

FOR LEASE



PROPERTY OVERVIEW

Suite 220: 544 RSF - \$1,225/mo + Electricity

Suite 260: 473 RSF - \$1,025/mo + Electricity

The Avondale Estates Tudor building is a two-story 26,687 square foot building with retail spaces on the ground floor and office spaces on the 2nd floor.

- » Located in the heart of downtown Avondale Estates, adjacent to the city of Decatur and less than eight miles east of downtown Atlanta.
- » The historic building was constructed in 1926 and was placed on the National Register of Historic Places in 1986.
- » Located at the primary intersection of North Avondale Road and N. Clendon Avenue, the uniquely designed property is the most recognized building in the city and offers parking in both the front and rear.

Avondale Tudor Village Second Floor Office Space

122 N. Avondale Road
Avondale Estates, GA 30002



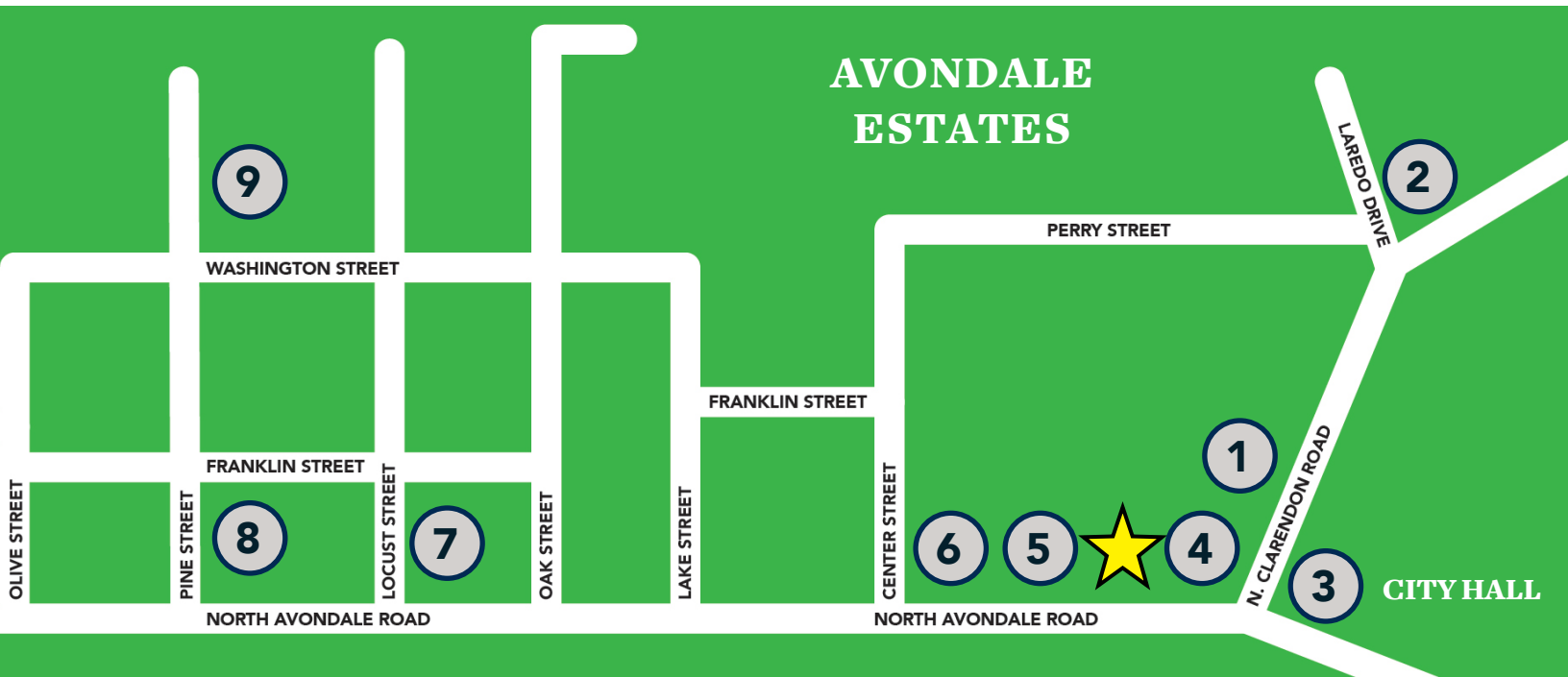
FOR MORE INFORMATION, PLEASE CONTACT
Fisher Paty | 404-371-4100 | fpaty@oakrep.com

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- | | | |
|-------------------------|-------------------------|------------------------------|
| 1. Arepa Mia | 4. Rising Son | 7. Banjo Coffee |
| 2. Savage Pizza | 5. Reunion Salon | 8. Pine Street Market |
| 3. The Stratford | 6. 37 Main | 9. Lost Druid Brewery |

