

Exclusive Sale or Lease Offering

UPPER WESTSIDE OWNER / USER OPPORTUNITY
7,794 SF FREE-STANDING OFFICE/RETAIL/RESTAURANT BUILDING
2030 BOLTON ROAD
Atlanta, GA 30318



Presented By:

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➤ **PROPERTY HIGHLIGHTS**

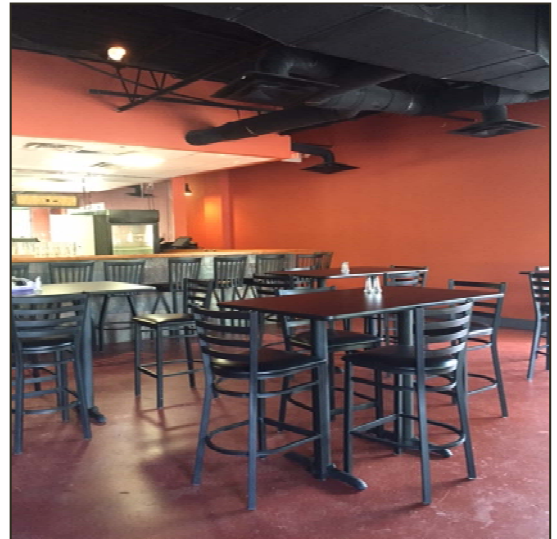
SALES PRICE: \$1,200,000

LEASE AVAILABILITY:

(SIZE) 3,342 RSF

(RATE) \$14.00/SF MG

- One story 7,794 SF building located near a new 20 unit mixed use town home development.
- Current rental income in place with established insurance company, tax preparer and yoga studio.
- Located in the hot Upper Westside marketplace strategically located near the northeast corner of Bolton Road and James Jackson Pkwy.
- Near the new Centers Moores Mill Publix Shopping Center.



DEMOGRAPHICS			
1 MILE	2 MILES	3 MILES	5 MILES
<i>2016 Total Population</i>			
5,262	21,234	57,484	198,991
<i>2016 Average Household Income</i>			
\$91,140	\$99,443	\$102,110	\$99,632
<i>Traffic Count (Bolton Rd & James Jackson Pkwy)</i>			
15,800 VPD			

➤ RENT ROLL SUMMARY

Floor	Square Feet	Monthly Income + CAM	Actual Annual Income
3 tenants (approximately 1,500 SF per tenant)	4,371	\$5,202	\$62,424
Current Vacant (1 suite)	3,423		
TOTAL	7,794		

