

Available for Lease (Recently Built-Out)

Free-Standing Retail/Restaurant Building in West Midtown Adjacent to Riverside Park Neighborhood

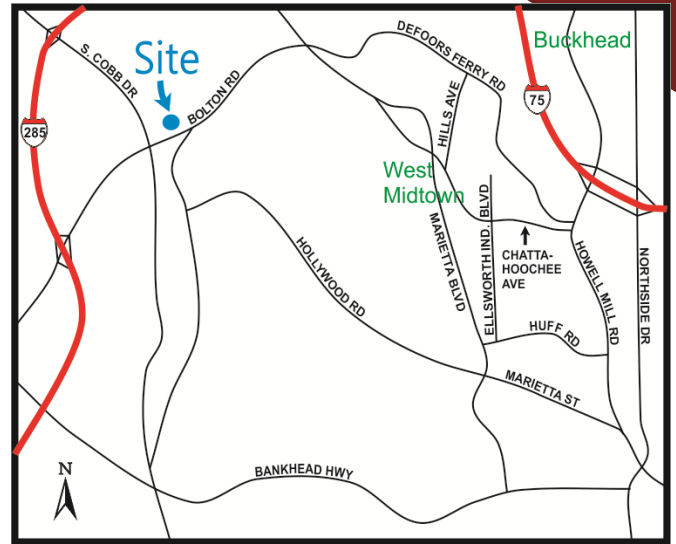


DEMOGRAPHICS		
1 MILE	3 MILES	5 MILES
<i>2014 Total Population</i>		
4,869	55,453	191,281
<i>2014 Average Household Income</i>		
\$57,205	\$78,228	\$81,687
<i>2014 # of Daytime Employees</i>		
2,197	32,944	129,393

2030 Bolton Road Atlanta, GA 30318

(Located at the Northeast Corner of Bolton Road & South Cobb Drive)

- 108 Seat Restaurant with Outside Patio
- Ample Parking—Front/Rear/Sides
- 3,423 RSF
- One Mile to I-285/South Cobb Drive
- Two 1,500 Gallon Grease Traps Installed
- Walk in Cooler, Hood, and Gas Lines Included
- Traffic Count: 17,210 VPD



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For complete details, please visit: www.joelandgranot.com

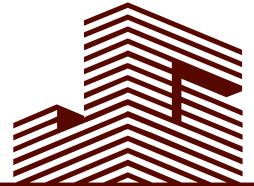
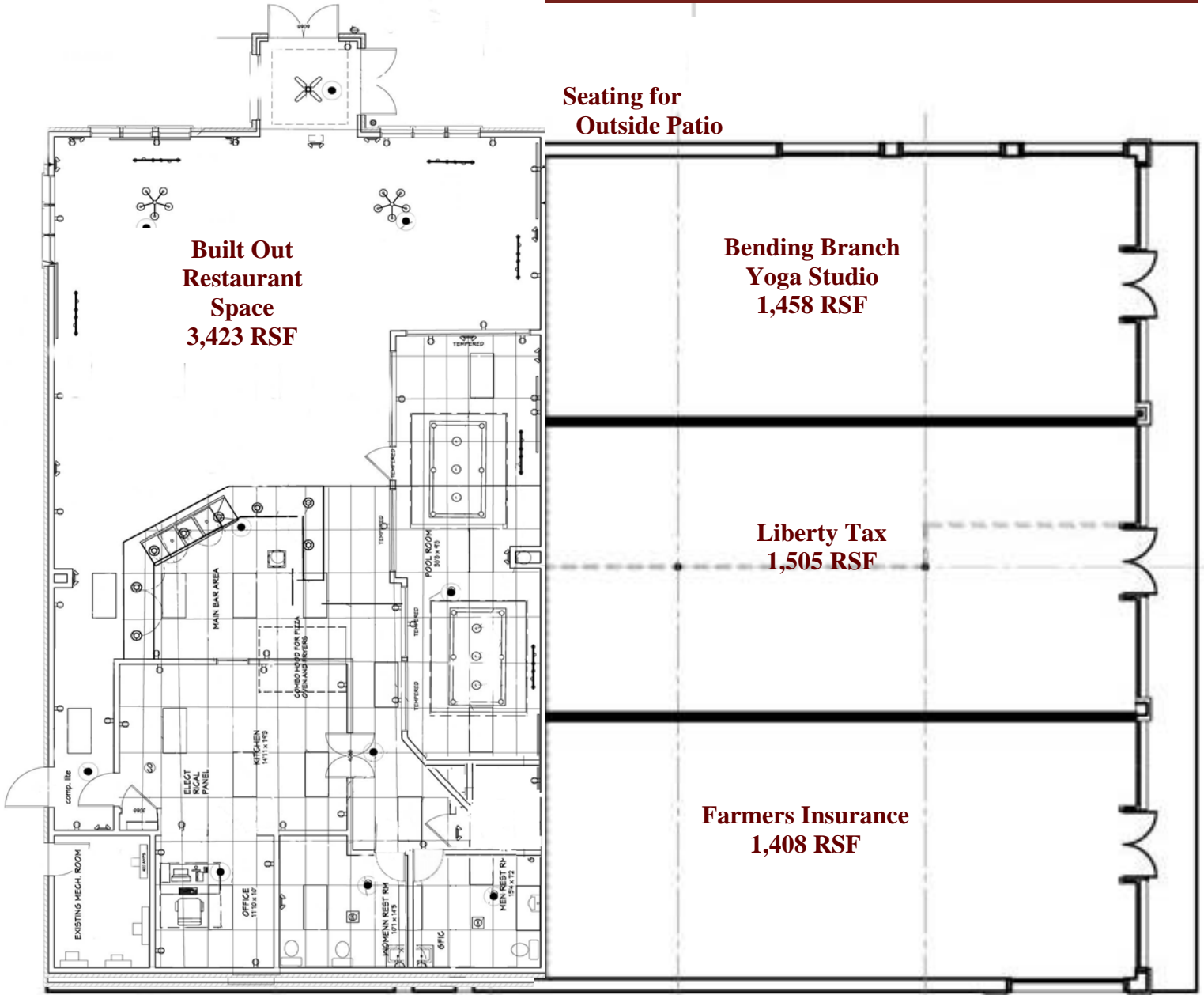


