

Metropolitan Pkwy - Redevelopment Opportunity

REDEVELOPMENT OPPORTUNITY
IN SW ATLANTA

OFFERING MEMORANDUM

2794 Metropolitan Parkway SW
Atlanta, GA 30315



Metropolitan Pkwy - Redevelopment Opportunity

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

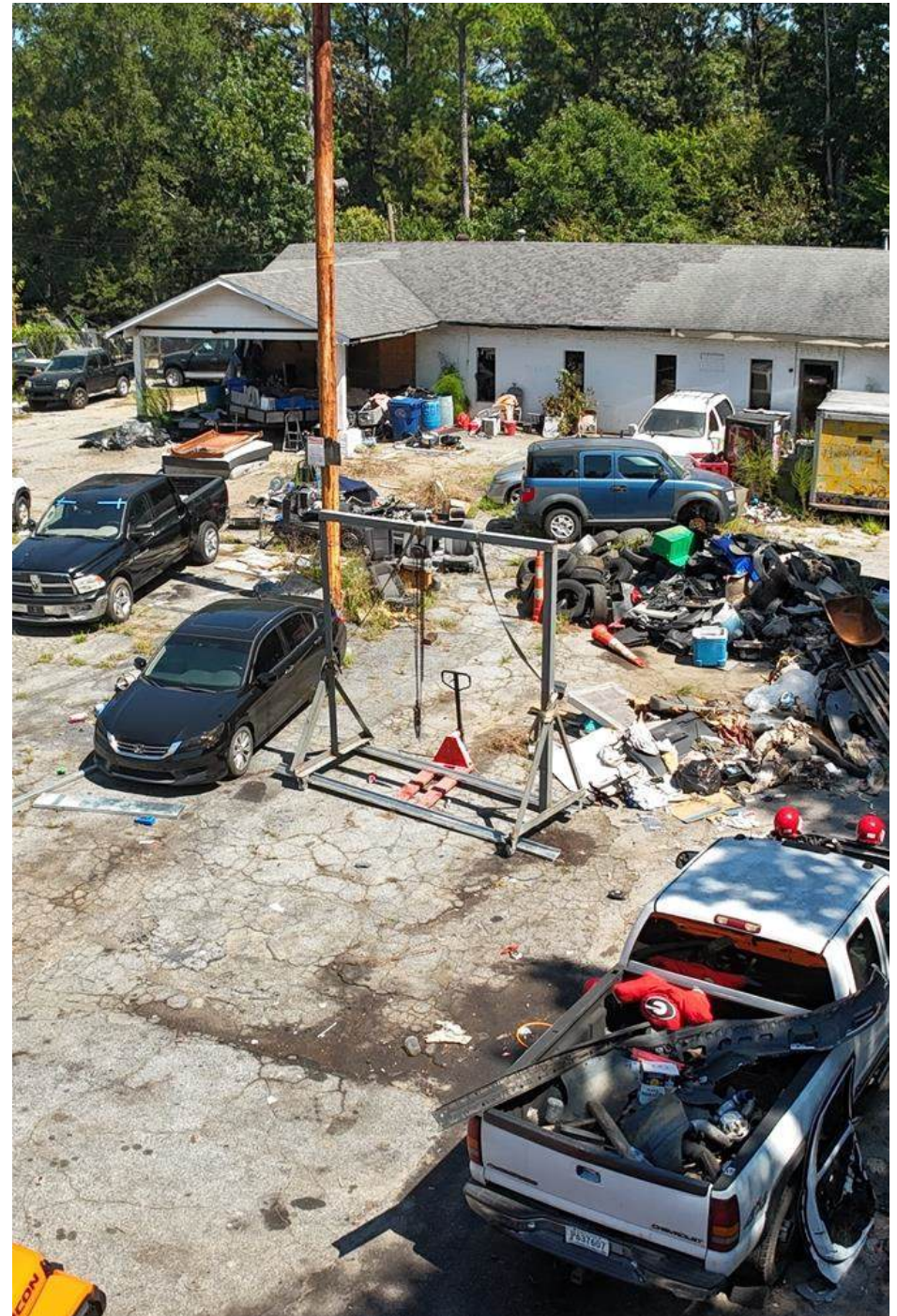
ADDRESS	2794 Metropolitan Parkway SW Atlanta GA 30315
COUNTY	Fulton
MARKET	Atlanta
SUBMARKET	SW Atlanta
BUILDING SF	2,896 SF
LAND ACRES	1.26
LAND SF	54,998 SF
YEAR BUILT	1966
YEAR RENOVATED	2020
APN	14-0093-0001-122-0
OWNERSHIP TYPE	Fee Simple

