

PACKAGE STORE | BUSINESS & REAL ESTATE AVAILABLE

1151 Chattahoochee Ave, Atlanta, GA 30318



Property Description

Largest package store available in Atlanta's Westside! Newly opened with state-of-the-art technology & security, this store has the infrastructure in place to become the largest and highest volume package store in Georgia. Both the business and real estate are for sale! The property includes a 20,000 SF building sitting on 1.3 AC, a large parking lot and plenty of outdoor space with patio potential! Two thirds of the building are comprised of the package store & warehouse receiving/storage area. The remaining 7,000 SF present a unique value-add opportunity to generate an additional 6 figure income stream. Perfect for a bar/lounge/tasting room/gaming/billiards/patio etc, this unused space offers the rare chance to turn this package store into an entertainment destination.

The immediate trade area is one of Atlanta's densest and most desirable amenity bases, including chef-driven restaurants cemented by three of Atlanta's five Michelin star restaurants, as well as multiple social and activity driven recreation destinations such as Top Golf, Fetch Dog Park, Bad Axe Axe Throwing, Putt Shack, and the Atlanta Pickleball Center.

Property Highlights

- 20,000 SF Building in Atlanta's Upper Westside
- 7,000 SF of unused space to generate additional income (bar/tasting room/gaming)
- 1.3 AC with large parking lot & outdoor space with patio potential
- Steel roll down security shutters
- Gravity feed system for all coolers, with rear access to load