962 Howell Mill Road, Atlanta, GA 30318
(ph) 404.869.2600 | (fax) 404.869.2601

The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

2030 Bolton Road, Atlanta, GA 30318

Site Plan



JOEL & GRANOT
COMMERCIAL REAL ESTATE

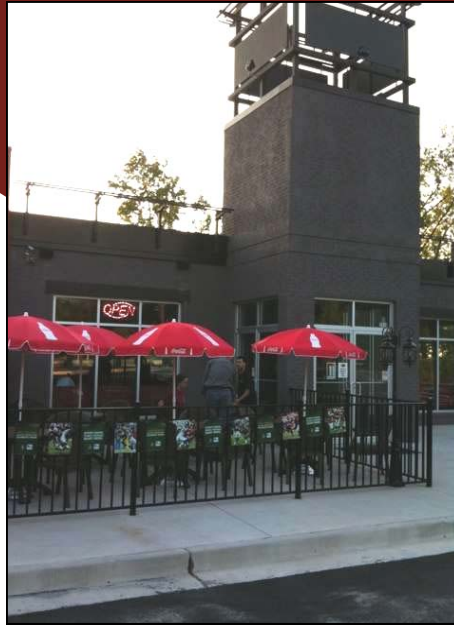
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2030 Bolton Road, Atlanta, GA 30318 Photos