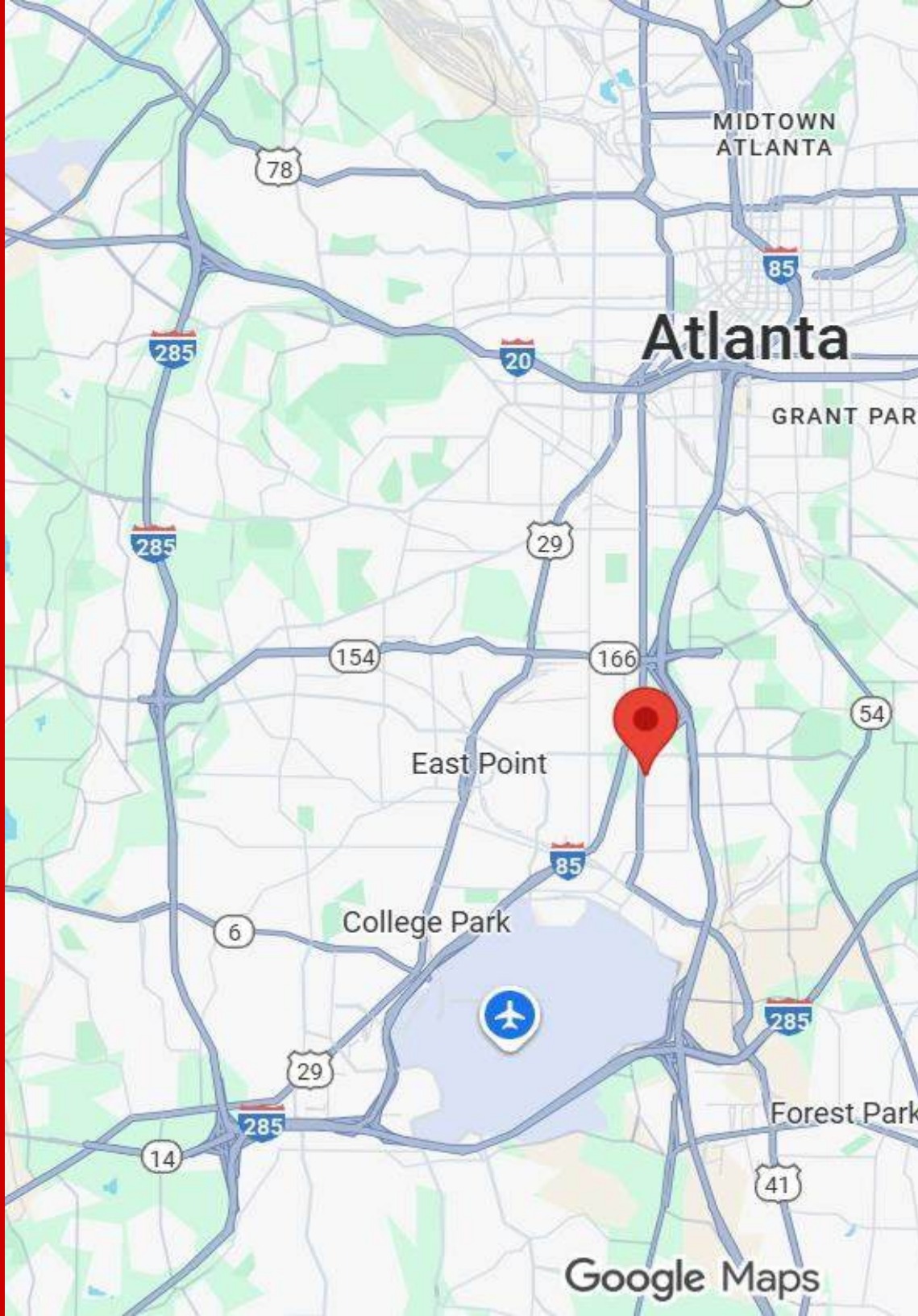
FINANCIAL SUMMARY

PRICE	\$395,000
PRICE PSF	\$136.40

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,556	63,291	190,192
2025 Median HH Income	\$48,161	\$58,237	\$56,684
2025 Average HH Income	\$68,652	\$75,686	\$86,023

- ****Invest Atlanta's Strategic Location Incentives**** Nestled within the Metropolitan Parkway Tax Allocation District (TAD #9), this property is primed for private investment opportunities. The TAD is a catalyst for infrastructure enhancements and commercial growth, making it an ideal spot for savvy investors looking to maximize their return on investment. Part of the Metropolitan Parkway Redevelopment Plan, this property is at the forefront of a Complete Street redesign initiative





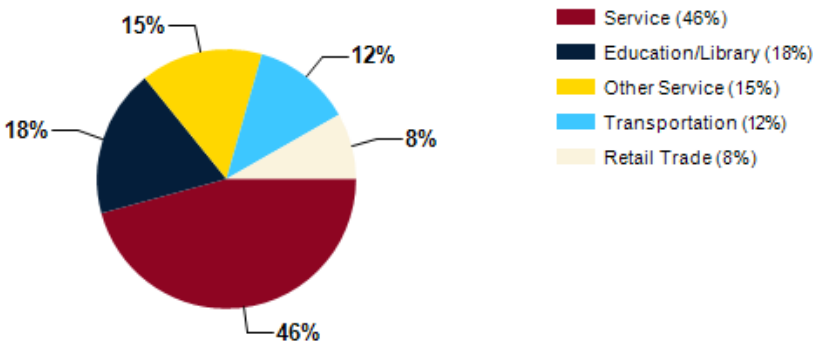
02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

- The property is located in the Cascade Heights neighborhood of Atlanta, known for its diverse community and vibrant cultural scene.
- Cascade Heights is situated near major transportation arteries, including Interstate 285 and Interstate 20, providing convenient access to other parts of the city.
- Nearby amenities include Cascade Springs Nature Preserve, a 135-acre park offering hiking trails and natural beauty, making it an attractive location for outdoor enthusiasts.
- The neighborhood is home to a mix of residential, commercial, and retail spaces, creating a dynamic environment for businesses and residents alike.
- Cascade Heights is known for its historic architecture and tree-lined streets, contributing to its charm and appeal as a desirable place to live and work.