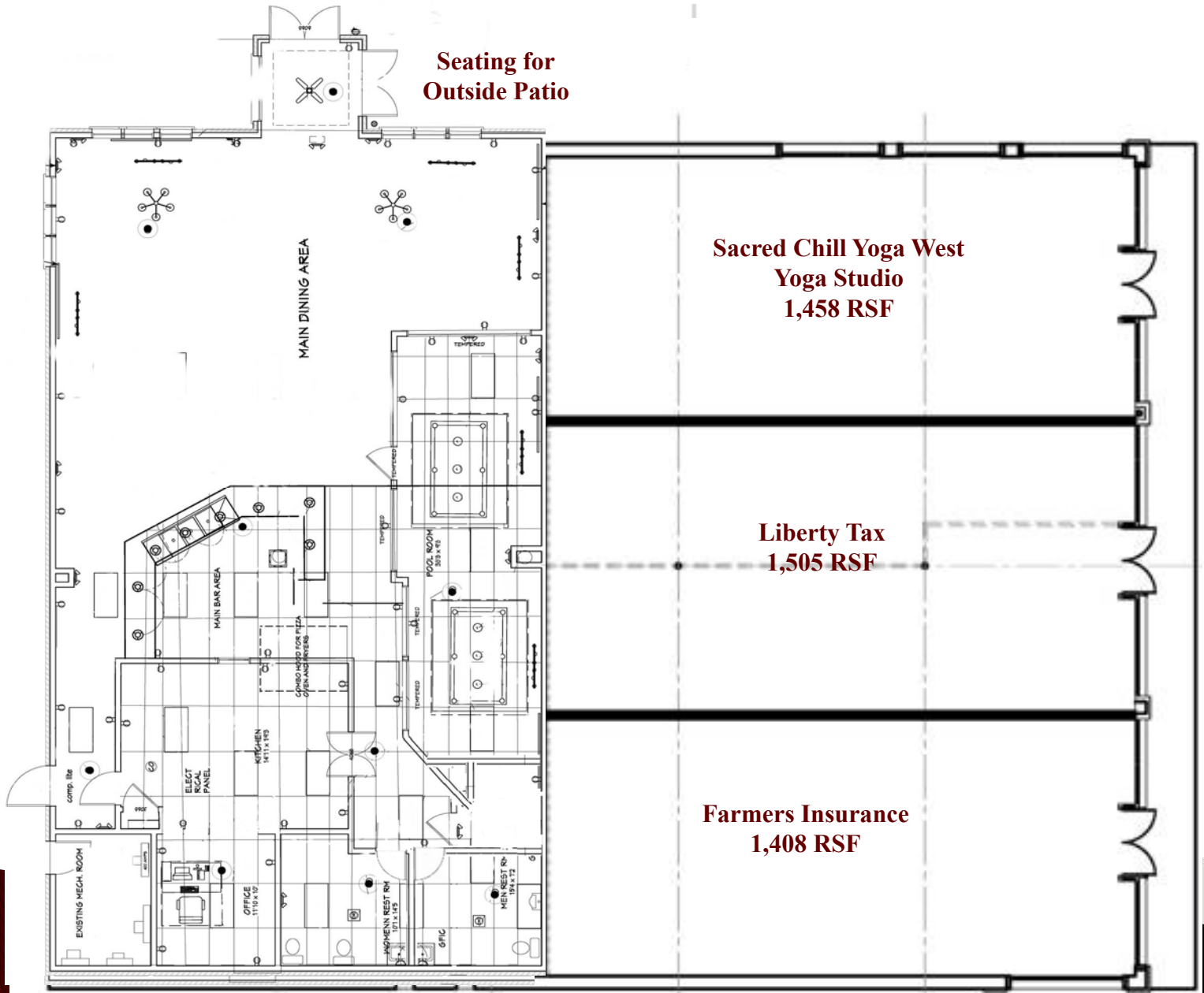


➤ OPERATING EXPENSES

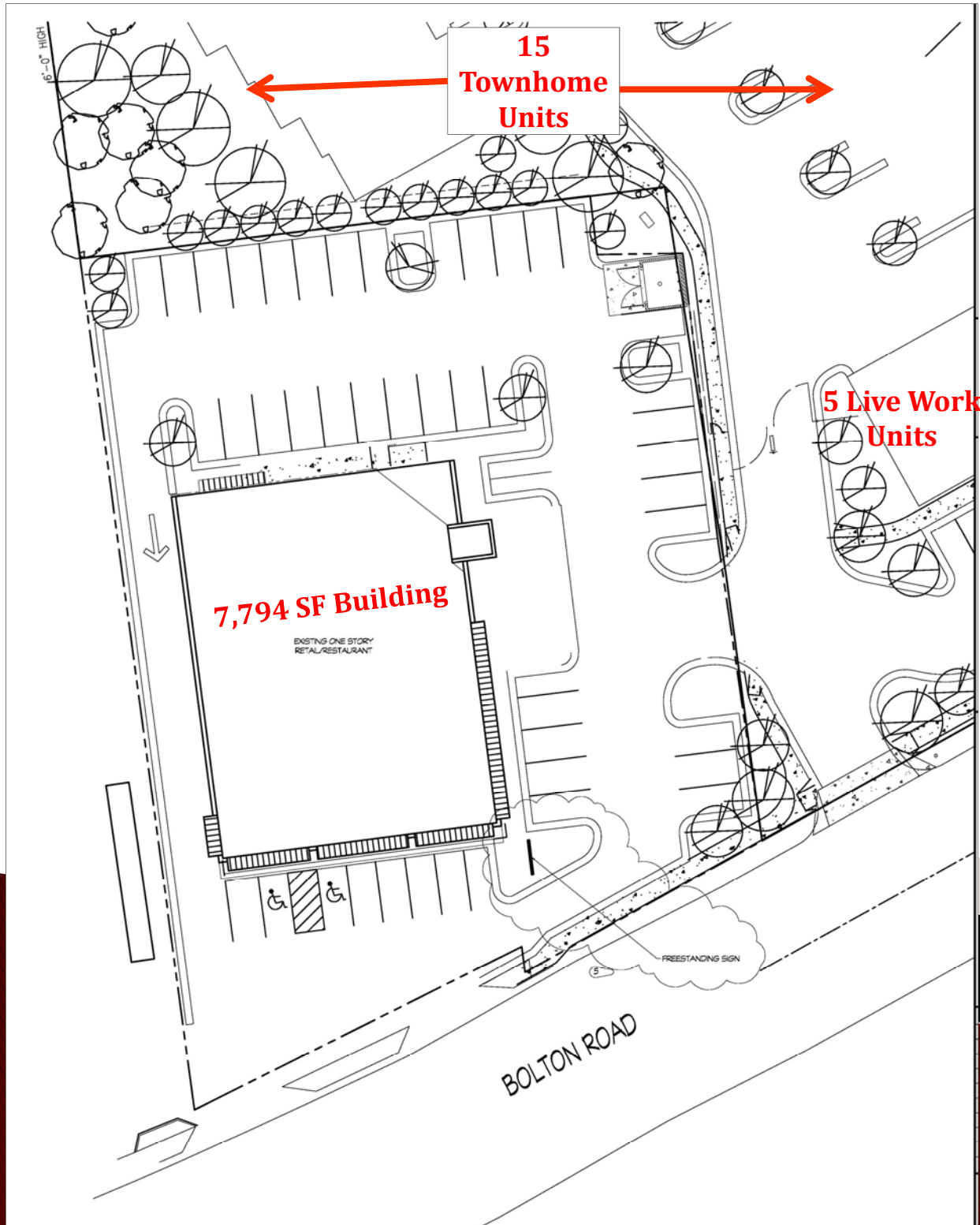
	2016	2015
TAXES		
	\$ 7,485	\$ 7,541
INSURANCE		
	\$ 1,988	\$ 1,948
MAINTENANCE		
	\$ 7,436	\$ 5,258
TRASH		
	\$ 2,951	\$ 1,830
UTILITIES		
	\$ 2,974	\$ 3,390
TOTAL EXPENSES	\$ 22,834	\$ 19,967
<i>(TOTAL PER SQUARE FOOT)</i>	<i>\$ 2.93</i>	<i>\$ 2.56</i>