OFFERING SUMMARY

Sale Price:	\$12,500,000
Lot Size:	1.3 Acres
Traffic Count:	14,100

DANNY GLUSMAN

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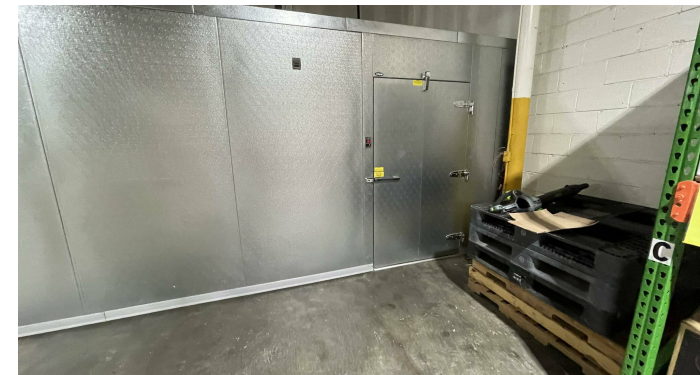
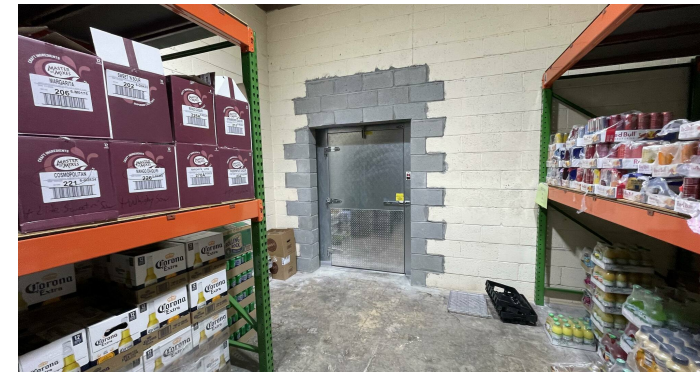
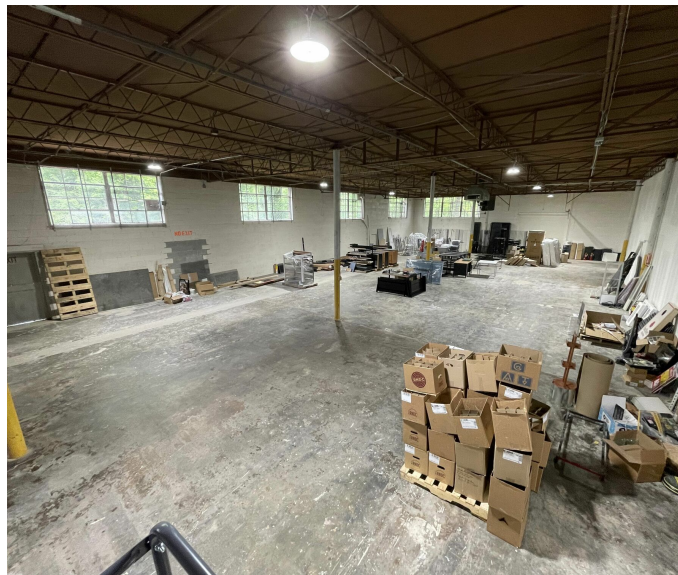