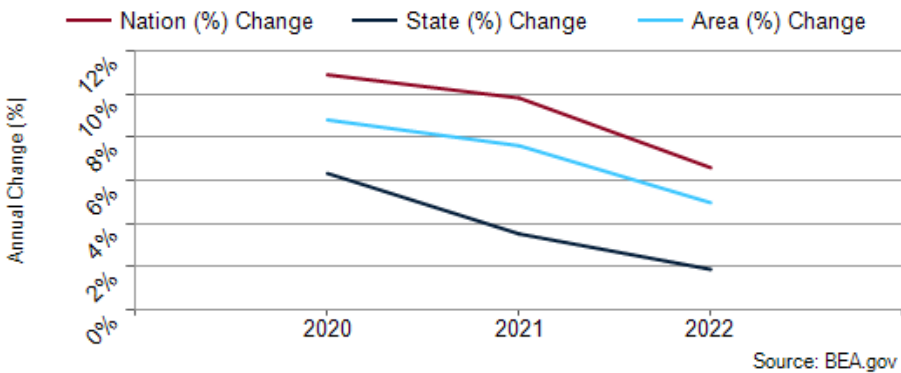
Major Industries by Employee Count

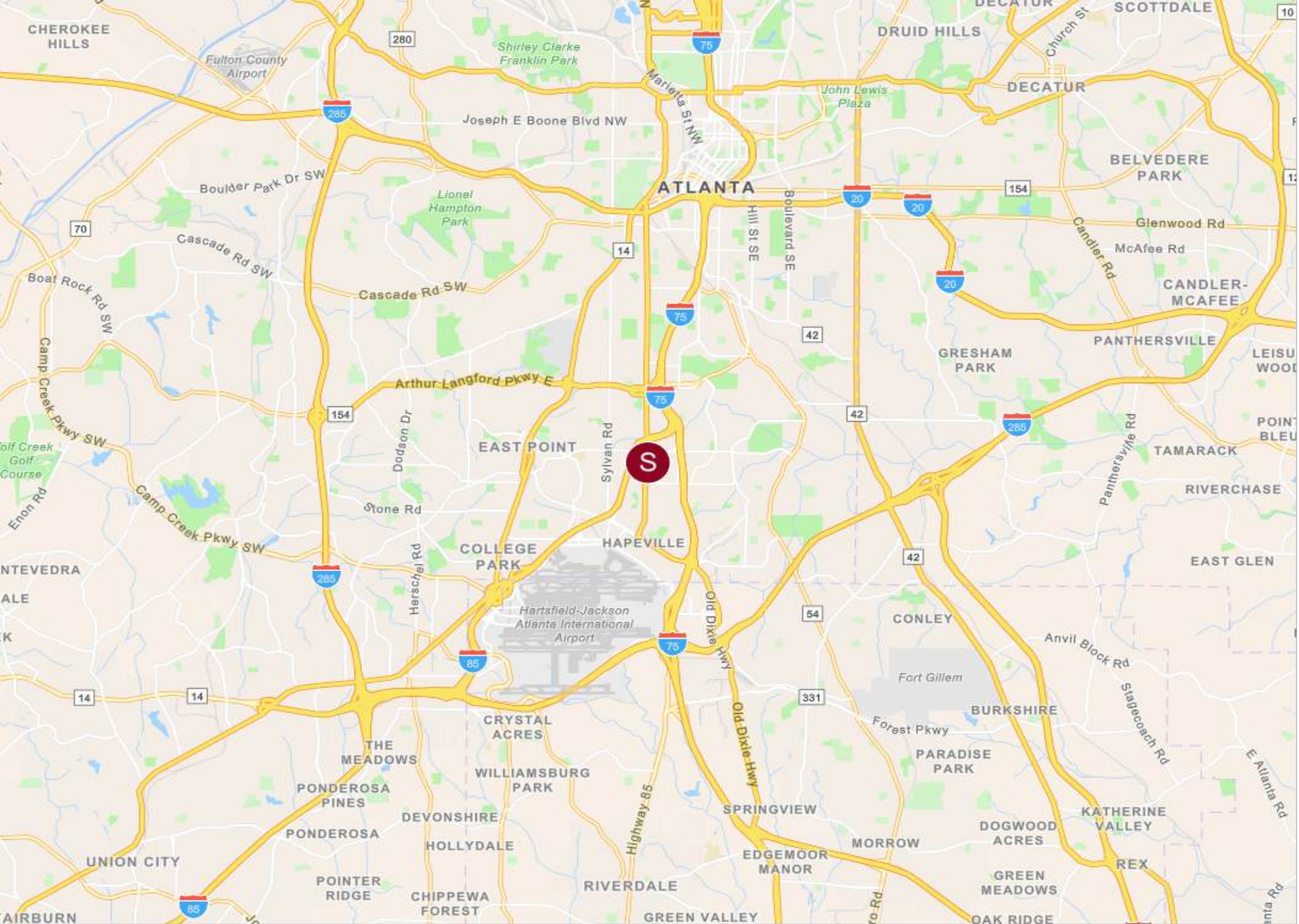


Largest Employers

Delta Air Lines	34,500
Emory University & Emory Healthcare	32,095
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
WellStar Health System	15,353
The Kroger Co.	15,000

