

RETAIL FOR LEASE

+/-6,300 SF RETAIL BUILDING FOR SUBLEASE IN LAKEWOOD HEIGHTS

1701 JONESBORO ROAD SE, ATLANTA, GA 30315



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	+/-6,300 SF
Lot Size:	+/-0.22 Acres
Zoning:	MRC-1-C
APN:	14 005700260144
Market:	Atlanta
Submarket:	Airport

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	41,186	131,385	431,430
Total Population	86,107	266,999	923,124
Average HH Income	\$58,241	\$65,232	\$78,325

PROPERTY DESCRIPTION

Standalone Retail Redevelopment Opportunity With Frontage on Jonesboro Rd SE in the Lakewood Heights Area of Atlanta in Close Proximity to Major Interstates, Atlanta Airport, Downtown Atlanta and Atlanta Beltline. Redevelopment in the area includes Ali at Lakewood, home to Black Coffee, Love at First Bite, Iwi Fresh Farm Oasis, a 5,000 SF state-of-the-art event center and offices. Lakewood Heights is also home to Cellairis Amphitheater at Lakewood, a 75-acre outdoor concert venue which has featured many famous recording artists over the years.

PROPERTY HIGHLIGHTS

- +/-6,300 SF Retail Building for Sublease
- Building Will Require Renovations
- Zoning Allows for Commercial or Multifamily Use
- 4 Miles to Downtown Atlanta
- 7.4 Miles to Atlanta Airport
- 1.66 Miles to I-75/85
- Zoning: MRC-1-C
- Traffic Count: 10,800 VPD
- Lease Rate: \$12/SF NNN
- Fulton County, City of Atlanta

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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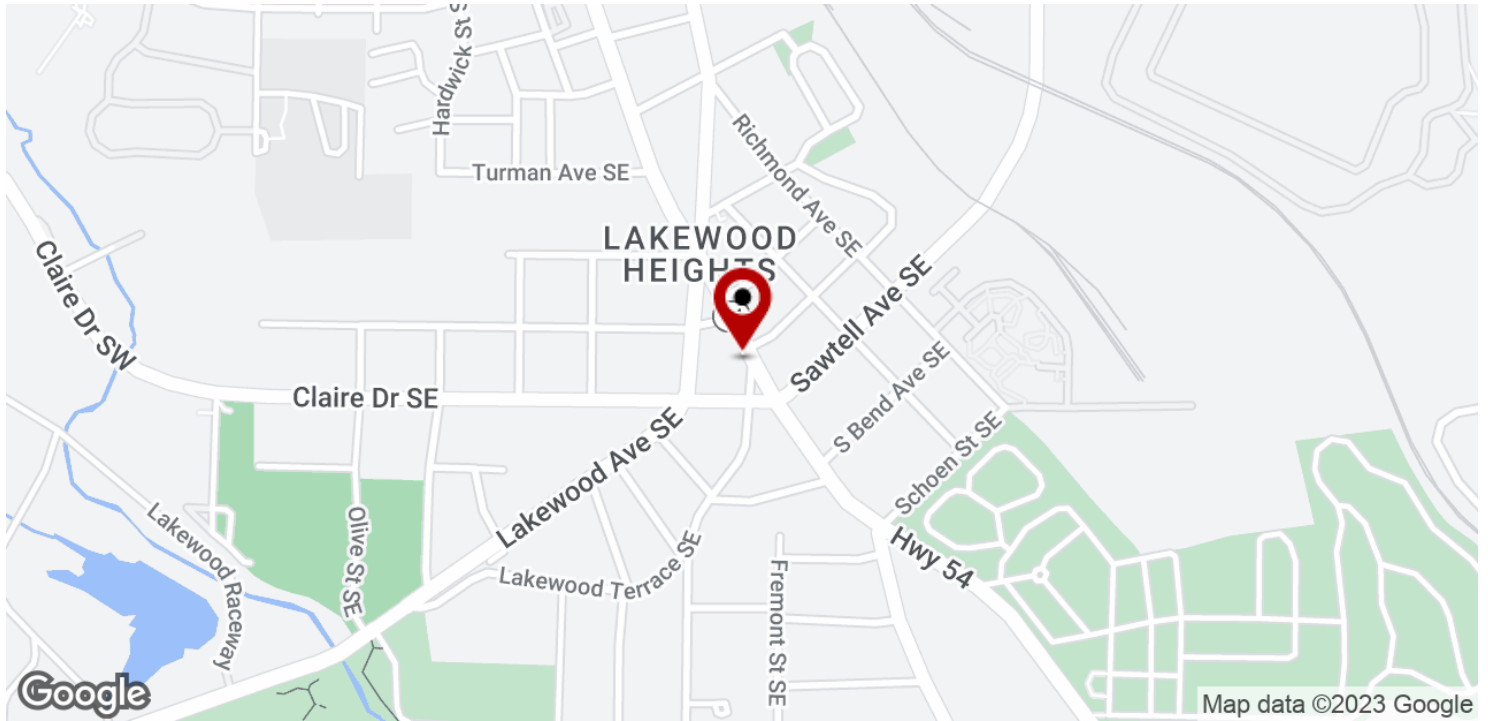
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 Newnan, GA 30265

