

AVAILABLE AUGUST 1, 2021

6,600 SF Free Standing Loft / Office / Retail Building in West Midtown

**814 Bellemeade Avenue NW
Atlanta GA 30318**



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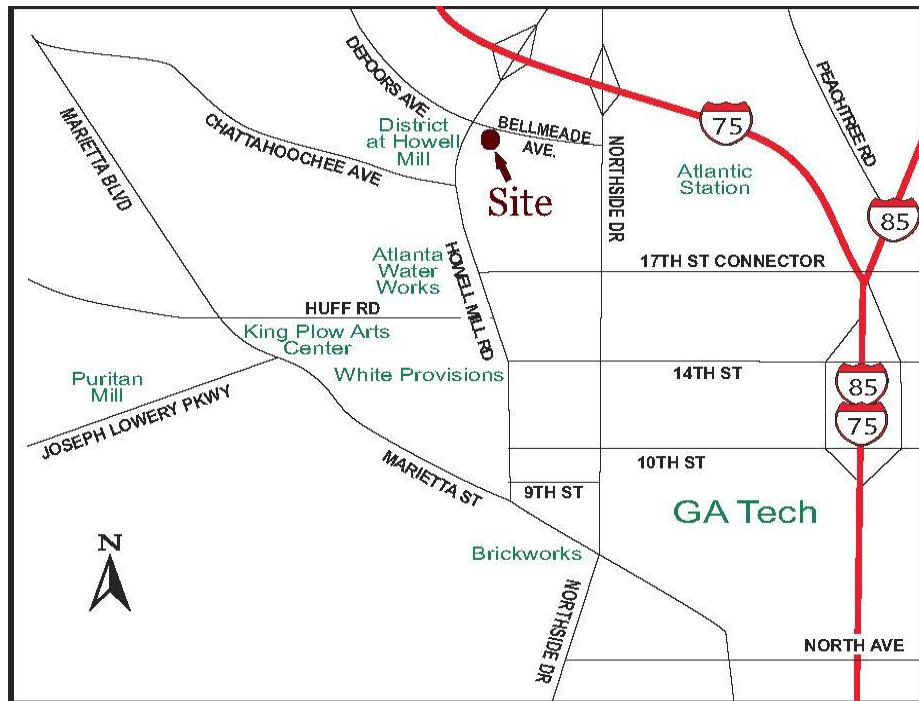
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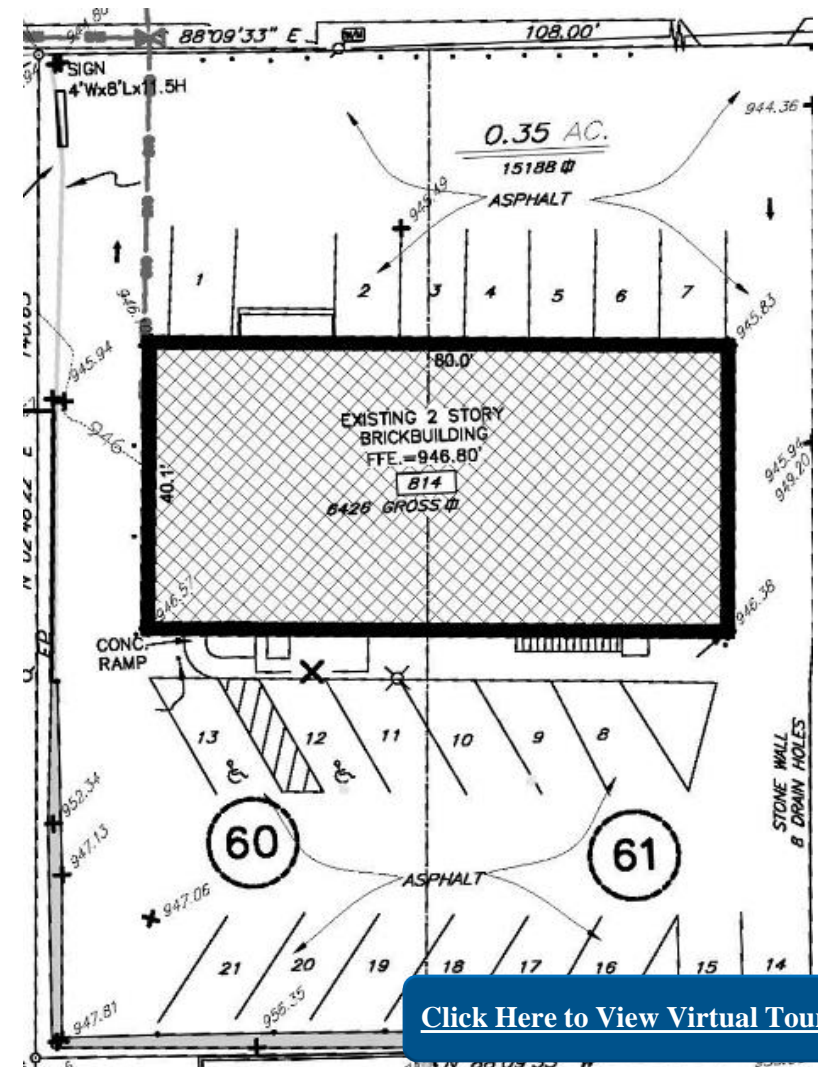
PROPERTY SUMMARY