Fulton County GDP Trend





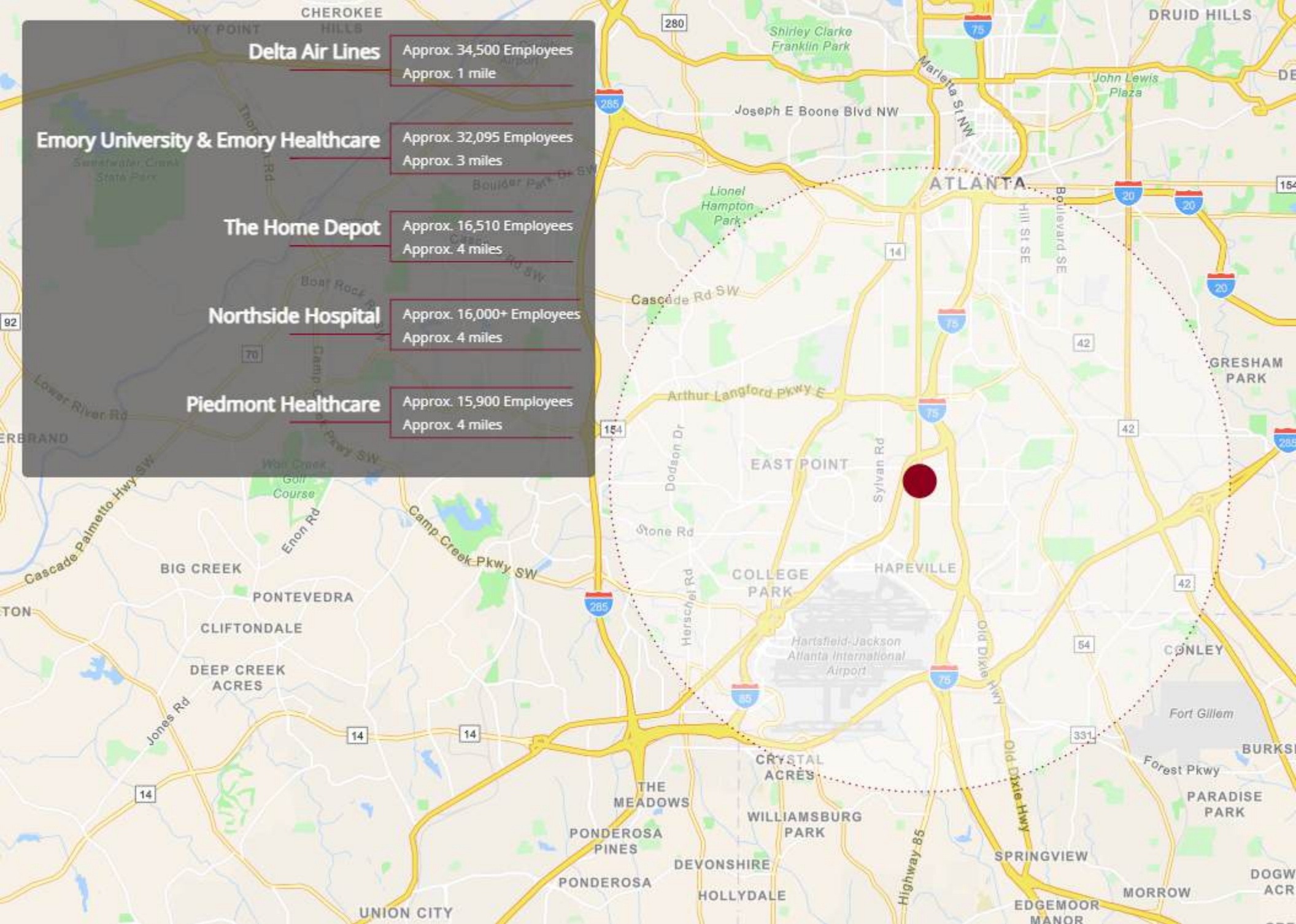
Delta Air Lines Approx. 34,500 Employees
Approx. 1 mile