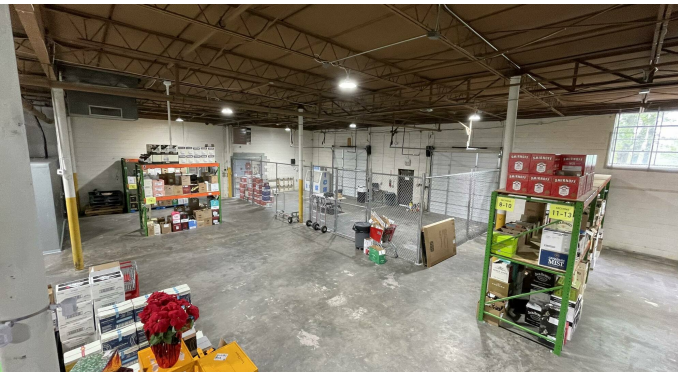
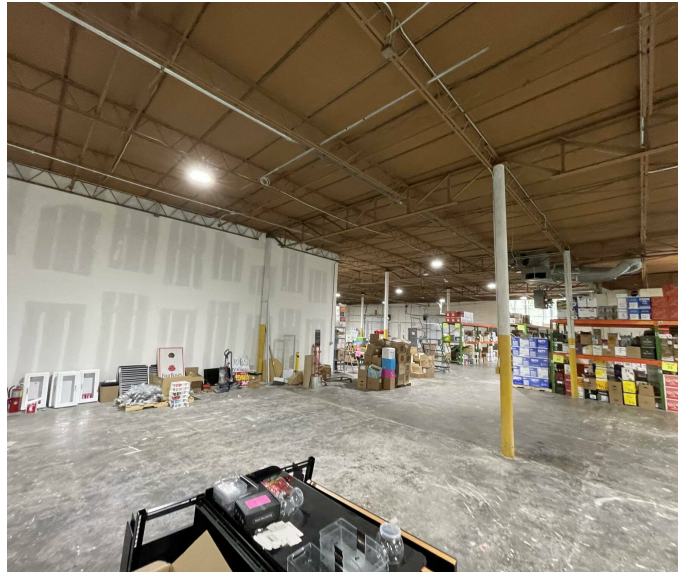
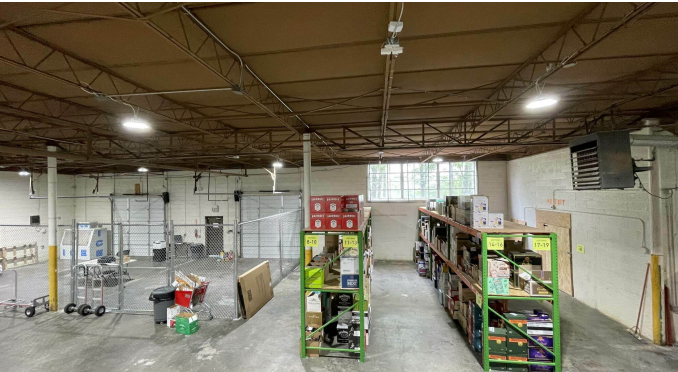
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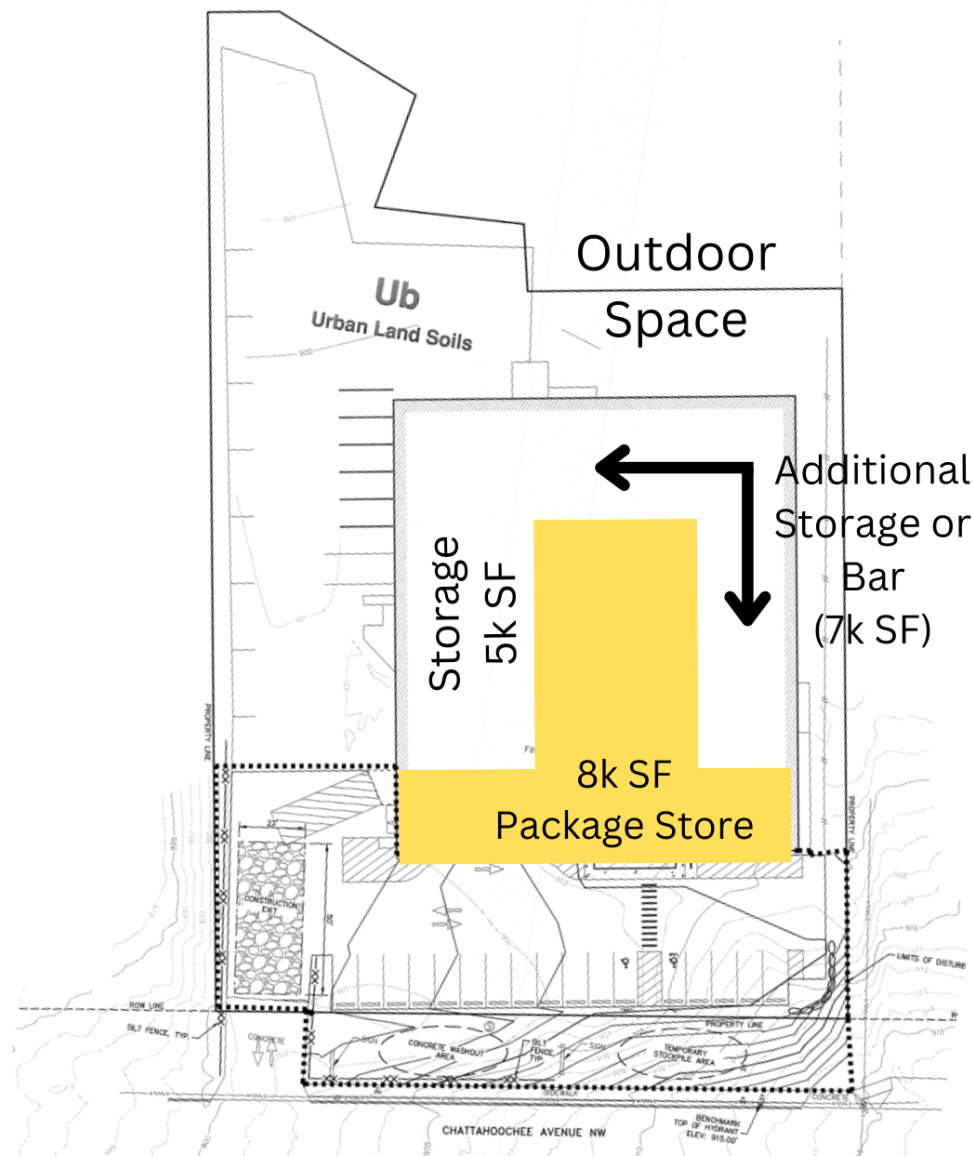
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West Midtown Submarket

