

OFFERING MEMORANDUM

Three (3) Free Standing Office / Retail Buildings Totaling 4,667 SF on 0.54 Acres in West Midtown

1655, 1657 & 1659 Defoor Avenue NW
Atlanta GA 30318



Defoor Avenue



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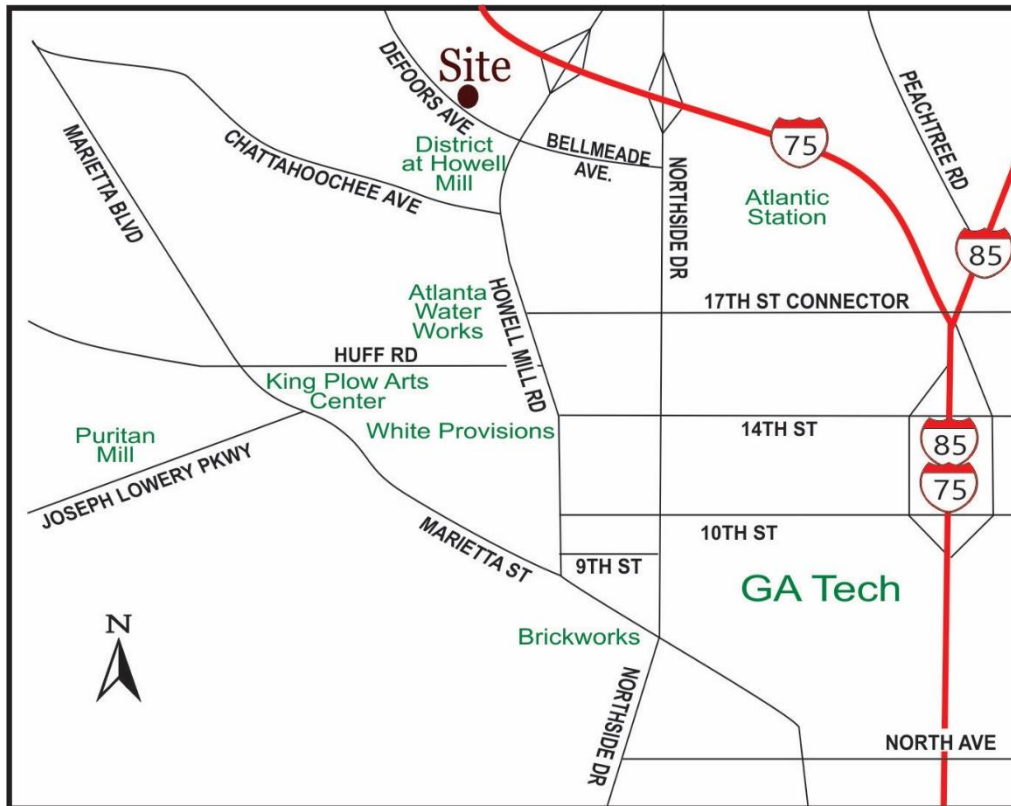
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PROPERTY SUMMARY

PROPERTY ADDRESS	1655 DEFOOR	1657 DEFOOR	1659 DEFOOR
ZONING	R-LC	R-LC	R-LC
PARCEL NUMBER	17-0152-0002-019-8	17-0152-0002-020-6	17-0152-0002-021-4
SITE SIZE	0.17	0.19	0.18
BUILDING / LOT SIZE	1,871 SF	1,449 SF	1,347 SF
PARKING	+6.0/1,000 sf		
2020 TAXES	\$6,329	\$5,549	\$5,622
SALES PRICE	\$1,750,000		



EXECUTIVE SUMMARY

Thank you for your interest in 1655, 1657 and 1659 Defoor Avenue. This property is in the heart of West Midtown and is strategically located near the intersection of Howell Mill Road and Defoor Avenue (Bellemeade Ave).

The three (3) adjacent [R-LC zoned](#) properties are on 0.54 acres of land and are currently configured as three (3) office/retail establishments consisting of 4,667 SF with over a 6 per 1,000 SF parking ratio.

This West Midtown sale opportunity has a wide range of uses available to it as well as the potential for a retail / office / live-work or residential redevelopment. This is also a prime 1031 Exchange candidate with future upside.