Emory University & Emory Healthcare Approx. 32,095 Employees
Approx. 3 miles

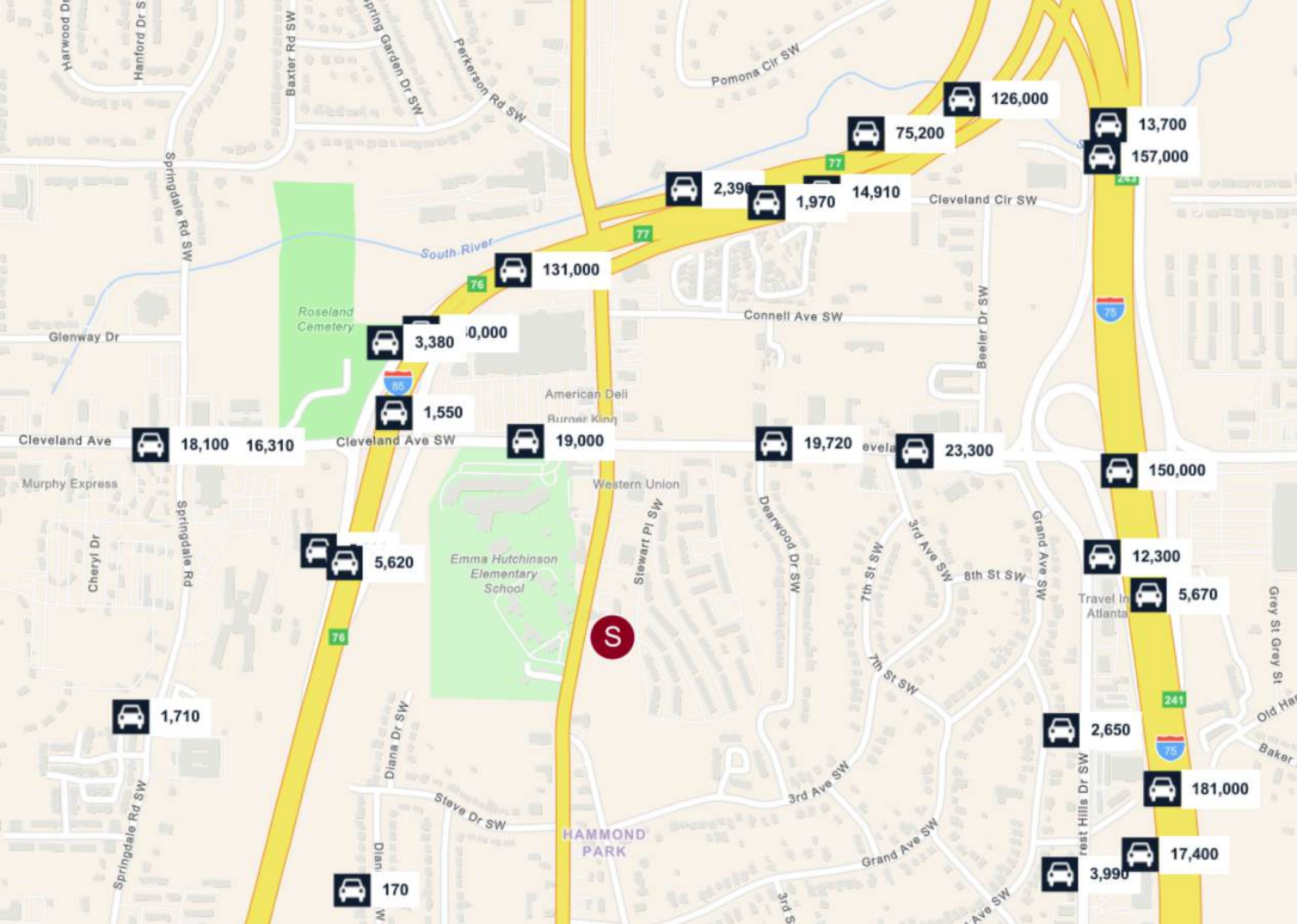
The Home Depot Approx. 16,510 Employees
Approx. 4 miles

Northside Hospital Approx. 16,000+ Employees
Approx. 4 miles

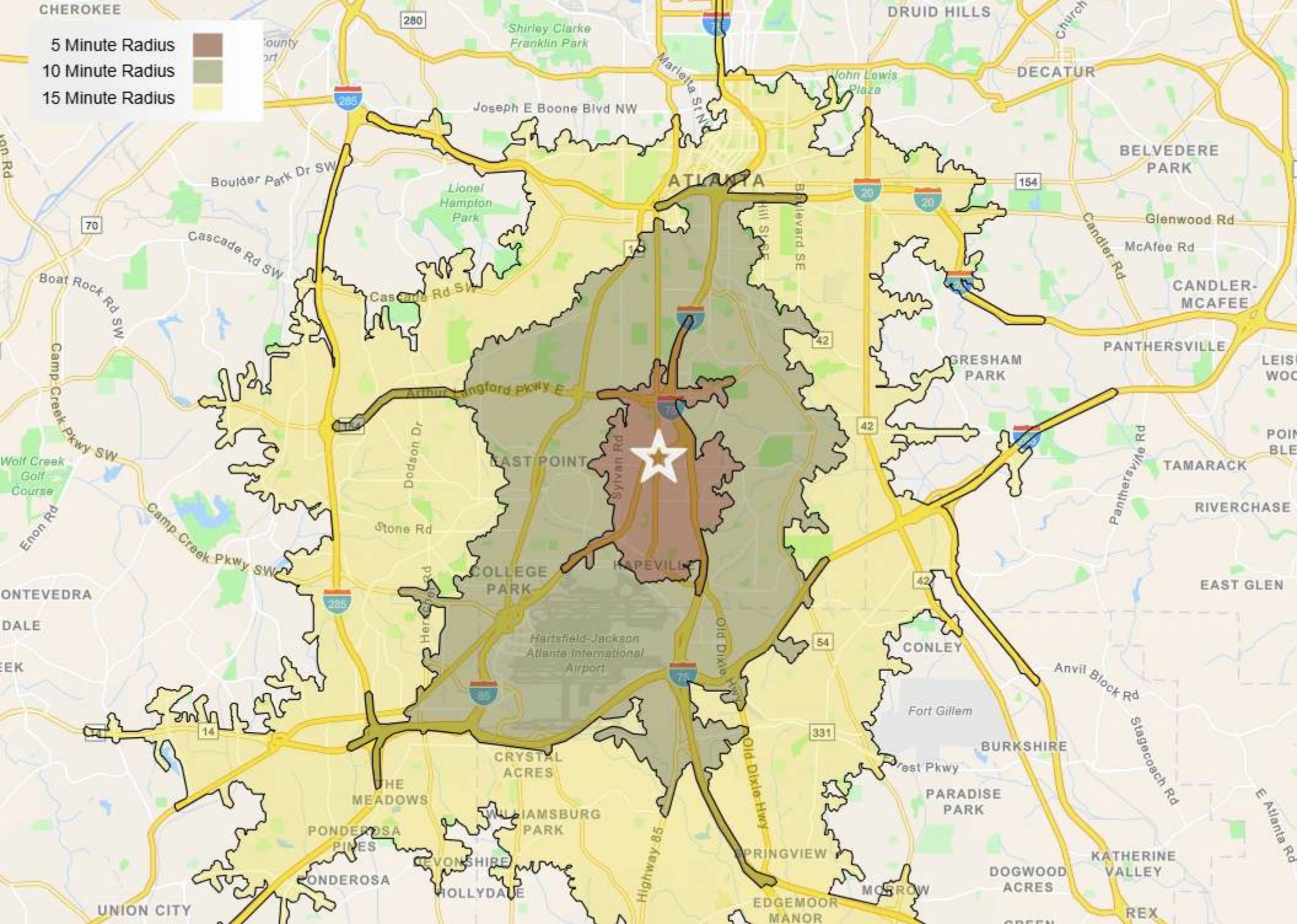
Piedmont Healthcare Approx. 15,900 Employees
Approx. 4 miles