➤ **FLOOR PLAN**

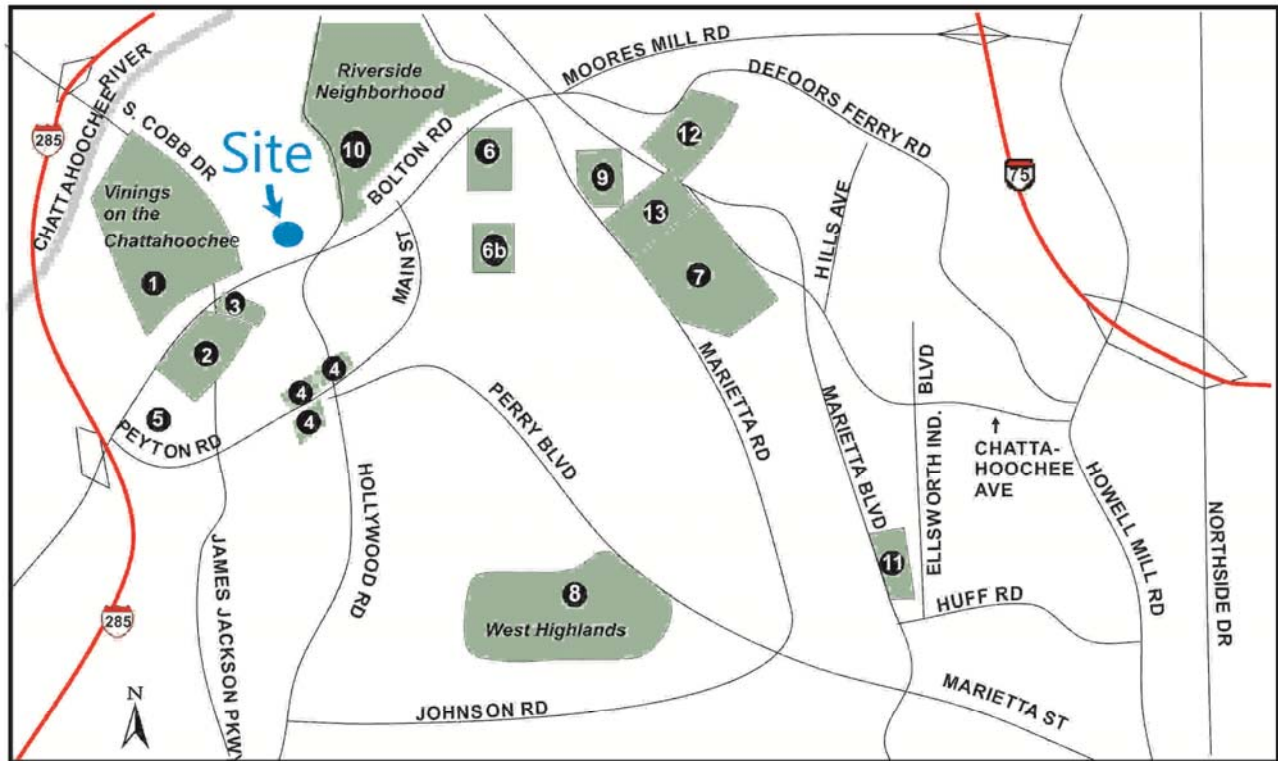


➤ **SITE PLAN**





➤ AREA DEVELOPMENTS



1. Vinings on the Chattahoochee - 75 Acre Residential Development - (399 Townhomes and Single Family Units)
2. 20,000 SF retail center plus a potential 4 acre Residential/Retail Development (130 Townhomes, 25,000 Square Feet Retail)
3. New Waffle House and Retail Center
4. Hollywood & Main (Loft Apartments Over Commercial Space) 30 units
5. Chattahoochee YMCA
6. Parkview - Brock Built Redevelopment - 150 Residential Homes - *Price Range \$300-\$400*
- 6b. Parkview Phase II (20 New Homes)
7. Dupont Commons - Brock Built Redevelopment - 450 Residential Homes - *Price Range \$350-\$500*
8. West Highlands (formerly Perry Homes) - 250 Single Family Homes, 780 Apartments and 134 Unit Senior Apartment Communities as well as a YMCA.
9. Adams Crossing - Brock Built Redevelopment - 500 Residential Homes
10. Riverside Community- 350 Homes (Historic Atlanta Neighborhood)
11. M West Redevelopment (300 Unit Townhomes) - *Price Range \$250-\$375*
12. Edens & New Publix - Retail Development
13. Westside Station - Brock Built - 137 Unit Townhomes and Single Family Homes