HIGHLIGHTS

- Located in the vibrant retail corridor with over 35,000 VPD on Howell Mill Road and Defoor Ave.
- Nearby amenities include The Works, Westside Provisions District, Complex, Top Golf, Atlantic Station, Bellwood Quarry and more....
- Nearby amenities include Westside Provisions District, Stockyards and more
- Conveniently near Georgia Tech, the Westside Atlanta BeltLine Connector Trail and MARTA access
- Located less than 3 miles from Midtown, Downtown Atlanta and Atlantic Station
- Less than a 10-minute drive to Mercedes-Benz Stadium, Coca-Cola Headquarters, State Farm Arena, Emory University, Centennial Olympic Park and Georgia State University

SUBJECT PROPERTIES



1655 Defoor Avenue NW



1657 Defoor Avenue NW



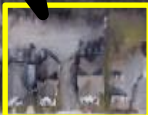
1659 Defoor Avenue NW

Need Survey

Underwood Hills



Defor Rd.



Bellemeade Rd.

Chattahoochee Ave



Berkely Heights

1

The Works

The Works is an 80-acre adaptive mixed-use development in the heart of Atlanta's Upper Westside. The Works' vision includes distinctive retail and dining, imaginative experiences and inspired gathering areas in an interconnected environment preserving the character of Atlanta's historic industrial buildings.

4

Top Golf

Topgolf venues connect communities of fans in meaningful ways through technology, entertainment, food and beverage, and the belief that Topgolf is a place where one can discover common ground no matter the occasion. These multi-level venues feature high-tech gaming, climate-controlled hitting bays, a chef-driven menu, hand-crafted cocktails, music and event spaces.

2

Complex

Ideally situated on the corner of Chattahoochee Ave. and Ellsworth Industrial Blvd., COMPLEX is a highly visible address with extraordinary mixed-use opportunities for retail, new commerce, open-floor office and showroom designs, and multi-dimensional concepts for businesses of every shape and size. With a range of small to large availabilities, we offer a unique layout where the only limitation is the level of your imagination.



Upper Westside CID

The Upper Westside Improvement District works to enhance the transportation network, connectivity, safety, and experience for all in Atlanta's Upper Westside through investment and community partnerships. It was created in 2016 by a group of civic-minded commercial property owners who value smart growth.

3

Bellwood Quarry

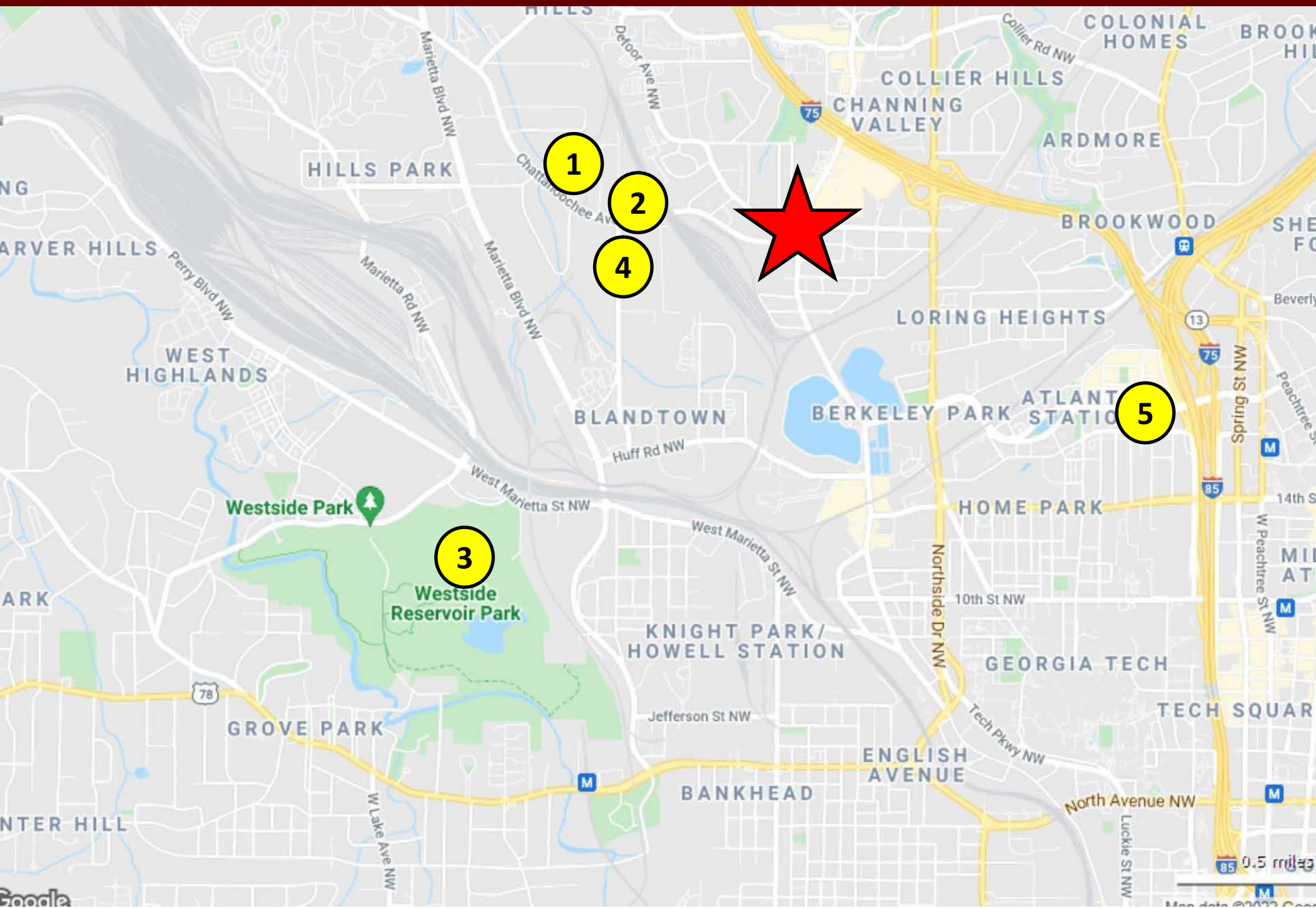
Park elements may include educational facilities and venues for events, weddings, and festivals. Additionally, the grand over-look area will maximize breathtaking panoramic views of the reservoir and the Atlanta skyline. Visitors will be able to experience the quarry by ADA-accessible trails leading to the grand overlook.

