



JOEL & GRANOT
COMMERCIAL REAL ESTATE

REAL ESTATE EXECUTIVE SUMMARY
760 Confederate Avenue, SE
Atlanta, GA 30312

Concept Rendering for Grant Park Design Regulations By: Paul Simo • PreserVision Design • 404.788.5659



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760 Confederate Drive Atlanta, GA 30312

Building Statistics:

The site consists of a one-story office/retail/restaurant building containing approximately 4,500 +/- square feet of gross building area. The site contains approximately 0.21 of an acre or 8,960 square feet. The building was constructed in 1920.

Subject Legal Description. The subject property is located along the southeast corner of Confederate Avenue and Ormewood Avenue within Land Lot 22 of the 14th District of Fulton County. The site is located within the County, and the Capital of the State of Georgia. The site is identified as tax parcel number 14-0022-0008-001 by the Fulton county Tax Assessor's Office.



TOTAL BUILDING AREA:	4,500 SF +/-
FOUNDATION/FLOOR:	Poured concrete floor system. Foundation is poured concrete footings and masonry foundation walls.
EXTERIOR WALLS:	The building is constructed from masonry blocks and brick.
ROOF:	Flat roof with a slight pitch constructed from a wooden frame and wood decking. Roof cover: unknown.
HVAC:	None
INTERIOR FINISH:	Tile floors, no interior build-out
PLUMBING:	None

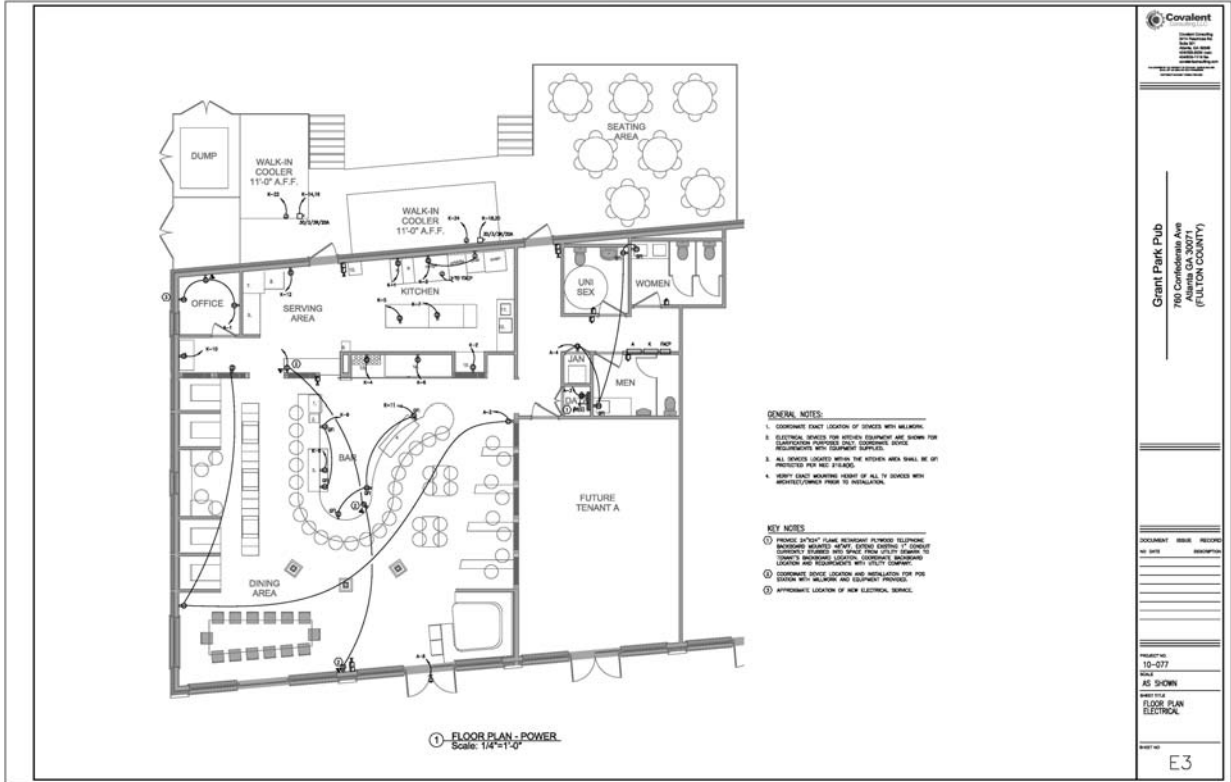
**Site
Description:**

EAVE HEIGHT:	16 feet
SHAPE:	The shape of the building is rectangular
SIZE AND SHAPE:	The site contains approximately 0.21 of an acre, or approximately 8,960 square feet. It has approximately 90.26 linear feet along the south side of Ormewood Avenue and approximately 100 linear feet along the east side of Confederate Avenue. The shape of the site is rectangular. Overall, the subject site contains adequate size, road frontage, depth, and shape to accommodate a variety of potential development alternatives.
TOPOGRAPHY AND DRAINAGE:	<p>The topography of the site is noted to be moderately rolling and tends to fall below street level with Confederate Avenue and tends to follow the contour of Ormewood Avenue. The east boundary of the site is approximately 6-8 feet below street level with Confederate Avenue. Overall, the slope of the site appears to range from 6-8% and appears to be adequate to accommodate a variety of potential development alternatives.</p> <p>No portion of the site appears to be located within a designated flood hazard area according to the Federal Emergency Management Agency Flood Hazard Map community panel number 135157-376F, dated 05/07/2001 and the recorded plat.</p>
EASEMENTS AND ENCROACHMENTS:	The building is located along the property line along its boundary with Confederate Avenue and Ormewood Avenue. No other significant easements or encroachments were noted on the submitted survey.
UTILITIES:	The subject site has access to public water, sanitary sewer, electrical power, natural gas, and phone/cable service. The available utilities appear to be adequate to accommodate a variety of potential development alternatives.
SITE ANALYSIS WITH EXISTING FACILITY:	The subject site contains approximately 8,960 Square feet. As a vacant site the physical characteristics of the property will accommodate a variety of potential development alternatives that do not utilize more than the existing site area.

