

# Cleveland and 85 Center

757 Cleveland Avenue SW, Atlanta, GA



**Available** 1,125 SF x 2  
**Rate** \$13.50 / SF  
**Type** NNN  
**Term** Negotiable

Located in Atlanta's busy Aerotropolis district, the gas station retail center at 757 Cleveland Ave SW features a Chevron station with a convenience store and additional retail tenants. Built in 2001 on a 1.26-acre lot, the center offers 7,500 SF of leasable space with two 1,125 SF spaces currently available. Positioned along a major bus line with excellent visibility and access, it's ideal for fuel, food, and service-based businesses in a high-traffic corridor.

## Features

- Anchored by Chevron
- Cleveland Avenue near I-85
- Great visibility
- Strong demographics and traffic
- Rent = \$1,266 / month
- NNN = \$1,045 / month

## Traffic Counts

- Cleveland Ave WB 9,245 VPD
- Cleveland Ave EB 8,701 VPD

2025 Regis Online

Demographics	1 Mile	3 Mile	5 Mile
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Population	9,554	75,071	193,790
Households	3,927	31,711	79,270
Avg Household Income	\$71,039	\$75,616	\$85,083

2025 Regis Online

## Leasing Information

770-338-2620

[leasing@majorsmgmt.com](mailto:leasing@majorsmgmt.com)



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## Majors Management, LLC

1255 Lakes Pkwy, #180  
Lawrenceville, GA 30043



Interior



Parking

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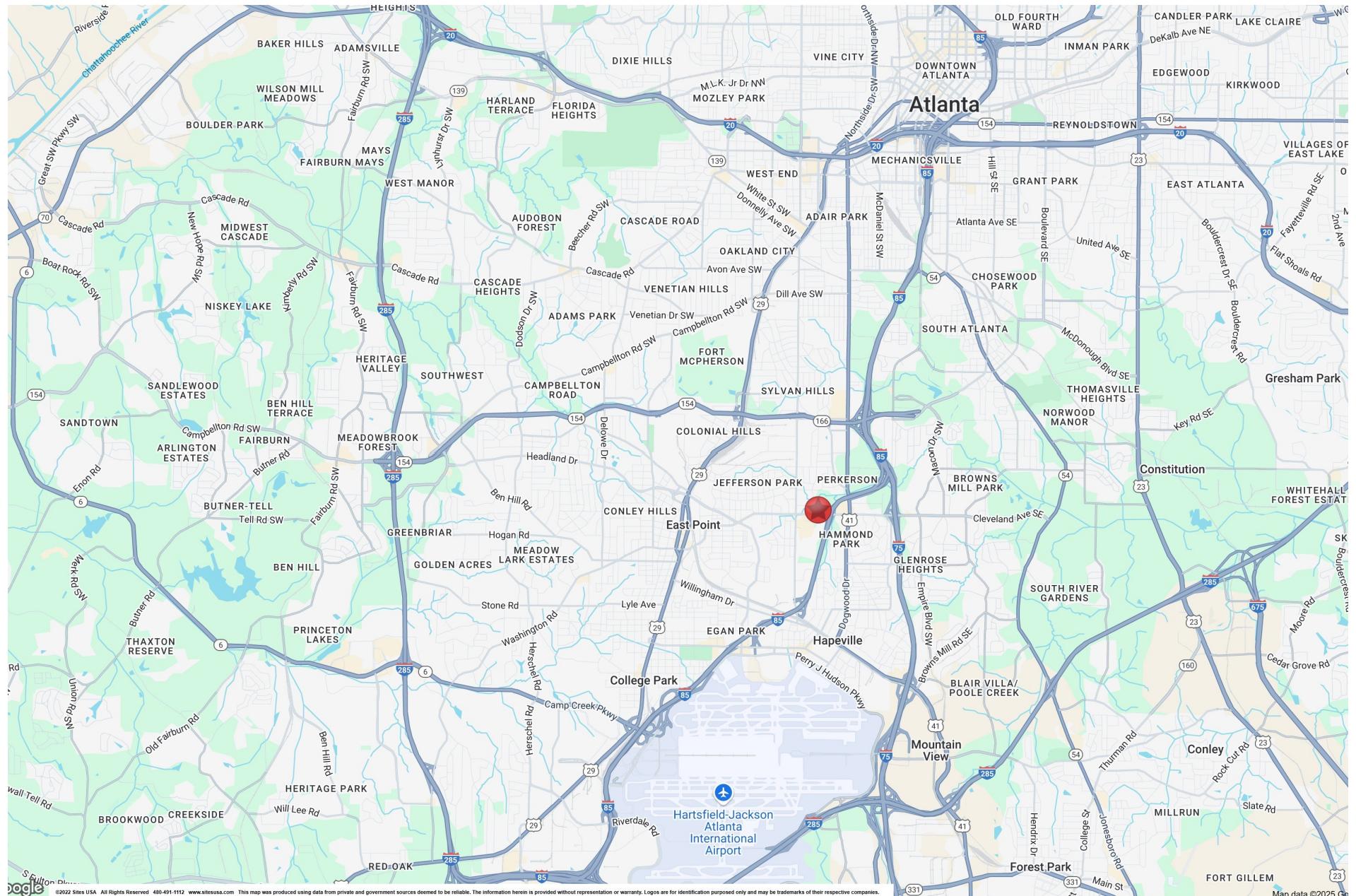