03

Property Description

Property Features

Parcel Map

Atlanta Tax Allocation District (TAD)

Property Images

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	2,896
LAND SF	54,998
LAND ACRES	1.26
# OF PARCELS	1
YEAR BUILT	1966
YEAR RENOVATED	2020
ZONING TYPE	MRC1-C
BUILDING CLASS	D
TOPOGRAPHY	Leveled
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
TRAFFIC COUNTS	13,400
PARKING RATIO	9 /1,000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Composition









Tax Allocation District (TAD)



Tax allocation districts are one of the City of Atlanta's most valuable economic development tools. Also known as tax increment financing (TIF), tax allocation financing is a redevelopment and financing tool by which governments can provide financial assistance to eligible public and private redevelopment efforts within an officially designated area or TAD. Increases in property tax revenues, which are generated primarily from new investment in the district, are allocated to pay infrastructure costs or certain private development costs

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within the TAD. This is primarily done through the issuance of tax allocation district bonds. Approval to establish a TAD must be obtained from all governments with tax authority within the district (City, County, and school) in order to use all portions of property tax revenues.

Invest Atlanta, formerly Atlanta Development Authority (ADA), serves as a redevelopment agent for all tax allocation districts (TADs) formed within the City of Atlanta. Six TADs have been established including:

- Westside
- Atlantic Station
- Perry-Bolton
- Princeton Lakes
- Eastside
- BeltLine

Four (4) additional TAD Redevelopment Plans were completed in 2006 including:

- Campbellton Road
- Hollowell - M.L. King
- Metropolitan Parkway
- Stadium Neighborhoods

For additional information about TADs and other development incentives, visit investatlanta.com or call 404.880.4100

04

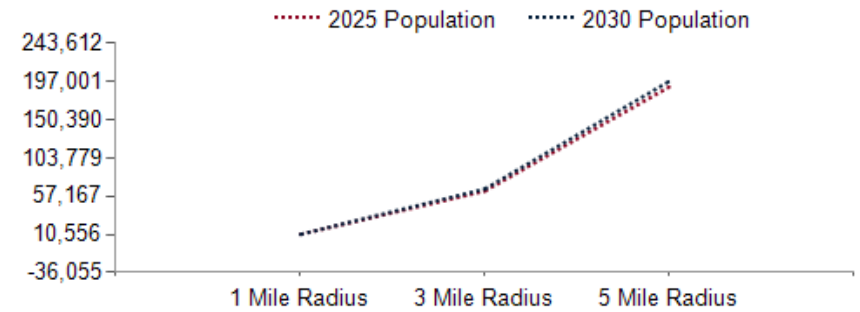
Demographics

General Demographics

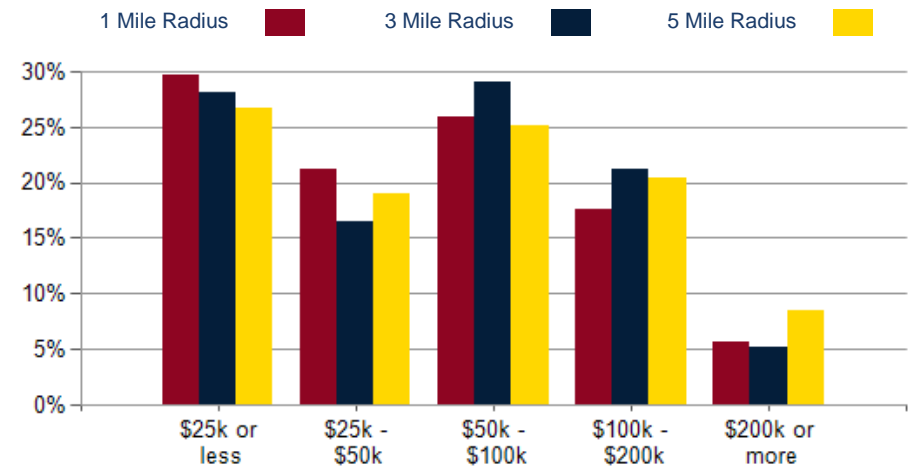
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,287	70,116	205,817
2010 Population	10,171	57,348	171,719
2025 Population	10,556	63,291	190,192
2030 Population	10,599	65,772	197,001
2025 African American	7,685	46,386	136,464
2025 American Indian	99	363	903
2025 Asian	129	790	2,939
2025 Hispanic	1,520	6,801	18,655
2025 Other Race	956	3,997	10,315
2025 White	1,111	8,024	29,233
2025 Multiracial	572	3,707	10,267
2025-2030: Population: Growth Rate	0.40%	3.85%	3.55%