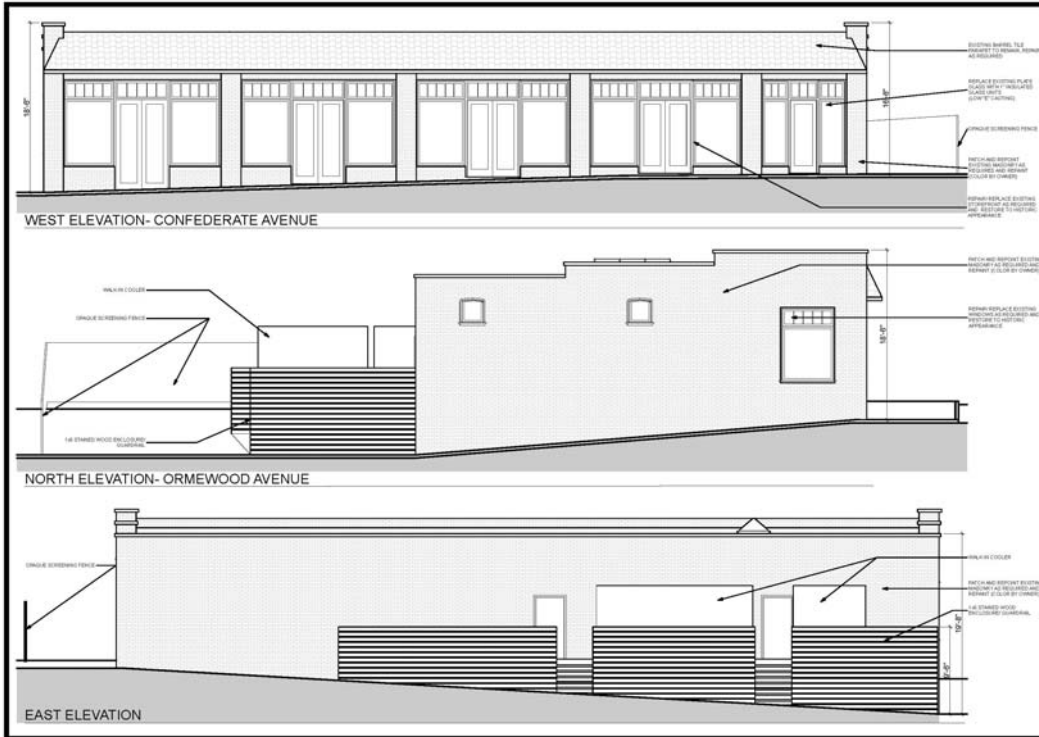
Land Area:	0.21 Acre or 8,960 SF
Zoning:	NC7
2012 Taxes:	\$4,507.23
Price:	\$425,000 (\$94.44/RSF)

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

Potential Restaurant/Retail (Con't)



Elevations

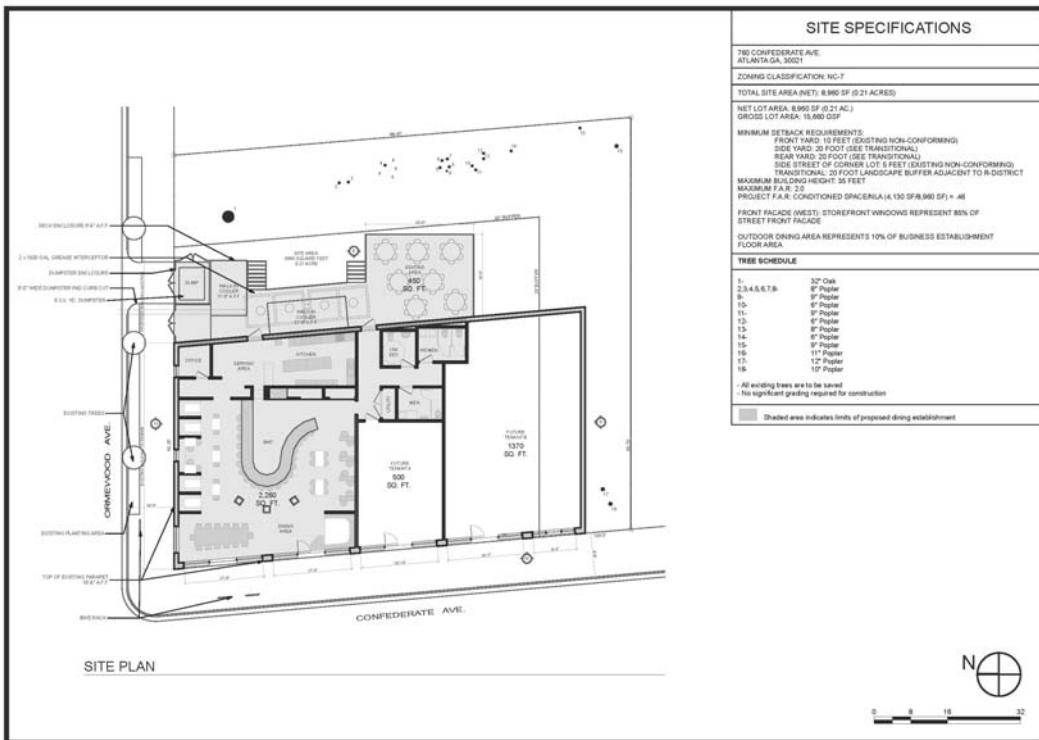


WATERSHED DEVELOPMENT, LLC
 321 W. HILL STREET, SUITE 118, DECATUR, GA 30030
 PHONE: 404.373.3005 FAX: 404.373.8005

GRANT PARK PUB
 780 CONFEDERATE AVE
 ATLANTA, GA 30302
 (FULTON COUNTY)