Interior



Exterior

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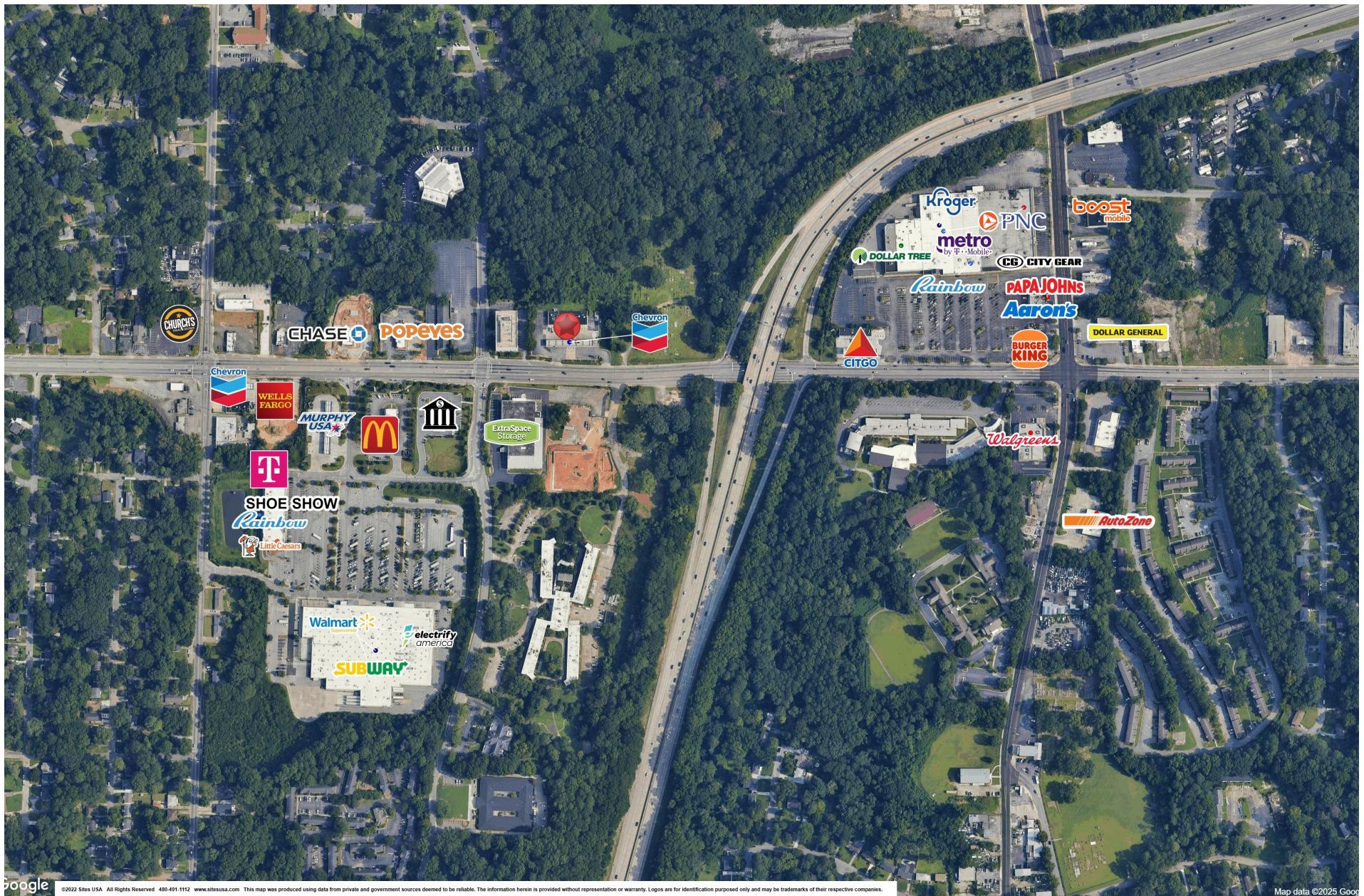