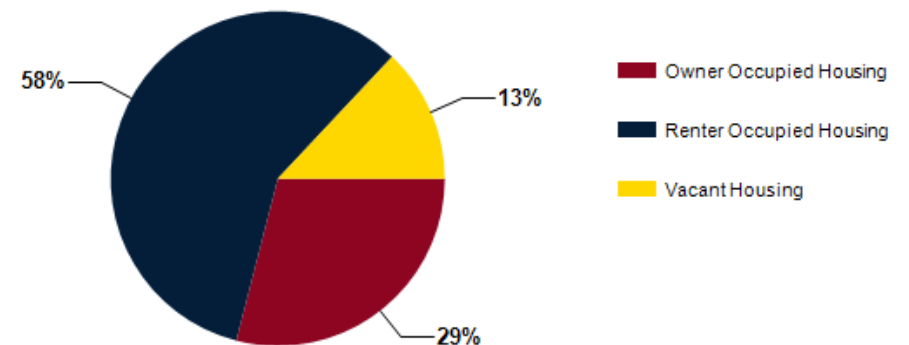
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	862	4,805	13,686
\$15,000-\$24,999	407	2,794	7,409
\$25,000-\$34,999	473	2,072	6,859
\$35,000-\$49,999	432	2,368	8,175
\$50,000-\$74,999	630	4,688	11,793
\$75,000-\$99,999	478	3,179	8,078
\$100,000-\$149,999	522	4,033	10,551
\$150,000-\$199,999	233	1,700	5,512
\$200,000 or greater	243	1,376	6,715
Median HH Income	\$48,161	\$58,237	\$56,684
Average HH Income	\$68,652	\$75,686	\$86,023



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

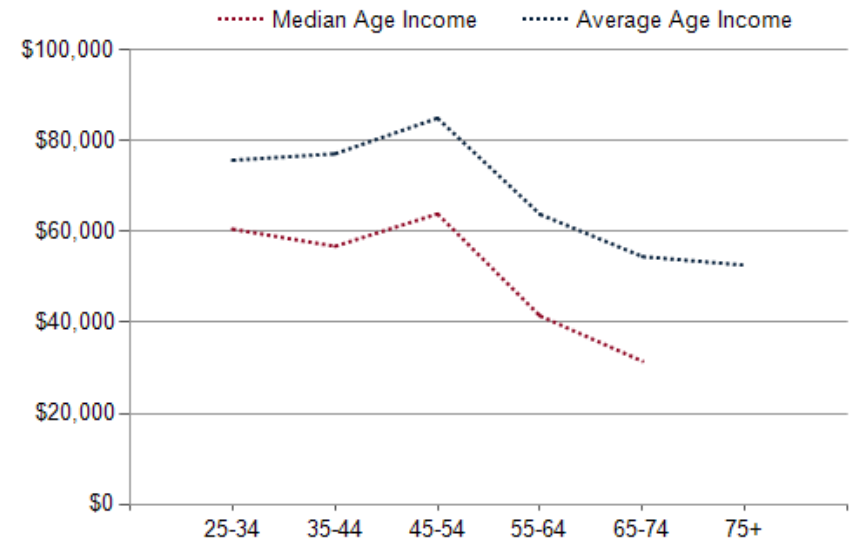
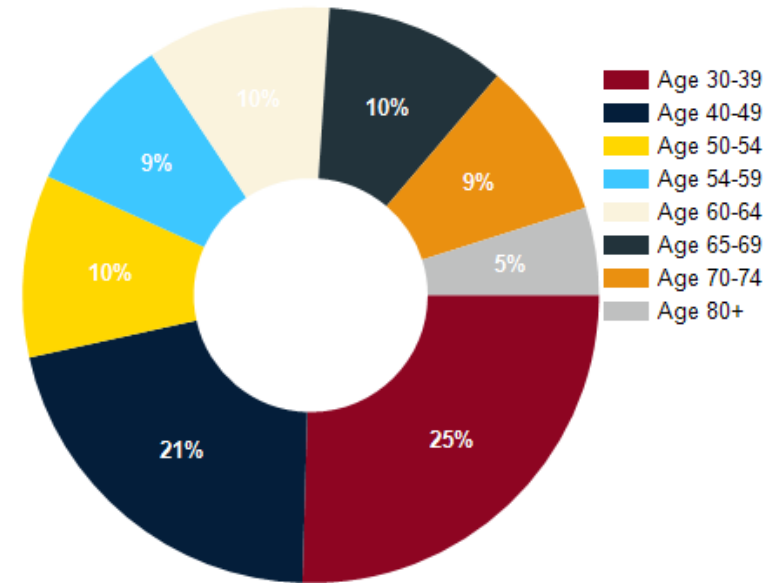