PROPERTY ADDRESS	814 Bellemeade Avenue NW Atlanta, GA 30318
ZONING	C-1(C)
PARCEL NUMBER	17-0152-0005-055-9
SUBMARKET	West Midtown
BUILDING / LOT SIZE	6,600 SF / 0.36 Acres
PARKING	21 Spaces (4.0/1,000 SF)
HVAC	100%
2020 TAXES	\$7,511.54
LEASE RATE	\$28.00 - \$30.00/SF NNN
SALES PRICE	Inquire

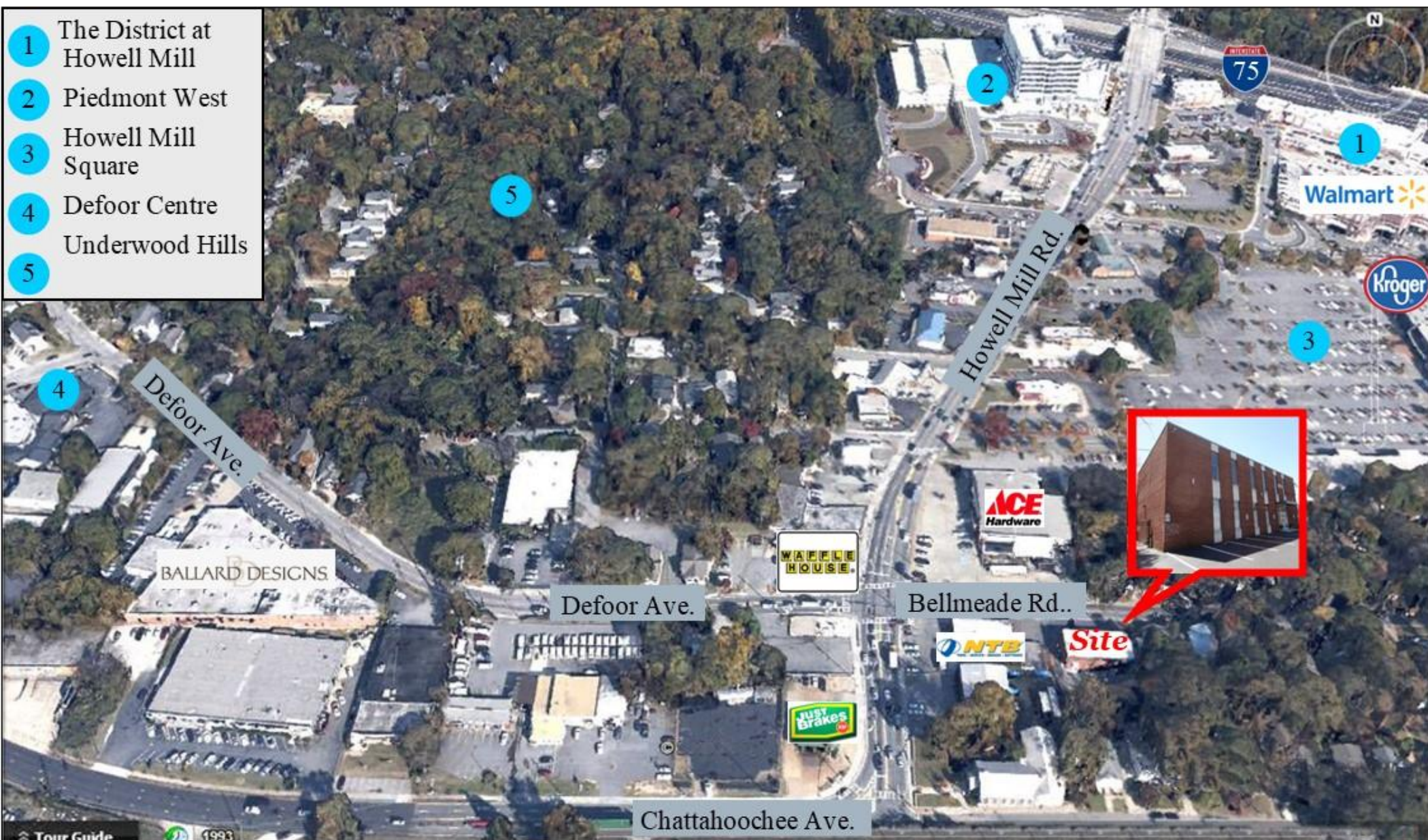


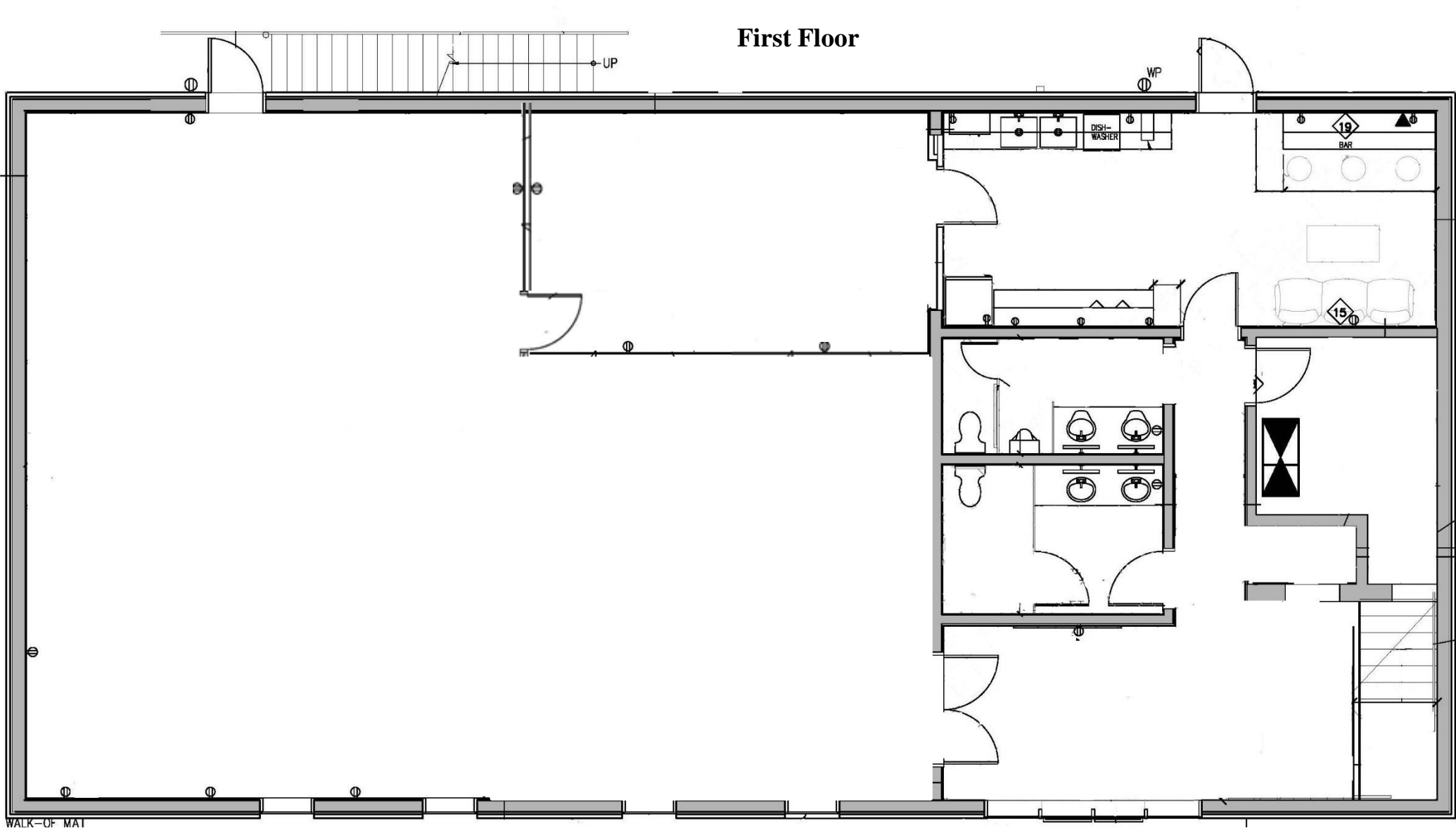
EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present this 6,600 SF office building located in West Midtown. The property is ideally located near Howell Mill Rd. with easy access to I-75 from both Howell Mill Rd. and Northside Drive.