Kitchen



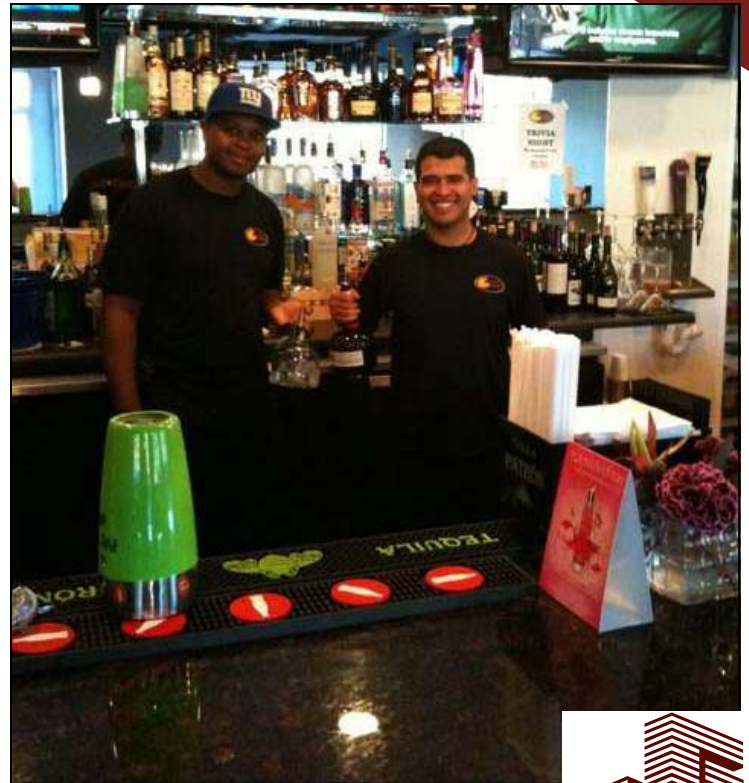
Outside Seating Area



Pool Room



Indoor Dining Area



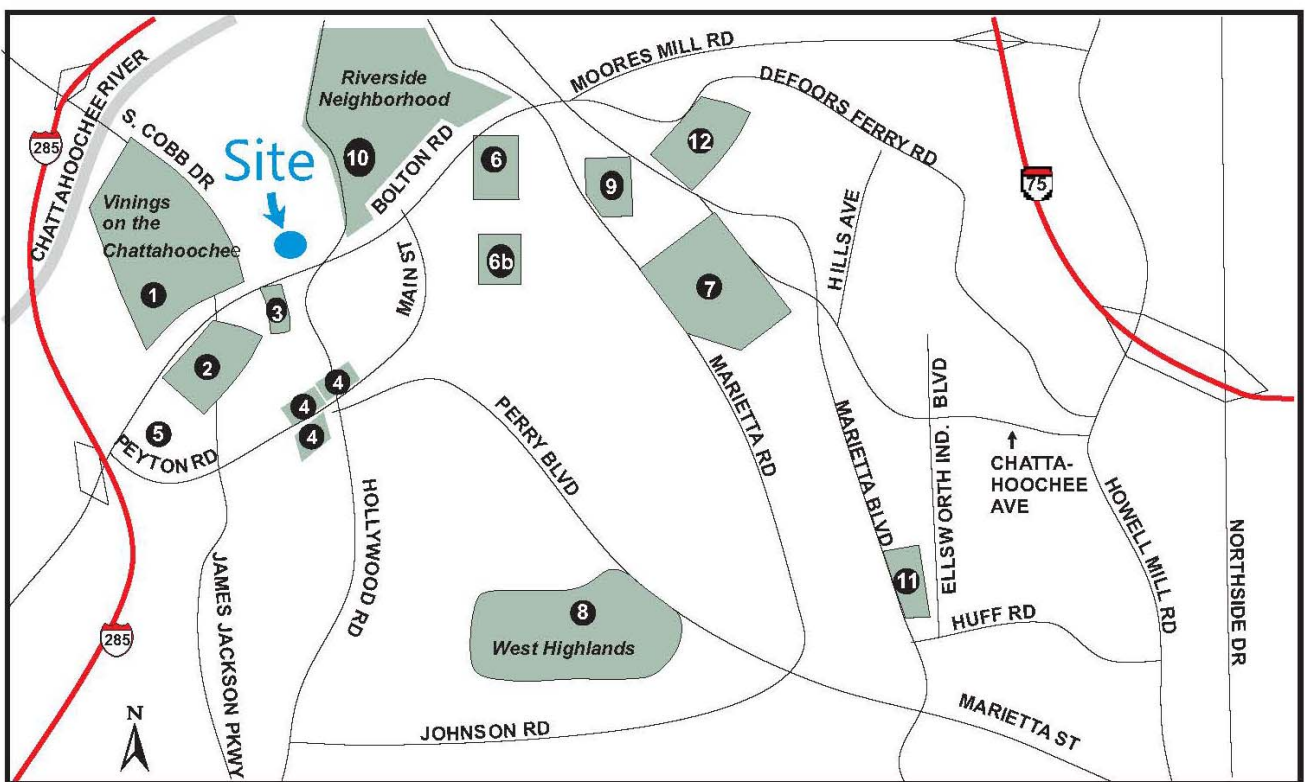
Bar



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2030 Bolton Road, Atlanta, GA 30318 Development Map



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. 2 Acre Future Retail Development
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 (40 Townhomes to be developed)
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) 250 homes
11. M West Redevelopment (300 Unit Townhomes) - *Price Range \$250-\$375*
12. Edens & Avant - Retail Development



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