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	783	5,271	16,836
2025 Population Age 35-39	784	5,023	16,095
2025 Population Age 40-44	672	4,524	13,882
2025 Population Age 45-49	624	3,873	11,935
2025 Population Age 50-54	630	3,816	11,071
2025 Population Age 55-59	551	3,374	9,903
2025 Population Age 60-64	636	3,461	9,728
2025 Population Age 65-69	626	3,399	9,181
2025 Population Age 70-74	546	2,791	7,592
2025 Population Age 75-79	302	1,768	5,167
2025 Population Age 80-84	190	970	2,928
2025 Population Age 85+	142	690	2,102
2025 Population Age 18+	7,981	48,961	149,827
2025 Median Age	38	37	36
2030 Median Age	40	38	38

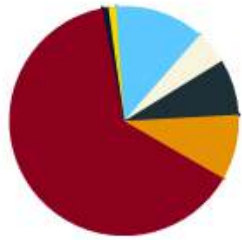
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,578	\$67,314	\$66,043
Average Household Income 25-34	\$75,746	\$81,970	\$91,381
Median Household Income 35-44	\$56,790	\$67,654	\$70,865
Average Household Income 35-44	\$77,169	\$88,899	\$106,806
Median Household Income 45-54	\$63,940	\$69,490	\$72,893
Average Household Income 45-54	\$85,016	\$90,189	\$106,503
Median Household Income 55-64	\$41,460	\$53,812	\$51,776
Average Household Income 55-64	\$63,833	\$73,962	\$81,803
Median Household Income 65-74	\$31,474	\$32,865	\$35,322
Average Household Income 65-74	\$54,527	\$57,257	\$62,037
Average Household Income 75+	\$52,631	\$52,814	\$54,119

Population By Age

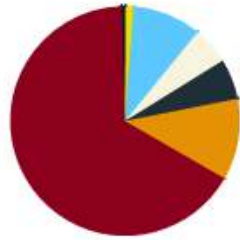


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	56	56
Diversity Index (current year)	58	55	55
Diversity Index (2020)	58	55	54
Diversity Index (2010)	58	53	51

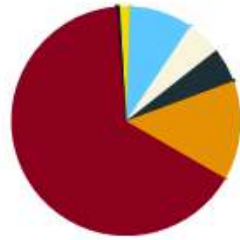
POPULATION BY RACE



1 MILE



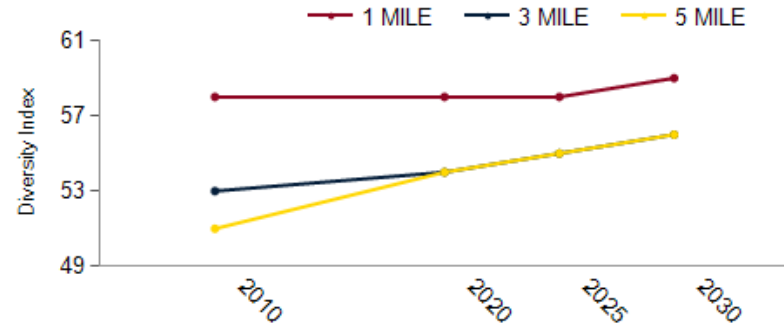
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	64%	66%	65%
American Indian	1%	1%	0%
Asian	1%	1%	1%
Hispanic	13%	10%	9%
Multiracial	5%	5%	5%
Other Race	8%	6%	5%
White	9%	11%	14%

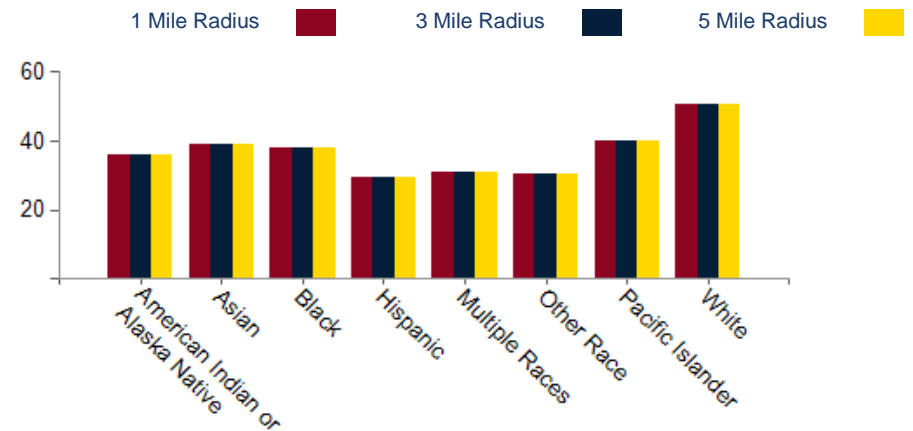
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	36
Median Asian Age	39	40	38
Median Black Age	38	37	37
Median Hispanic Age	29	29	30
Median Multiple Races Age	31	32	32
Median Other Race Age	30	30	30
Median Pacific Islander Age	40	44	43
Median White Age	51	43	39

2025 MEDIAN AGE BY RACE



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