DATE: 8/20/10
 SCALE: 1/8"=1'-0"
 DRAWN: #CAD Technician
 JOB: #Project Name
 SHEET: **A-2**
 SHEET 2

Site Plan



WATERSHED DEVELOPMENT, LLC
 321 W. HILL STREET, SUITE 118, DECATUR, GA 30030
 PHONE: 404.373.3005 FAX: 404.373.8005

GRANT PARK PUB
 780 CONFEDERATE AVE
 ATLANTA, GA 30302
 (FULTON COUNTY)

DATE: 8/20/10
 SCALE: 1/18"=1'-0"
 DRAWN: #CAD Technician
 JOB: #Project Name
 SHEET: **A-3**
 SHEET 3

CHAPTER 32G. - NC-7 EXISTING TRADITIONAL NEIGHBORHOOD COMMERCIAL DISTRICT

[Sec. 16-32G.001. - Scope of provisions.](#)

[Sec. 16-32G.002. - Supplemental procedures.](#)

[Sec. 16-32G.003. - Specific regulations.](#)

Sec. 16-32G.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 for the NC-7 Existing Traditional Neighborhood Commercial District. The following NC-7 District regulations shall apply in addition to those of the general NC District regulations; except where said NC-7 District regulations conflict with the general NC regulations, said NC-7 regulations shall apply. Whenever the following regulations conflict with historic district regulations of Part 16, Chapter 20 the more stringent regulations shall apply with the exception of required yard setbacks in which case the specific NC District regulations shall apply.

(Ord. No. 2008-66(08-O-0297), § 1, 7-28-08)

Sec. 16-32G.002. - Supplemental procedures.

In addition to the special administrative permit (SAP) procedures specified in sections 16-32.004 and 16-25.004, the applicant shall provide to the director of the bureau of planning evidence that one copy of the full SAP application has been provided to the appropriate Neighborhood Planning Unit (NPU) Zoning Contact or their designee for the purpose of notification prior to the date the special administrative permit is filed.

(Ord. No. 2008-66(08-O-0297), § 1, 7-28-08)

Sec. 16-32G.003. - Specific regulations.

The following regulations are specific to the NC-7 Existing Traditional Neighborhood Commercial District:

1. *Prohibited primary and accessory uses:*
 - a. Automobile service stations including automobile maintenance and repair shops and car washes.
 - b. Barber shops, beauty shops, manicure shops and similar personal service establishments greater than 5,000 square feet.
 - c. Commercial recreation uses including bowling alleys, poolrooms, billiard parlors, amusement arcades and game rooms.
 - d. Eating and Drinking Establishments that receive an alcohol license as a nightclub establishment.
 - e. Grocery stores greater than 15,000 square feet.
 - f. Hotels and motels.
 - g. Park-for-hire facilities.
 - h. Pawn shops.
 - i. Telecommunication switchboards, power generators and other telecommunications relay equipment and rooms or floors housing them.
 - j. Tattoo and body piercing establishments.
 - k. Other uses for the purpose of lottery sales, games of chance, or gambling.

2. *Hours of operation:*

- a. No use shall operate between the hours of 2:00 a.m. to 6:30 a.m.
- b. No use for purposes of commercial sales or service, including outdoor dining, shall be allowed to operate outside enclosed permanent structures between the hours of 11:00 p.m. to 6:30 a.m.
- c. The collection of refuse or garbage shall not occur between the hours of 8:00 p.m. to 7:00 a.m.

3. *Transitional yards and screening:*

a. Where this district adjoins an R-1 through R-5, RG-1, RG-2, MR-1, MR-2, RLC or PD-H district without an intervening street and with an existing building or a structure which is to remain within 20 feet of the adjacent residential districts described above: The transitional yard(s) required shall be no less than the minimum existing transitional yard provided unless granted a special exception by the board of zoning adjustment. Such yard shall not be used for the purpose of providing either: new parking, new paving, new loading, new servicing or any other new activity with the exception of pedestrian walkways or trails. Such yards shall otherwise be planted as approved by the city arborist and maintained as a landscaped strip.

b. Where this district adjoins an R-1 through R-5, RG-1, RG-2, MR-1, MR-2, RLC or PD-H district without an intervening street and does not contain an existing building or a structure within 20 feet of the adjacent residential districts described above: a minimum of 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of pedestrian walkways, trails, private alleys or drives up to ten feet in width. Such yards shall otherwise be planted as approved by the city arborist and maintained as a landscaped strip.

c. *Screening:* In addition to the above transitional yard requirements, opaque walls a minimum of six feet in height shall be provided and maintained in a sightly condition.

4. *Special administrative permits.* In addition to the variations specified in section 16-32. et al., The following administrative variations shall be permitted:

a. *Street tree requirements.* Variations are subject to constraints such as overhead or underground utilities, topography, or for the preservation of existing trees greater than six inches in caliper measured four and one-half feet above the natural grade at the base.

b. *Street furniture and tree planting zone:* On-street parking may be placed in the street furniture zone, provided that street trees are installed in bulb-outs located at intervals within the area used for on-street parking, as approved by the bureau of planning.

c. *Sidewalk and supplemental zone width requirements:* In blocks where 50 percent or more of the buildings were built before 1950, width requirements may be reduced to match the existing building setbacks, as measured from the curb, of the nearest two adjacent buildings located on the same side of the street. Sidewalk and supplemental zone width requirements may also be varied subject to constraints related to existing topography or preservation of existing trees (as noted above).

d. *Outdoor dining within required sidewalk for new and pre-existing buildings:* outdoor dining may encroach into the sidewalk clear zone provided all of the following criteria are met:

i. Shall have a minimum of four feet width of unobstructed sidewalk area. In areas of congested pedestrian activity and or pedestrian safety concerns, the director is authorized to require a wider pedestrian path, as circumstances dictate.

ii. No permanent structure or ornamentation shall be located within the area where encroachment is permitted.

iii. The outdoor dining area shall be visually delineated on the sidewalk with pavers (or similar treatment) and may be separated from the sidewalk only with movable planters,

fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including any plant material. Tables, chairs, umbrellas, and any other furniture shall not extend outside of the designated dining area.

iv. At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this chapter.

