



Serenity at Village Walk

S. Central Ave. + Colville Ave. | Hapeville, GA | 30354

Serenity at Village Walk

“A Home of the Arts”

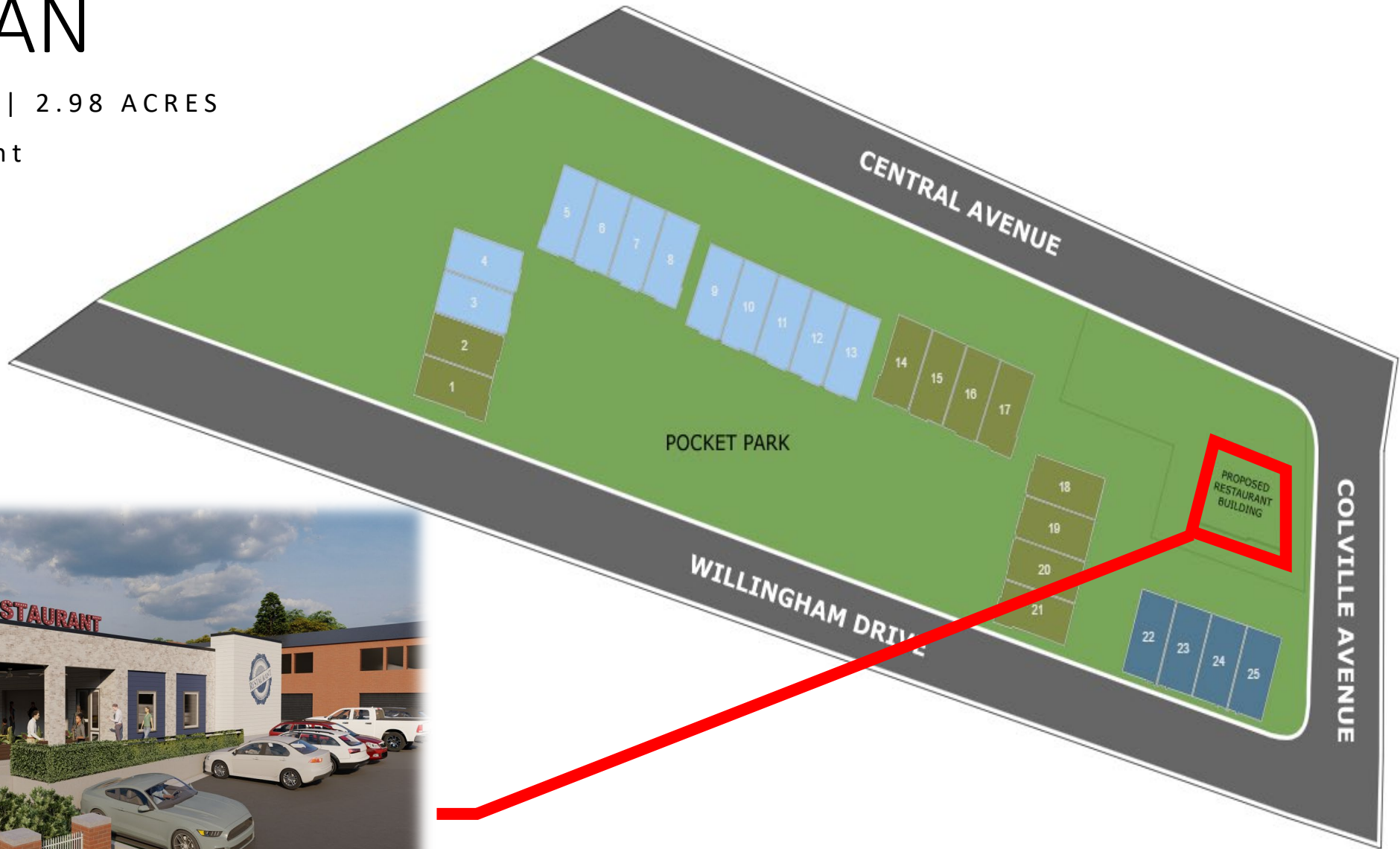
Serenity at Village Walk is a 25-luxury townhome community with a pocket park, green spaces and walking trails. The front gate of the community opens to a proposed 3,000 SF restaurant with the opportunity for a spacious outdoor patio space. Serenity is full of tranquil air in the walkable neighborhood of Hapeville, GA that is full of eclectic local restaurants, breweries, artist shops, parks and much more. The Mainstreet community's motto is known as “A Home for the Arts” where you can find original local works by artist, beautiful murals, music venues, and theaters. Serenity is conveniently located moments away from Hartfield-Jackson Atlanta International Airport, Delta Airlines Headquarters, Porsche Cars North American Headquarters, and the original Chick-Fil-A Dwarf House.

