restaurants, and housing. Development has continued to encourage population growth within the area and a neighborhood for young professionals to flock to - with Millennials & Gen Z making up 58% of the population make-up and an average household income of \$141K.

1605 Howell Mill is situated within a mile of neighborhood hotspots, such as The Works ATL, Top Golf, breweries, Westside Provisions District, The Interlock, & Star Metals. All offering an array of choice for dining, entertainment, live & work environments and leading to prime exposure for the asset - drawing in people from surrounding submarkets, as well.



A Prime Location with Endless Exposure







1605

Howell Mill Road

FOR MORE INFORMATION

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