5. In addition to the requirements of section 16-32.018 "loading areas, loading dock entrances and building mechanical and accessory features":

a. Dumpsters and bulk storage containers: shall be limited in height to seven feet above finished grade and provide opaque walls a minimum of 12 inches higher than said dumpster or storage container to provide screening so as not to be visible from any public right-of-way, park or plaza, outdoor dining area, or adjacent property. Chain link and similar fencing in combination with other screening elements shall not be allowed to satisfy said opaque wall screening requirement. In addition to the above screening requirements, dumpsters shall be located upon impervious materials.

b. Loading areas: shall be located upon impervious materials and shall be screened (from locations as described in 16-32G.004(a) above.) so as not to be visible from any public right-of-way, park or plaza, outdoor dining area, or adjacent property.

c. Building mechanical and accessory features not located on rooftops shall provide opaque landscaping or similar screening (from locations as described in 16-32G.004(a) above.) so as not to be visible from any public right-of-way, park or plaza, outdoor dining area, or adjacent property.

d. Exterior utility connections, with the exception of life safety connections, shall not to be visible from any public right-of-way, park or plaza, or outdoor dining area.

6. *Bulk limitations:* Residential floor area ratio (FAR) shall not exceed an amount equal to 0.696 times the gross lot area.

7. *Maximum building height:* In addition to requirements provided in section 16-32.012(2), no structure shall exceed a height of 52 feet at a distance of 300 feet or greater from the nearest single-family residential district.

8. In addition to the requirements of section 16-32.020 "Curb cuts and parking structures," two curb cuts serving two one-way driveways shall only be counted as one curb cut.

9. *Off-street parking requirements:* In addition to requirements provided in section 16-32.023 "Minimum Parking Requirements", the following parking requirements shall supplant the requirements for the uses specified below in the Table.

NC-7 EXISTING TRADITIONAL NEIGHBORHOOD COMMERCIAL DISTRICT:

PARKING TABLE

Permitted Use	
	Minimum Parking Requirement*
Retail Establishments (including bakeries & catering establishments) Tailoring, custom dressmaking, millinery & similar establishments	
Sales and Repair Establishments	4.0 spaces per 1,000 SF
Eating and Drinking Establishments	
Outdoor Dining (if greater than 25% of the enclosed floor area; otherwise no minimum parking requirements)	3.0 spaces per 1,000 SF 3.0 spaces per 1,000 SF
Office	2.0 spaces per 1,000 SF
Dwellings and Lodgings	1.0 space per unit
All other non-residential uses and accessory	2.0 spaces per 1,000 SF

uses, not otherwise identified in section 16-32.023	
Electric Vehicle Charging Requirements	None

*Minimum parking requirements may be reduced within the NC-7 district provided a shared parking arrangement subject to requirements of section 16-32.023(3).

10. *Building materials:* No exterior insulation finishing systems (EIFS) shall be used that is visible from any public right-of-way, park or plaza, outdoor dining area or adjacent property.

(Ord. No. 2008-66(08-O-0297), § 1, 7-28-08)



Demographic and Income Profile Report

Lat: 39.760000, Lon: -98.500000
 Ring: 1 mile radius

Prepared by Alan JoelEric Carlton
 Latitude: 39.76
 Longitude: -98.5

Summary	2010	2011	2016
Population	0	0	0
Households	0	0	0
Families	0	0	0
Average Household Size	0.00	0.00	0.00
Owner Occupied Housing Units	0	0	0
Renter Occupied Housing Units	0	0	0
Median Age	0.0	0.0	0.0
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.00%	0.62%	0.67%
Households	0.00%	0.66%	0.71%
Families	0.00%	0.51%	0.57%
Owner HHs	0.00%	0.71%	0.91%
Median Household Income	0.00%	3.33%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	0	0.0%	0	0.0%
\$15,000 - \$24,999	0	0.0%	0	0.0%
\$25,000 - \$34,999	0	0.0%	0	0.0%
\$35,000 - \$49,999	0	0.0%	0	0.0%
\$50,000 - \$74,999	0	0.0%	0	0.0%
\$75,000 - \$99,999	0	0.0%	0	0.0%
\$100,000 - \$149,999	0	0.0%	0	0.0%
\$150,000 - \$199,999	0	0.0%	0	0.0%
\$200,000+	0	0.0%	0	0.0%
Median Household Income	\$0		\$0	
Average Household Income	\$0		\$0	
Per Capita Income	\$0		\$0	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	0	0.0%	0	0.0%	0	0.0%
10 - 14	0	0.0%	0	0.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 34	0	0.0%	0	0.0%	0	0.0%
35 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 54	0	0.0%	0	0.0%	0	0.0%
55 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	0	0.0%	0	0.0%	0	0.0%
Black Alone	0	0.0%	0	0.0%	0	0.0%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	0	0.0%	0	0.0%
Two or More Races	0	0.0%	0	0.0%	0	0.0%
Hispanic Origin (Any Race)	0	0.0%	0	0.0%	0	0.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