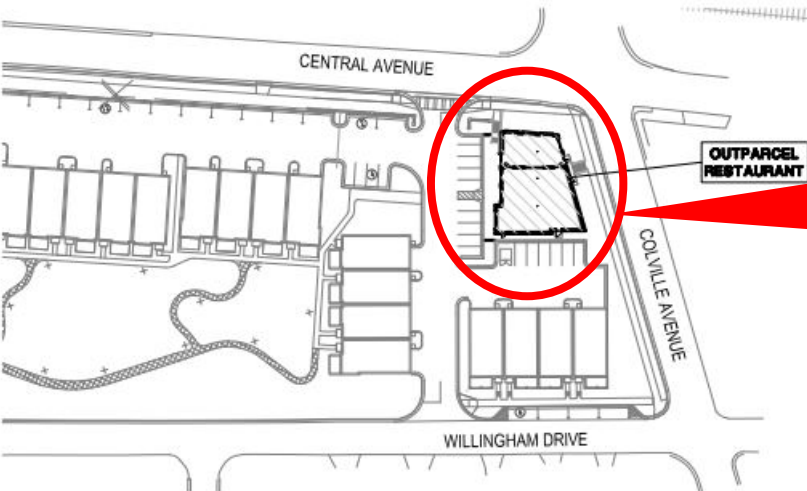


SITE PLAN

GLA: 44,764 SF | 2.98 ACRES

TYPE: Restaurant





KEY PLAN

1"=150'-0"



GENERAL NOTES

THIS DOCUMENT IS DIAGRAMMATIC AND IS INTENDED TO DEPICT THE LEASED PREMISES. INFORMATION SHOWN IS BASED ON DESIGN DOCUMENTATION AND/OR OTHER INFORMATION PROVIDED.

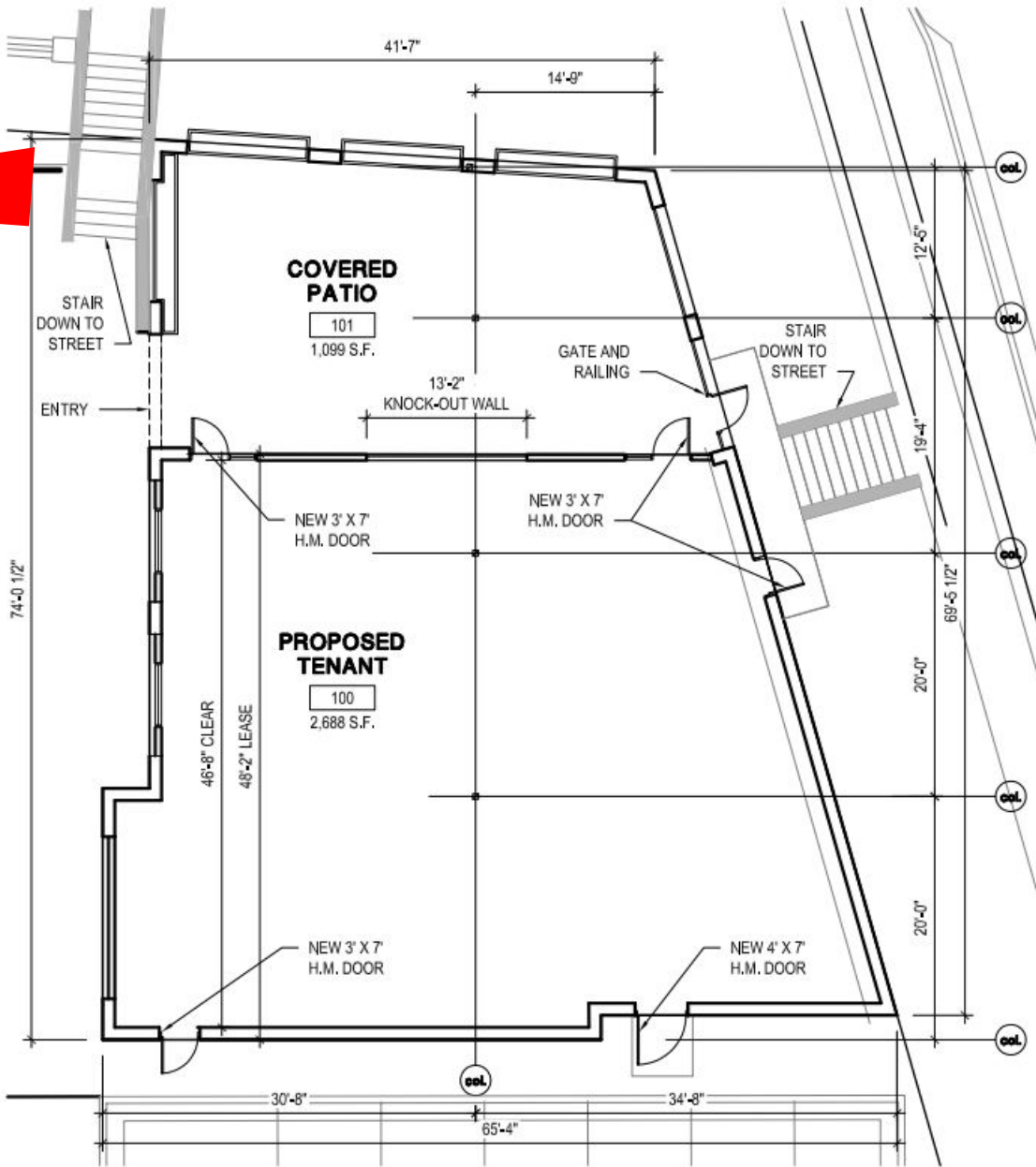
THE TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES AND UTILITIES BEFORE COMMENCING WITH DESIGN DOCUMENTS.