West Midtown, also known as Atlanta's Westside, is undergoing a notable reinvention. Previously dominated by industrial landscapes, the area has now evolved into a vibrant hub featuring urban lofts, art galleries, live music venues, retail shops, restaurants, and contemporary office spaces. Situated just minutes away from Midtown and Buckhead, West Midtown maintains its industrial identity with many new developments restoring neglected factories and warehouses. As a result, the Westside stands out as a prime destination for living, working, and leisure.

Westside Atlanta is a culinary hub and offers diverse entertainment, from local breweries like 5 Seasons Brewery to Red Brick Brewing Company. This vibrant neighborhood attracts professionals, students, families, and couples, thanks to its dynamic atmosphere and variety of activities.



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Nearby Attractions

CHATTAHOOCHEE FOOD WORKS

31-vendor, 26,000 square-foot food hall and events space featured at the center of The Works. Highlighting the best of Atlanta's exciting food scene, the food hall features restaurant stalls, creative chef concepts, and the region's top culinary talent. Celebrity chef Andrew Zimmern and partner Robert Montwaid, creator of New York's Gansevoort Market, are the curators behind Chattahoochee Food Works.

TOP GOLF ATLANTA

Premier entertainment destination with climate-controlled hitting bays for year-round comfort with HDTVs in every bay and throughout our sports bar and restaurant.

COMPLEX WEST MIDTOWN

\$16-million Industrial Redevelopment with 20 different spaces — a mix of warehouse, office, and retail uses — carved from 105,000 total square feet.