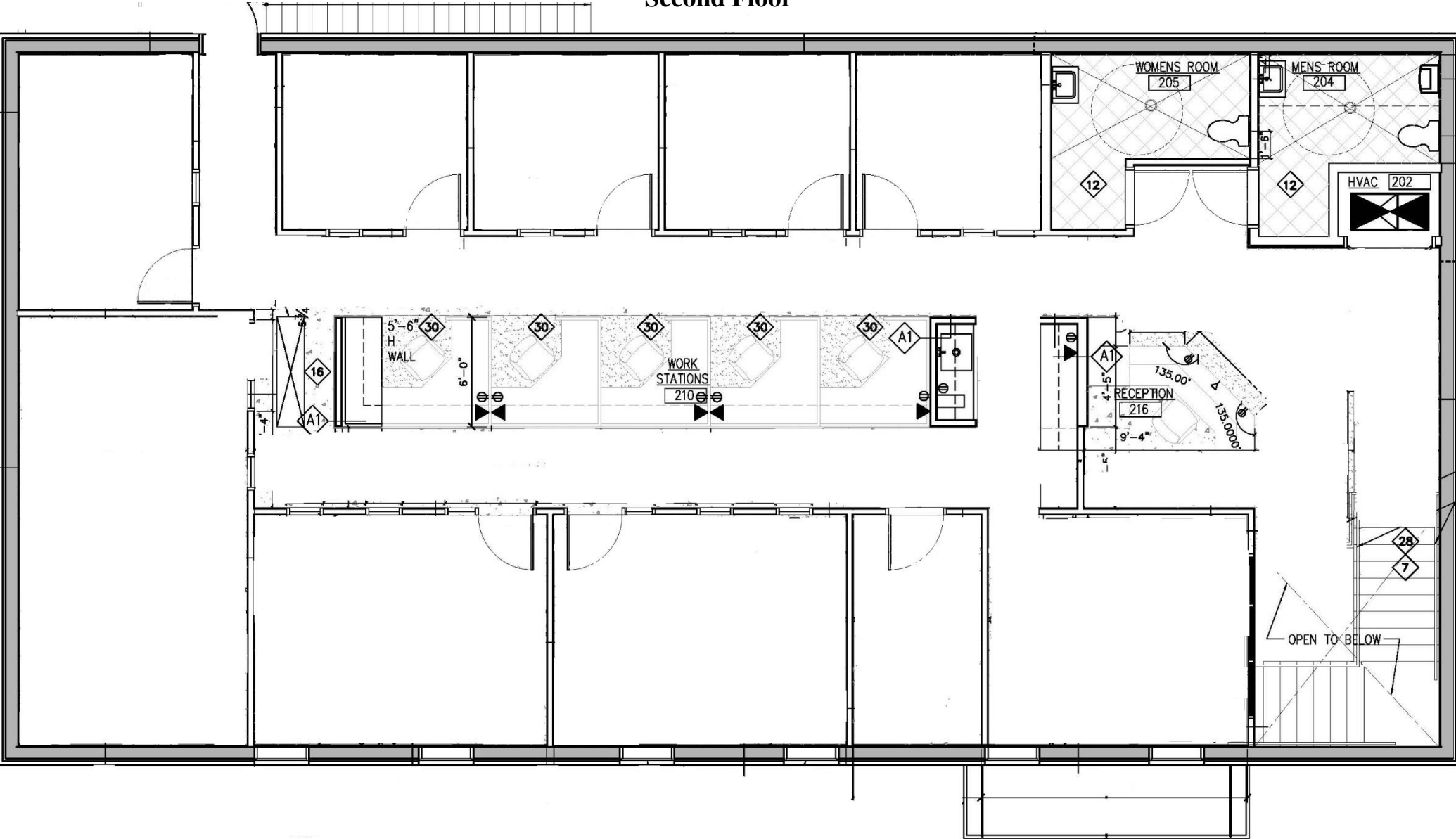


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Second Floor



BELLE MEADE AVENUE (VARIABLE R/W) (35 MPH)

COMMERCIAL DRIVEWAY
ENTRANCE TO ACE HARDWARE STORE

RESIDENTIAL DRIVEWAY

POB
PK NAIL
SET

GAS VALVE

187' FROM THE INTERSECTION
OF THE S.E. CORNER OF BELLE MEADE AVE
& HOWELL MILL ROAD (TIE OF RECORD)

SIGN
4'x8'x11.5H

0.35 AC.

15188 #
1701520005055-9

ZONED : R4A

ASPHALT

108.00' ±

88°09'33" W

54.00'

ENCROACHMENT

30' RIGHT OF WAY LINE

(59)

N ~ F

JOHN R. PARKER
D.B. 09579, PG. 0293

1701520005056-7

ZONED : C1

(58)

NO GAP/BREAK IN ASPHALT
CROSSING PROPERTY LINE

1 STORY
BLOCK HOUSE

2 STORY
BRICK

FFE.=946.80'

814
3213 #

BLDG. HEIGHT
25.7'

STEEL STAIRS

1st/2nd
FLOOR DOORS

DOOR

CONC.

ALUMINUM
SHELTER

1 STORY
BLOCK HOUSE

ENCROACHMENT

ENCROACHMENT

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ENCROACHMENT

(57)

N ~ F

NOBLE REALTY, INC.
D.B. 28066, PG. 0013

1701520005003-9

ZONED : C1

10' ALLEY
SEE GENERAL NOTE #6

(60)

(61)

(62)

4' CHAINLINK FENCE RUNS
ALONG TOP OF STONE WALL

~ ASPHALT ~

1' STONE WALL

19 DRAIN HOLES

6' WOOD FENCE
RUNS ALONG WALL

ENCROACHMENT

ENCROACHMENT

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MAGNETIC NORTH

KEY FACTS

16,459

Population



1.8

Average Household Size

32.6

Median Age

\$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

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%)