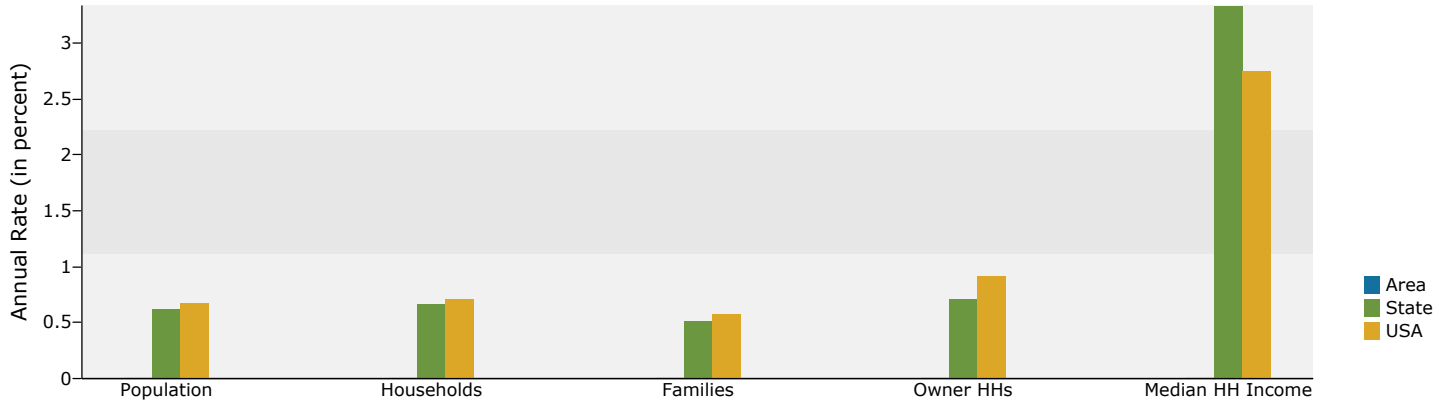


Demographic and Income Profile Report

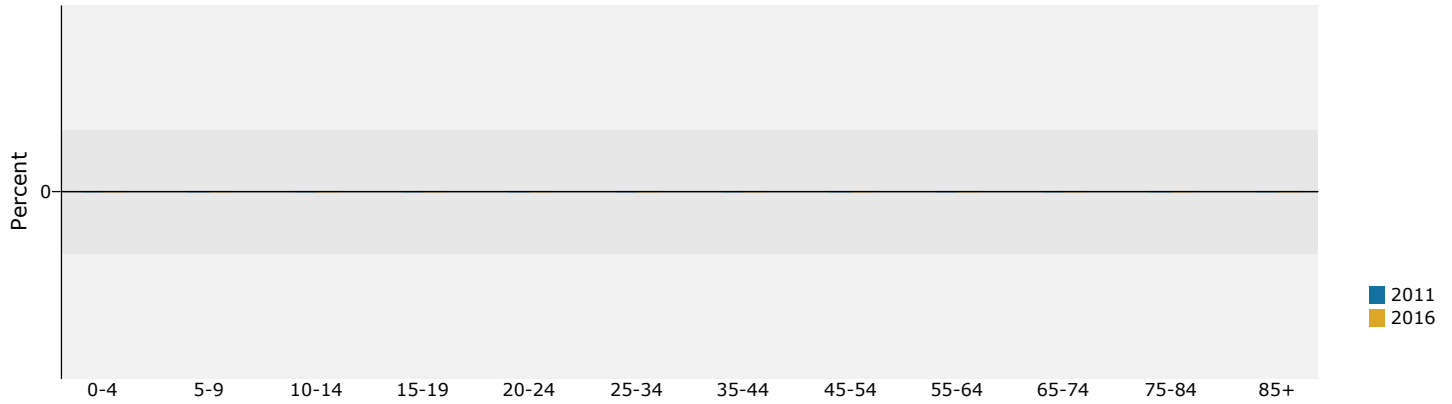
Lat: 39.760000, Lon: -98.500000
 Ring: 1 mile radius

Prepared by Alan JoelEric Carlton
 Latitude: 39.76
 Longitude: -98.5

Trends 2011-2016

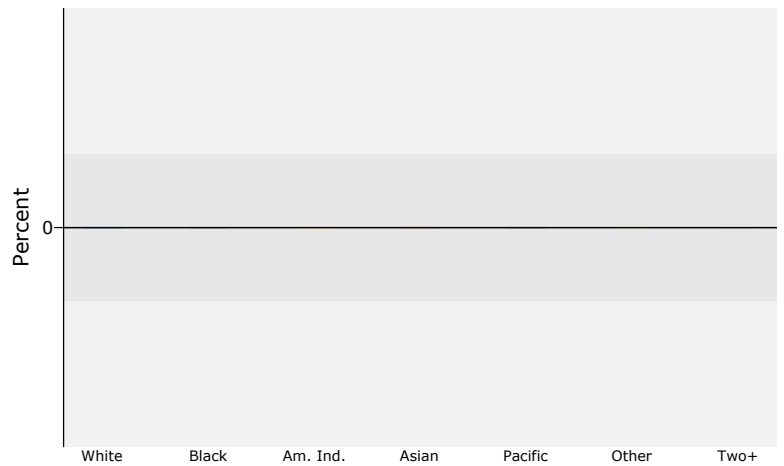


Population by Age



2011 Household Income

2011 Population by Race



2011 Percent Hispanic Origin: 0.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile Report

Lat: 39.760000, Lon: -98.500000
 Ring: 3 miles radius

Prepared by Alan JoelEric Carlton
 Latitude: 39.76
 Longitude: -98.5

Summary	2010	2011	2016
Population	36	35	32
Households	16	16	14
Families	10	10	9
Average Household Size	2.25	2.19	2.29
Owner Occupied Housing Units	13	12	11
Renter Occupied Housing Units	3	3	3
Median Age	50.8	52.5	55.0

Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-1.78%	0.62%	0.67%
Households	-2.64%	0.66%	0.71%
Families	-2.09%	0.51%	0.57%
Owner HHs	-1.73%	0.71%	0.91%
Median Household Income	1.63%	3.33%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	4	26.7%	4	28.6%
\$15,000 - \$24,999	3	20.0%	2	14.3%
\$25,000 - \$34,999	2	13.3%	2	14.3%
\$35,000 - \$49,999	3	20.0%	3	21.4%
\$50,000 - \$74,999	2	13.3%	2	14.3%
\$75,000 - \$99,999	1	6.7%	1	7.1%
\$100,000 - \$149,999	0	0.0%	0	0.0%
\$150,000 - \$199,999	0	0.0%	0	0.0%
\$200,000+	0	0.0%	0	0.0%

Median Household Income	\$26,960	\$29,226
Average Household Income	\$40,037	\$42,115
Per Capita Income	\$17,901	\$19,324

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2	5.4%	2	5.7%	2	6.3%
5 - 9	2	5.4%	2	5.7%	2	6.3%
10 - 14	2	5.4%	2	5.7%	2	6.3%
15 - 19	2	5.4%	2	5.7%	1	3.1%
20 - 24	1	2.7%	1	2.9%	1	3.1%
25 - 34	3	8.1%	2	5.7%	2	6.3%
35 - 44	3	8.1%	3	8.6%	2	6.3%
45 - 54	6	16.2%	5	14.3%	4	12.5%
55 - 64	6	16.2%	6	17.1%	6	18.8%
65 - 74	4	10.8%	4	11.4%	5	15.6%
75 - 84	4	10.8%	4	11.4%	3	9.4%
85+	2	5.4%	2	5.7%	2	6.3%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35	97.2%	34	97.1%	31	96.9%
Black Alone	0	0.0%	0	0.0%	0	0.0%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	0	0.0%	0	0.0%
Two or More Races	1	2.8%	1	2.9%	1	3.1%
Hispanic Origin (Any Race)	1	2.8%	0	0.0%	0	0.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

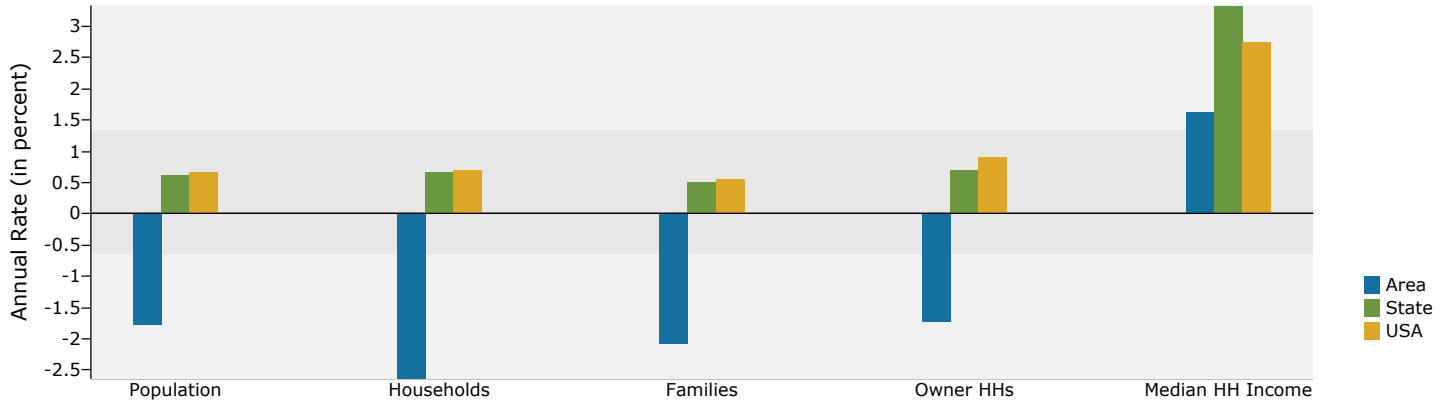


Demographic and Income Profile Report

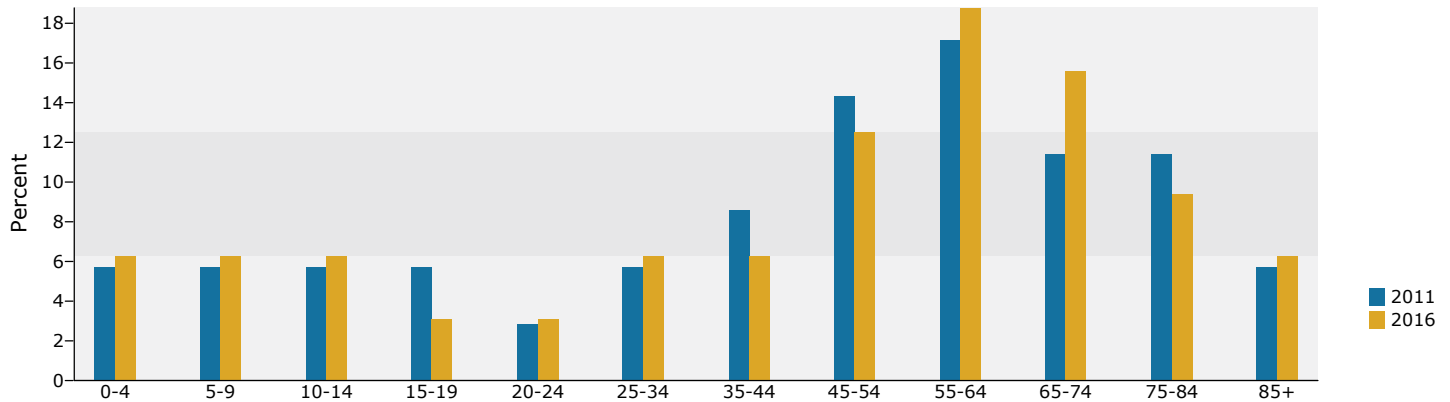
Lat: 39.760000, Lon: -98.500000
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Prepared by Alan JoelEric Carlton
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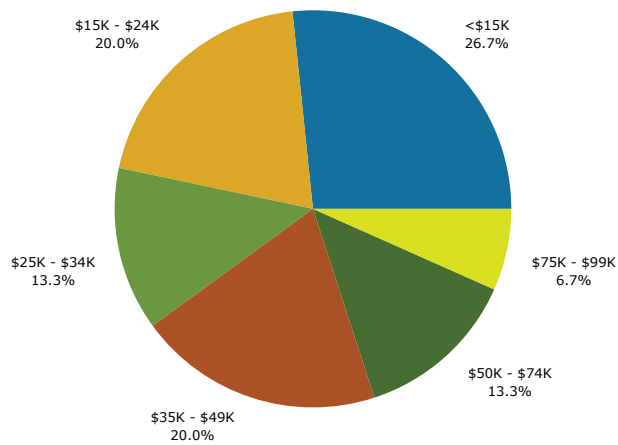
Trends 2011-2016