BUILDING/ENERGY CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE TENANT.

FINAL VERIFICATION OF GLA SHALL BE SUBJECT TO THE TERMS OF THE LEASE.

GROSS LEASABLE AREA (GLA) AS DEFINED BY BOMA: THE TOTAL ENCLOSED FLOOR AREA DESIGNED FOR THE EXCLUSIVE USE OF AN OCCUPANT, INCLUDING ANY BASEMENTS, MEZZANINES OR UPPER FLOORS.

- GLA PARAMETERS:
- MEASURED FROM THE CENTERLINE OF PARTITIONS (DEMISING WALLS) THAT SEPARATE TENANTS
 - MEASURED FROM THE EXTERIOR SURFACE OF BUILDING PERIMETER, DO NOT CONSIDER OVERHANGS, PROJECTING PILASTERS, COLUMNS, AWNINGS, EAVES, CORNICES, SILLS, LEDGES, CASING, WAINSCOTING, DECORATIVE ARCHITECTURAL PROJECTIONS, MECHANICAL OR ELECTRICAL SYSTEMS THAT MAY PROTRUDE BEYOND EXTERIOR FACE OF THE ENCLOSURE/BUILDING.
 - AT CORRIDORS AND OTHER COMMON AREAS, MEASURE TO THE COMMON AREA SIDE OF THE PARTITION, INCLUDING THE ENTIRE WALL THICKNESS IN THE GLA.
 - NO DEDUCTION IS MADE FOR COLUMNS, ANY STRUCTURAL ELEMENTS OR OCCUPANT VOIDS (ACCEPT ANY MAJOR VERTICAL PENETRATIONS) WITHIN TENANT SPACE



OPEN PATIO AREA	1,099 SQ FT
ENCLOSED SPACE AREA	2,688 SQ FT
TOTAL BUILDING FOOTPRINT	3,787 SQ FT

FLOOR PLAN

1/8"=1'-0"