5

Atlantic Station

On the site of the former Atlantic Steel Company which opened in 1901, now resides the place where people gather to work, live, and thrive Atlantic Station, opened in 2005 as Atlanta's newest neighborhood on a historic site. Designed with an environment-first approach, the vision was to reduce air pollution and commuting by creating a community with a local-feel where people could live where they work and be within walking distance to all that they need.





KEY FACTS

16,459

Population

32.6

Median Age

1.8

Average Household Size

\$76,783

Median Household Income

EDUCATION

2%

No High School Diploma

5%

High School Graduate

13%

Some College

81%

Bachelor's/Grad/Pr of Degree

CHAPTER 9. - R-LC RESIDENTIAL-LIMITED COMMERCIAL DISTRICT REGULATIONS

Sec. 16-09.001. - Scope of provisions.

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter, are the regulations in R-LC Residential-Limited Commercial District. (Code 1977, § 16-09.001)

Sec. 16-09.002. - Statement of Intent.

The intent of this chapter, in establishing the R-LC Residential-Limited Commercial District, is as follows:

- (1) To provide for the transition of areas from residential to office and limited commercial retail services which do not generate large volumes of traffic, noise, or other harmful effects, and which are compatible with residential uses.
 - (2) To provide, in areas so indicated on the comprehensive development plan, for development of structures along major thoroughfares, especially between more intensely developed and higher traffic generating districts and residential districts, in order to permit a reasonable use along such thoroughfares without the inherent ill effect of strip commercial development.
 - (3) To encourage conservation and preservation of structurally sound residences in these neighborhoods.
- (Code 1977, § 16-09.002)

BUSINESS



1,190

Total Businesses



12,215

Total Employees

EMPLOYMENT



86%

White Collar



8%

Blue Collar



6%

Services

10.7%

Unemployment Rate

INCOME



\$76,783

Median Household Income



\$58,675

Per Capita Income



\$28,741

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.2%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.2%	-2.4%	<div style="width: 7.2%;"></div>
\$15,000 - \$24,999	5.1%	-2%	<div style="width: 5.1%;"></div>
\$25,000 - \$34,999	4.9%	-1.7%	<div style="width: 4.9%;"></div>
\$35,000 - \$49,999	10.2%	-0.1%	<div style="width: 10.2%;"></div>
\$50,000 - \$74,999	21.2%	+3.7%	<div style="width: 21.2%;"></div>
\$75,000 - \$99,999	14.1%	+2.9%	<div style="width: 14.1%;"></div>
\$100,000 - \$149,999	17.9%	+3.7%	<div style="width: 17.9%;"></div>
\$150,000 - \$199,999	9.1%	+0.8%	<div style="width: 9.1%;"></div>
\$200,000+	10.2%	-5.1%	<div style="width: 10.2%;"></div>

Bars show deviation from

[**Click here to view the full list of Permitted Uses**](#)



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