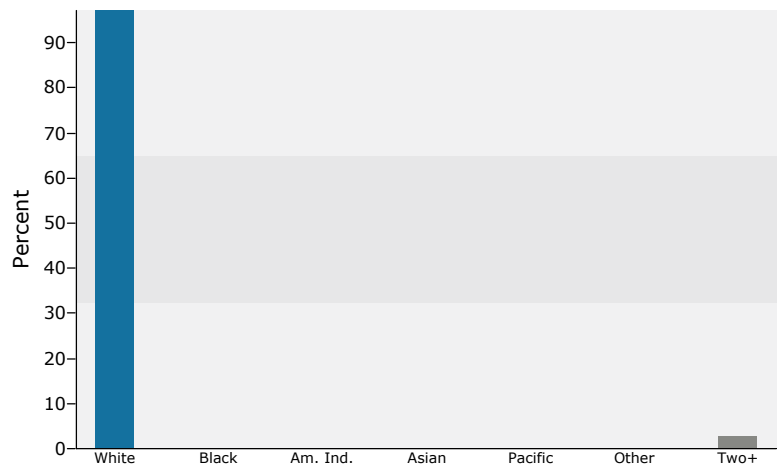
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 0.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

March 09, 2012



Demographic and Income Profile Report

Lat: 39.760000, Lon: -98.500000
 Ring: 5 miles radius

Prepared by Alan JoelEric Carlton
 Latitude: 39.76
 Longitude: -98.5

Summary	2010	2011	2016
Population	319	324	321
Households	160	163	165
Families	105	107	107
Average Household Size	1.99	1.98	1.95
Owner Occupied Housing Units	130	131	134
Renter Occupied Housing Units	30	31	31
Median Age	49.5	49.9	51.2
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-0.19%	0.62%	0.67%
Households	0.24%	0.66%	0.71%
Families	0.00%	0.51%	0.57%
Owner HHs	0.45%	0.71%	0.91%
Median Household Income	1.15%	3.33%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	46	28.0%	50	30.3%
\$15,000 - \$24,999	27	16.5%	21	12.7%
\$25,000 - \$34,999	37	22.6%	28	17.0%
\$35,000 - \$49,999	17	10.4%	18	10.9%
\$50,000 - \$74,999	20	12.2%	27	16.4%
\$75,000 - \$99,999	12	7.3%	15	9.1%
\$100,000 - \$149,999	5	3.0%	6	3.6%
\$150,000 - \$199,999	0	0.0%	0	0.0%
\$200,000+	0	0.0%	0	0.0%
Median Household Income	\$26,736		\$28,305	
Average Household Income	\$34,598		\$37,570	
Per Capita Income	\$16,019		\$17,542	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17	5.3%	17	5.2%	17	5.3%
5 - 9	17	5.3%	17	5.2%	17	5.3%
10 - 14	17	5.3%	17	5.2%	17	5.3%
15 - 19	18	5.7%	18	5.5%	17	5.3%
20 - 24	11	3.5%	11	3.4%	10	3.1%
25 - 34	23	7.2%	24	7.4%	23	7.1%
35 - 44	27	8.5%	27	8.3%	25	7.8%
45 - 54	62	19.5%	64	19.7%	57	17.7%
55 - 64	52	16.4%	54	16.6%	56	17.4%
65 - 74	33	10.4%	34	10.5%	40	12.4%
75 - 84	30	9.4%	31	9.5%	31	9.6%
85+	11	3.5%	11	3.4%	12	3.7%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	303	95.0%	308	95.1%	303	94.1%
Black Alone	1	0.3%	1	0.3%	1	0.3%
American Indian Alone	1	0.3%	1	0.3%	1	0.3%
Asian Alone	2	0.6%	2	0.6%	2	0.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	7	2.2%	7	2.2%	9	2.8%
Two or More Races	5	1.6%	5	1.5%	6	1.9%
Hispanic Origin (Any Race)	13	4.1%	13	4.0%	16	5.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