LOCATION OVERVIEW

- » Avondale Estates is known for its close-knit community, beautiful setting and diverse architectural styles.
- » The City of Avondale Estates was featured as one of the “Best Old House Neighborhoods” in This Old House online magazine.
- » North Avondale Road is a primary east-west corridor with daily traffic counts of 19,370.
- » Over 300,000 people live within a five mile radius of the property and the city of Avondale Estates’ average household income exceeds \$85,000 (higher than both the City of Decatur and DeKalb County).
- » Businesses in downtown Avondale Estates include 37 Main, Reunion Salon, Rising Son, Allstate Insurance, Savage Pizza, Pine Street Market, Banjo Coffee, The Stratford restaurant, and others.

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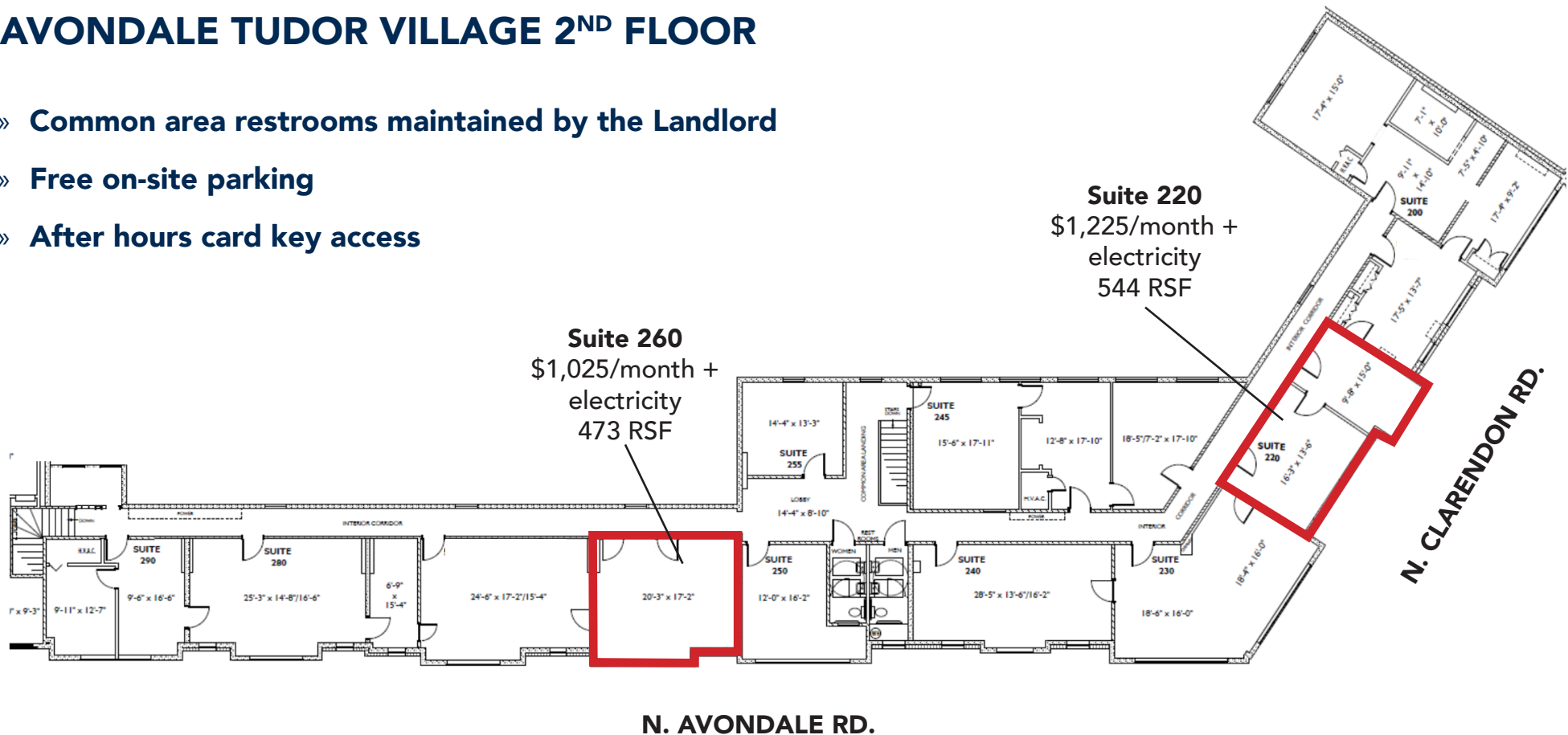


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AVONDALE TUDOR VILLAGE 2ND FLOOR

- » Common area restrooms maintained by the Landlord
- » Free on-site parking
- » After hours card key access



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