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MANAGEMENT**

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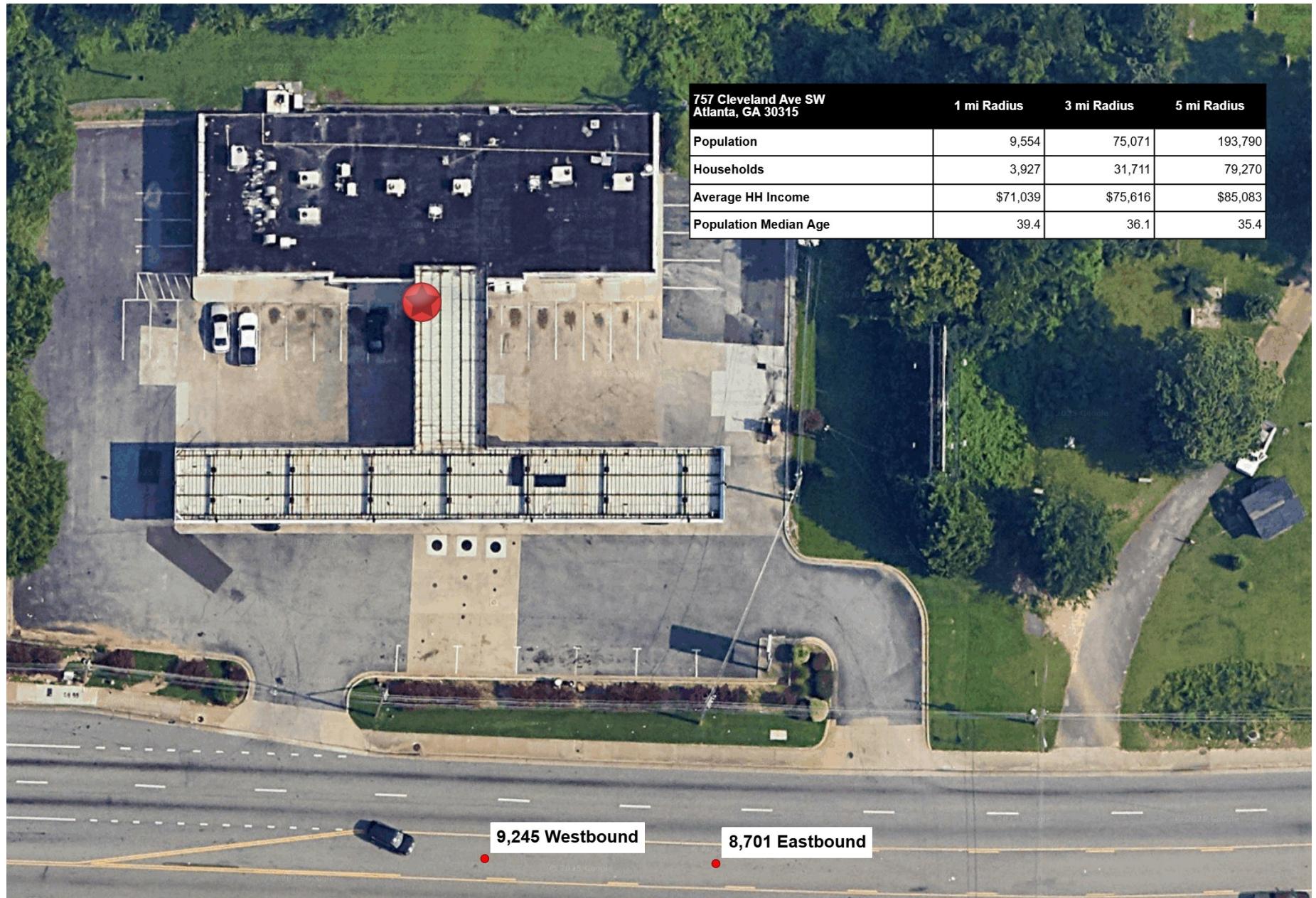
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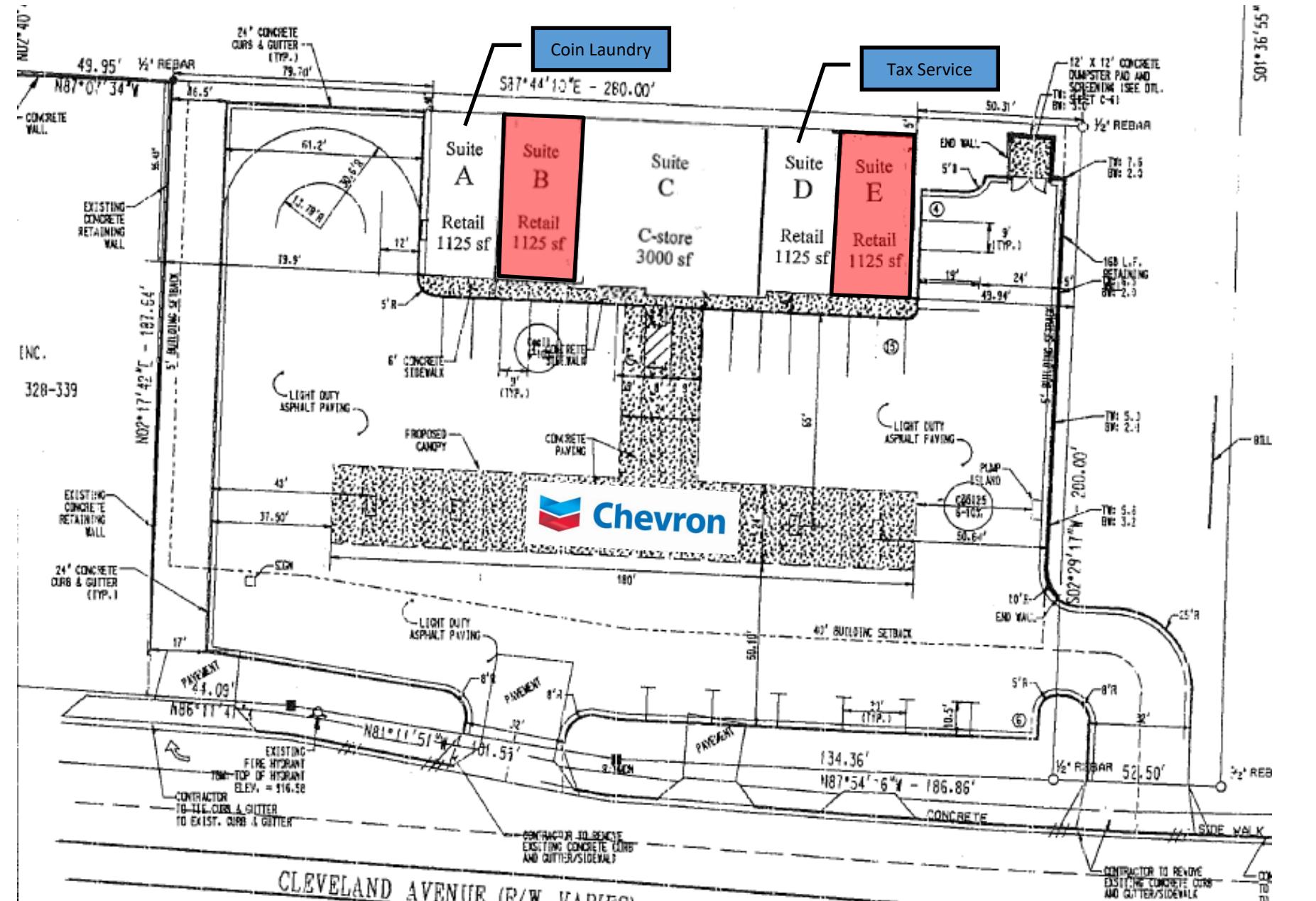
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757 Cleveland Ave SW Atlanta, GA 30315	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,554	75,071	193,790
2030 Projected Population	9,508	75,182	194,844
2020 Census Population	9,516	72,178	187,503
2010 Census Population	9,323	67,963	174,469
Projected Annual Growth 2025 to 2030	-	-	0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.7%
2025 Median Age	39.4	36.1	35.4
<b>Households</b>			
2025 Estimated Households	3,927	31,711	79,270
2030 Projected Households	3,949	32,098	81,162
2020 Census Households	3,845	29,714	73,102
2010 Census Households	3,612	26,921	66,041
Projected Annual Growth 2025 to 2030	0.1%	0.2%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	1.2%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	19.1%	18.9%	19.6%
2025 Estimated Black or African American	67.4%	70.0%	70.4%
2025 Estimated Asian or Pacific Islander	2.1%	1.7%	2.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2025 Estimated Other Races	10.7%	9.1%	7.6%
2025 Estimated Hispanic	11.8%	8.9%	7.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$71,039	\$75,616	\$85,083
2025 Estimated Median Household Income	\$55,904	\$60,057	\$64,541
2025 Estimated Per Capita Income	\$29,577	\$32,016	\$35,020

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