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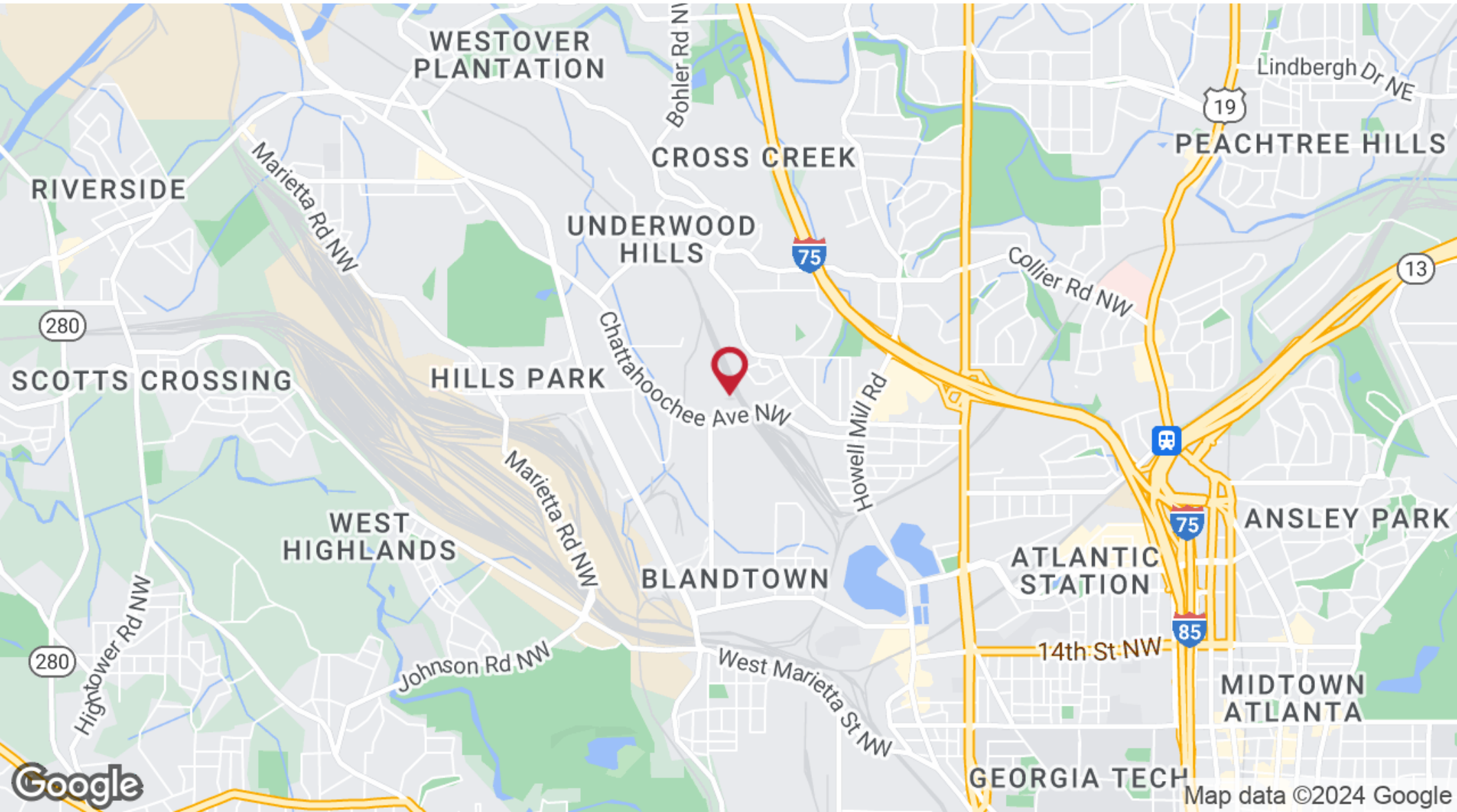
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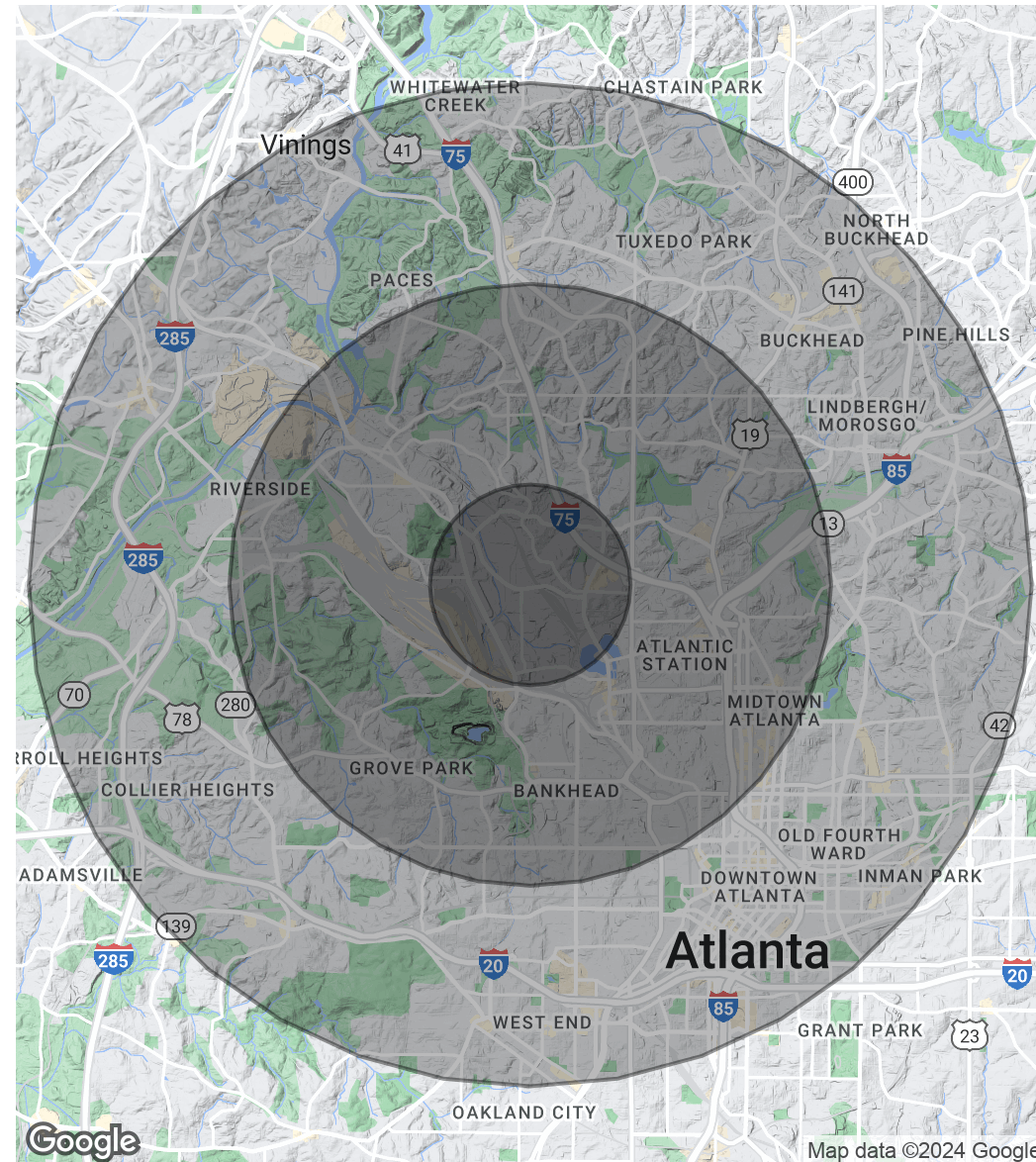
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,448	111,301	315,231
Average Age	31.5	34.8	35.5
Average Age (Male)	32.9	35.1	35.5
Average Age (Female)	29.8	33.5	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,785	58,476	168,319
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$102,952	\$113,655	\$105,073
Average House Value	\$247,241	\$364,450	\$352,463

2020 American Community Survey (ACS)



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