LOCATION

POPULATION



1 mile	6,282
3 mile	43,869
5 mile	173,996

AVG. HOUSEHOLD INCOME



1 mile	\$ 69,490
3 mile	\$ 65,381
5 mile	\$ 59,427

HOUSEHOLDS



1 mile	2,679
3 mile	17,863
5 mile	69,157

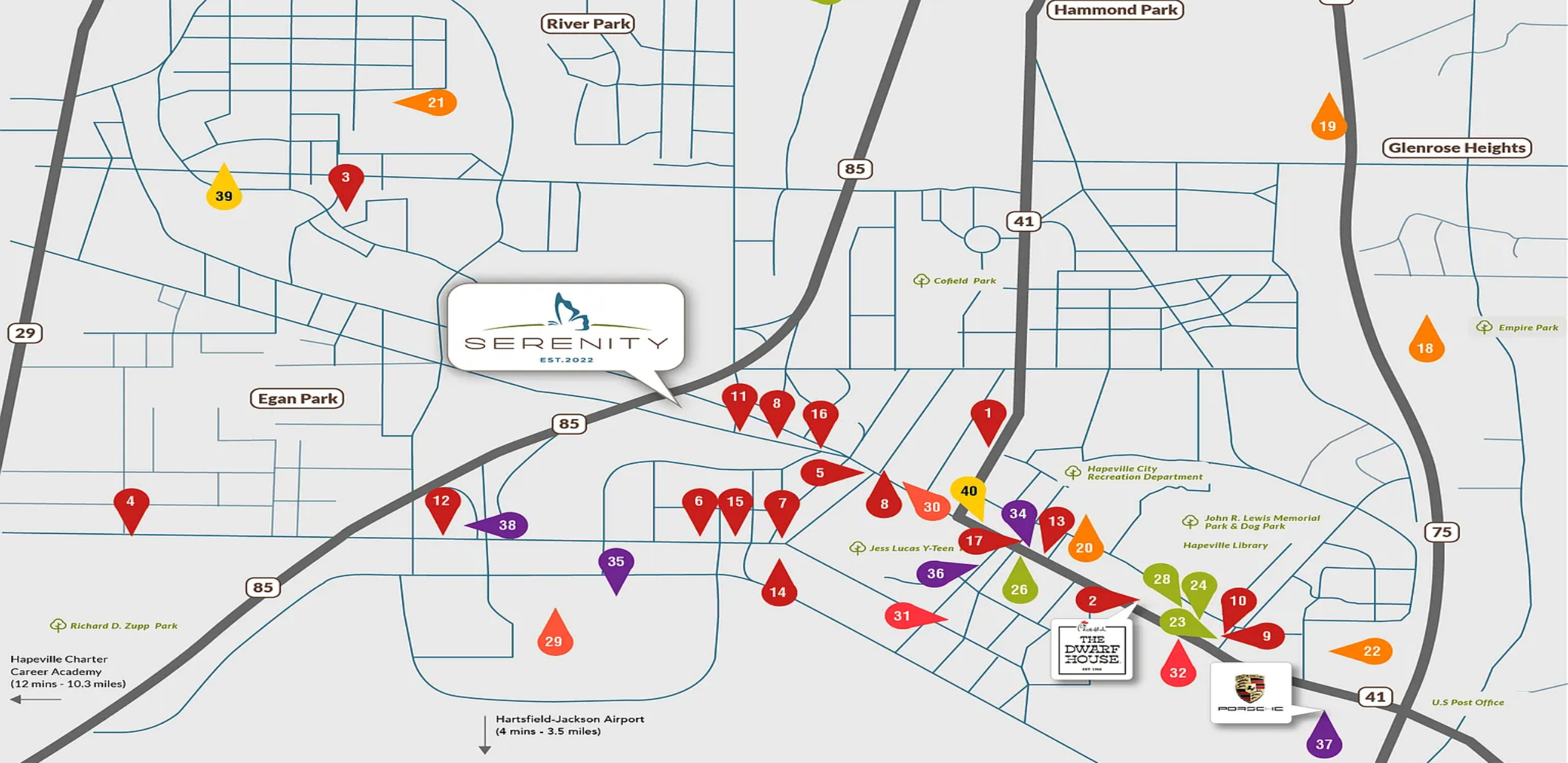
Daytime Population



1 mile	7,284
3 mile	67,327
5 mile	194,822







- 1 Arches Brewing
3361 Dogwood Dr, Hapeville, GA
- 2 Chick-Fil-A Original Dwarf House
461 N Central Ave, Hapeville, GA
- 3 D'essence Cafe
3056 Bayard St, East Point, GA

- 9 JPresso
407 N Central Ave Ste B, Hapeville, GA
- 10 Kenny's Cafe
407 N Central Ave, Hapeville, GA
- 11 Kingkong Wings Hapeville
3334 Colville Ave, Hapeville, GA

- 17 Volare Wine & Bistro
603 N Central Ave, Hapeville, GA
- 18 Crawford W. Long Middle School
3200 Latona Dr SW, Atlanta, GA
- 19 Forrest Hill Academy
2930 Forrest Hills Dr SW, Atlanta, GA

- 25 Kroger at City Shopping Center
2685 Metropolitan Pkwy SW, Atlanta, GA
- 26 Nature's Own Herb Shop
628 S Central Ave, Atlanta, GA
- 27 Piggly Wiggly
230 Cleveland Ave SW, Atlanta, GA

- 33 Walmart Pharmacy
1030 Delta Blvd, Atlanta, GA
- 34 Academy Theater
599 US-19, Hapeville, GA
- 35 Delta Flight Museum
1060 Delta Blvd, Hapeville, GA



VILLAGE
WALK





VILLAGE
WALK





VILLAGE
WALK






VILLAGE
WALK





For Leasing Information Contact:

 DANA NEWBY

 +1 (404) 655 - 5102

 dnewby@cororealty.com