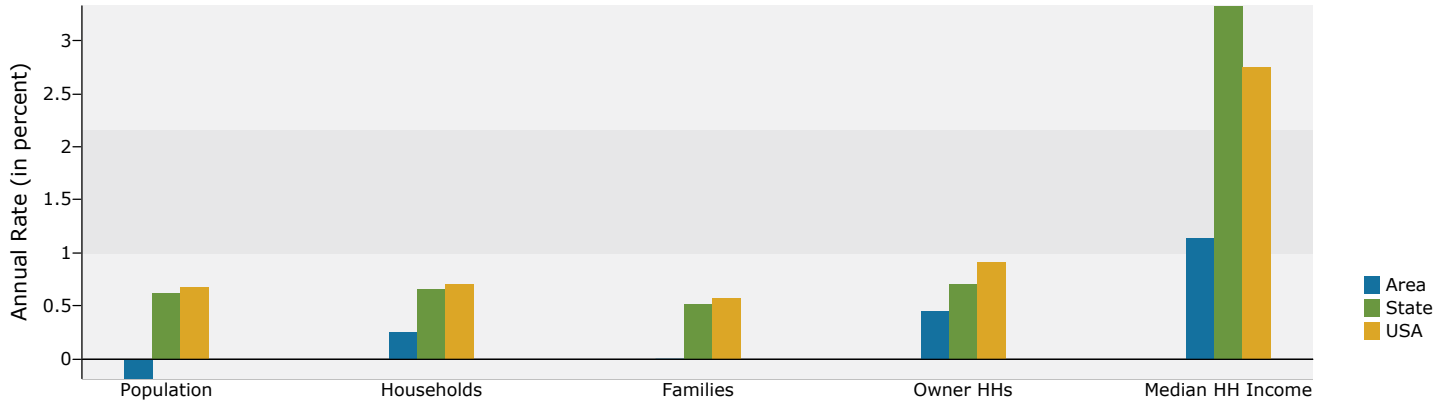


Demographic and Income Profile Report

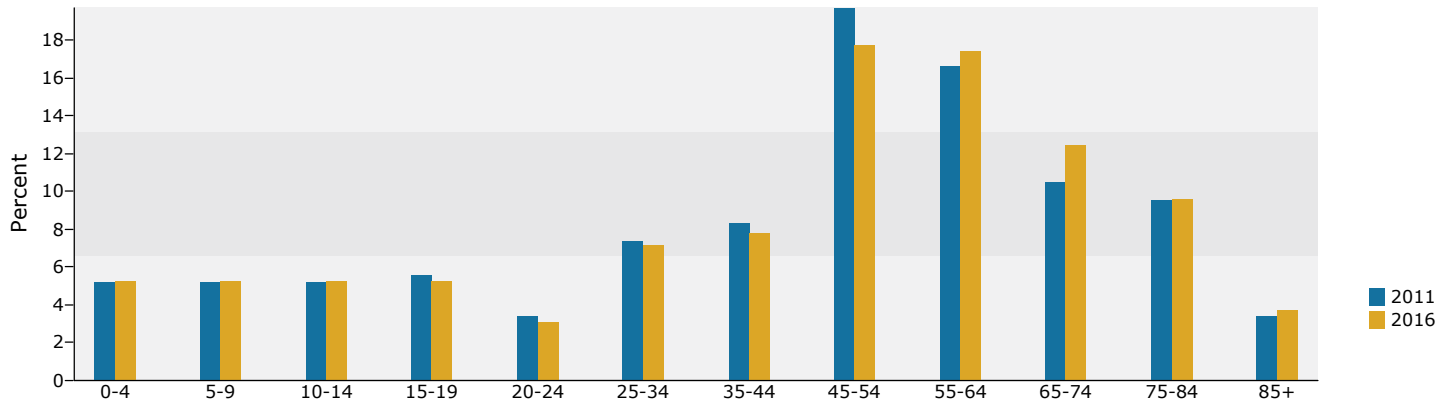
Lat: 39.760000, Lon: -98.500000
 Ring: 5 miles radius

Prepared by Alan JoelEric Carlton
 Latitude: 39.76
 Longitude: -98.5

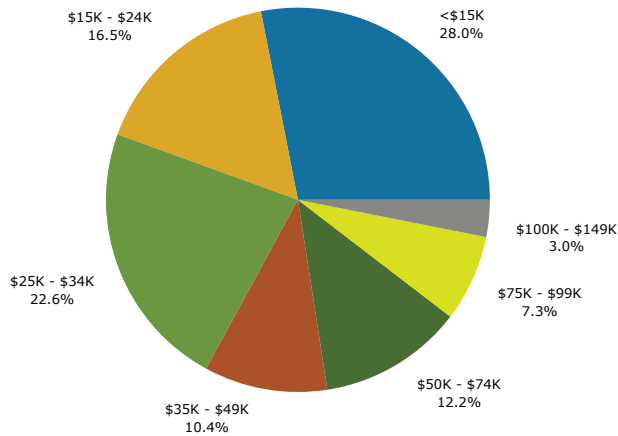
Trends 2011-2016



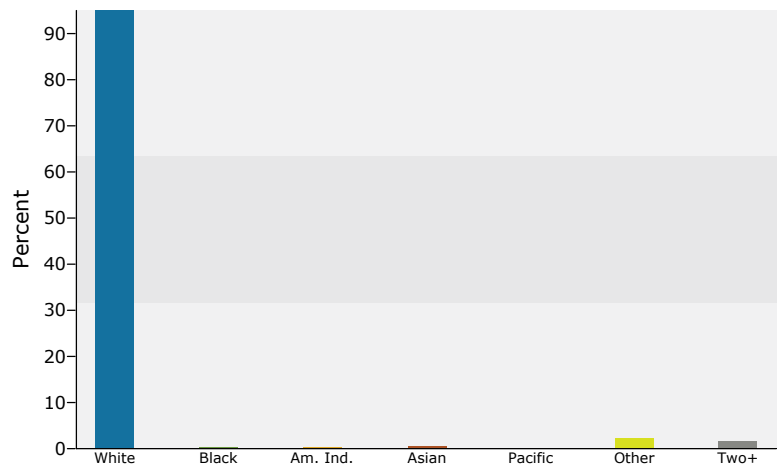
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

March 09, 2012