Each Office Independently Owned and Operated kwcommercial.com

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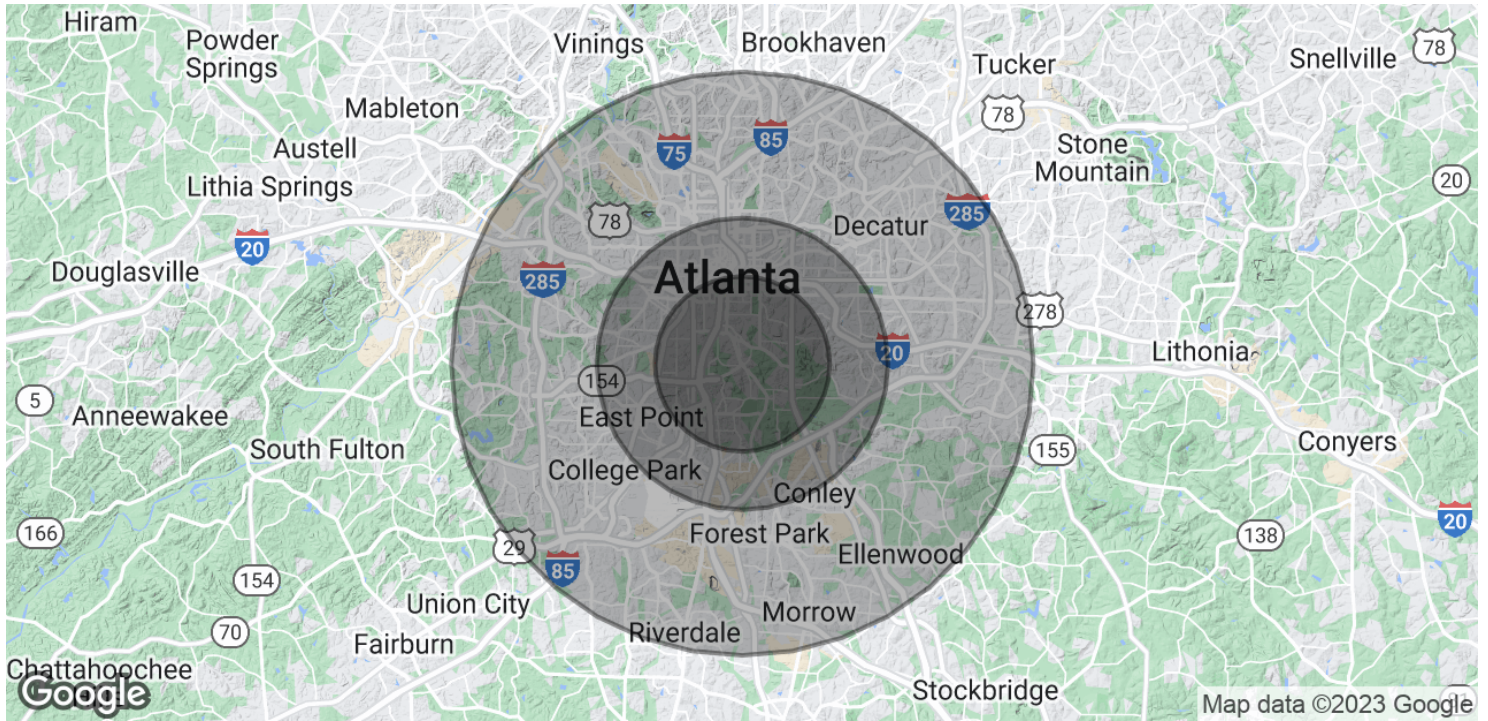
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	86,107	266,999	923,124
Average Age	33.9	34.5	35.6
Average Age (Male)	32.7	33.6	34.3
Average Age (Female)	33.7	34.8	36.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	41,186	131,385	431,430
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$58,241	\$65,232	\$78,325
Average House Value	\$187,078	\$222,749	\$241,886

* Demographic data derived from 2020 ACS - US Census

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