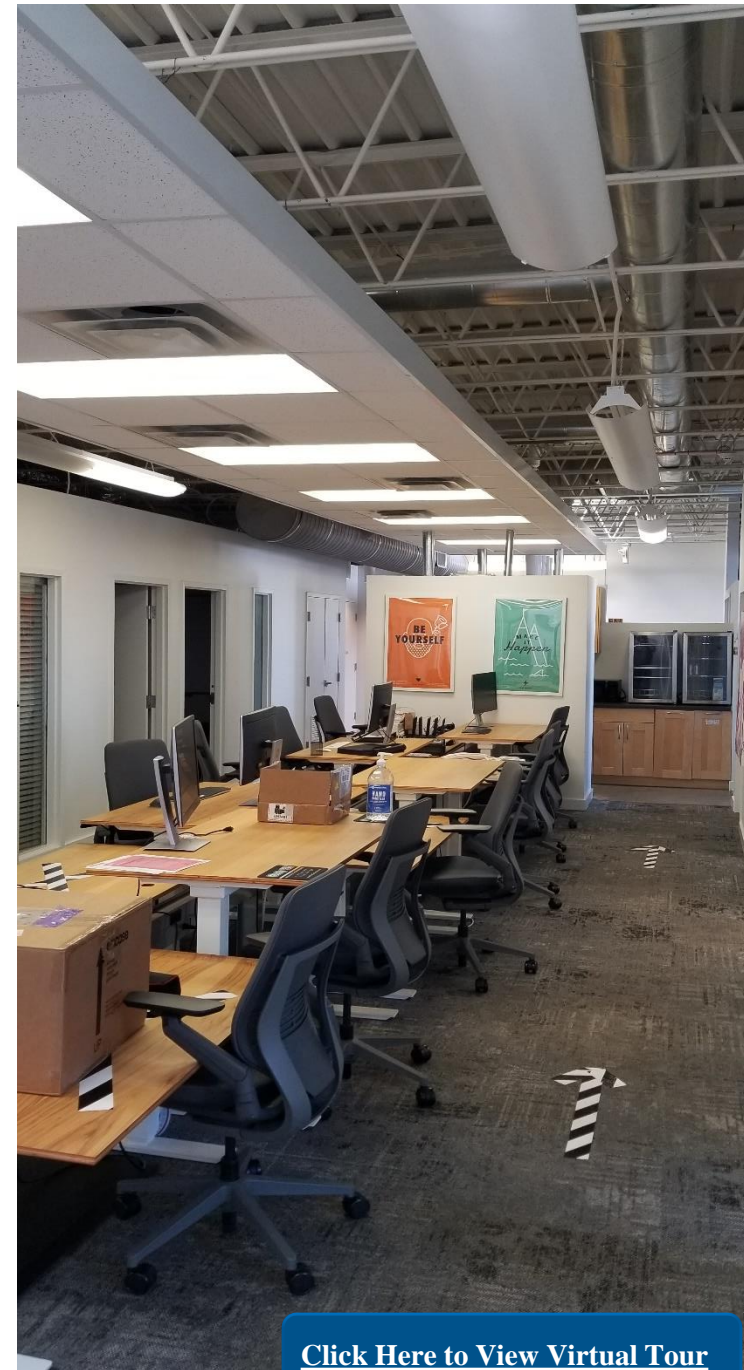
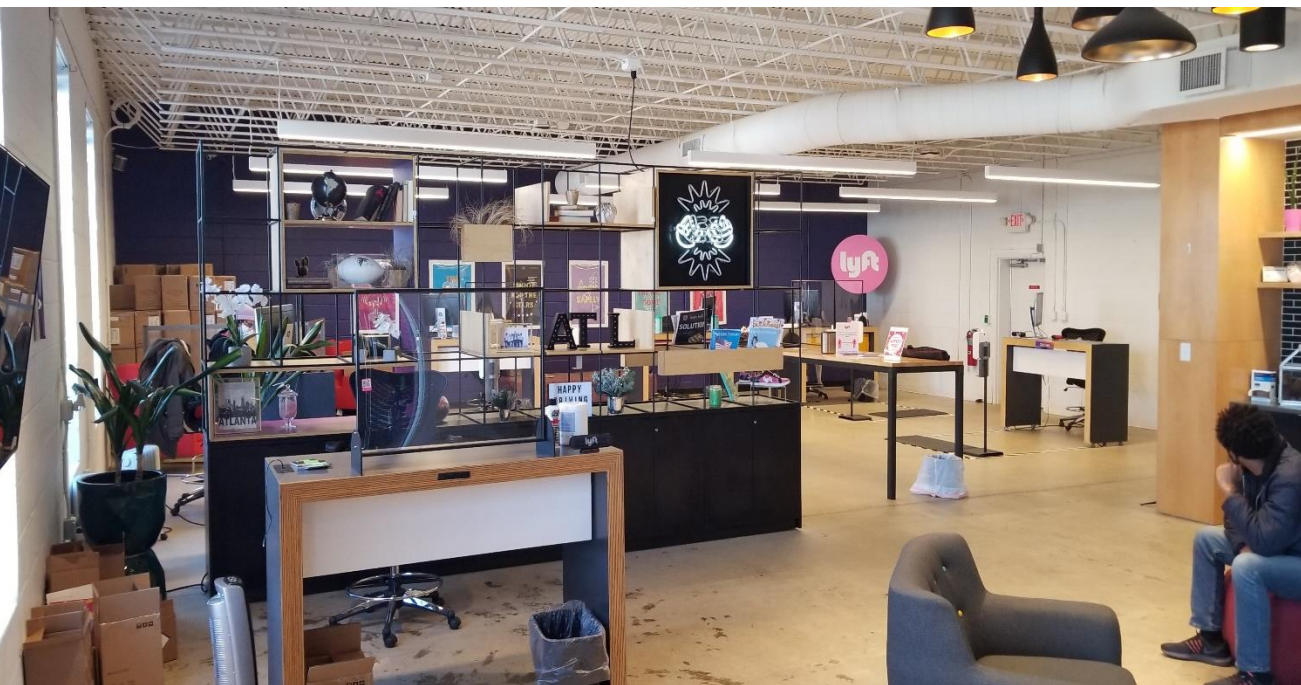
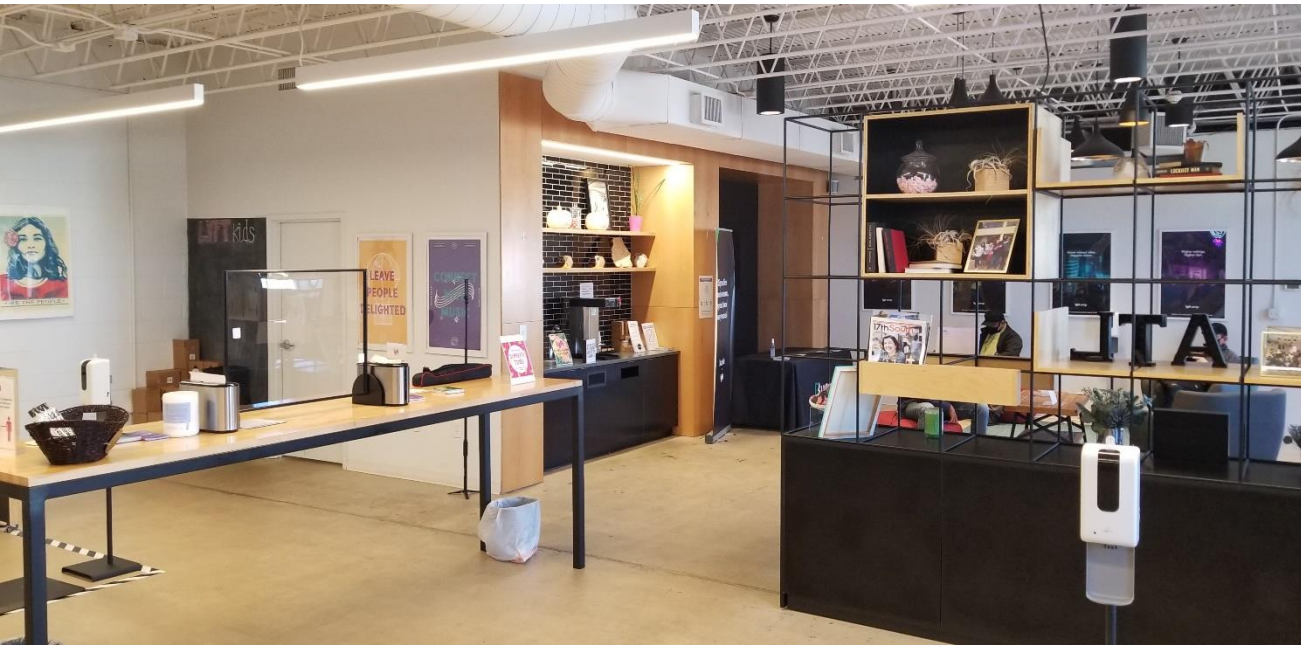
Indicator ▲	Value	Diff	
<\$15,000	7.2%	-2.4%	
\$15,000 - \$24,999	5.1%	-2%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	10.2%	-0.1%	
\$50,000 - \$74,999	21.2%	+3.7%	
\$75,000 - \$99,999	14.1%	+2.9%	
\$100,000 - \$149,999	17.9%	+3.7%	
\$150,000 - \$199,999	9.1%	+0.8%	
\$200,000+	10.2%	-5.1%	

Bars show deviation from Fulton County

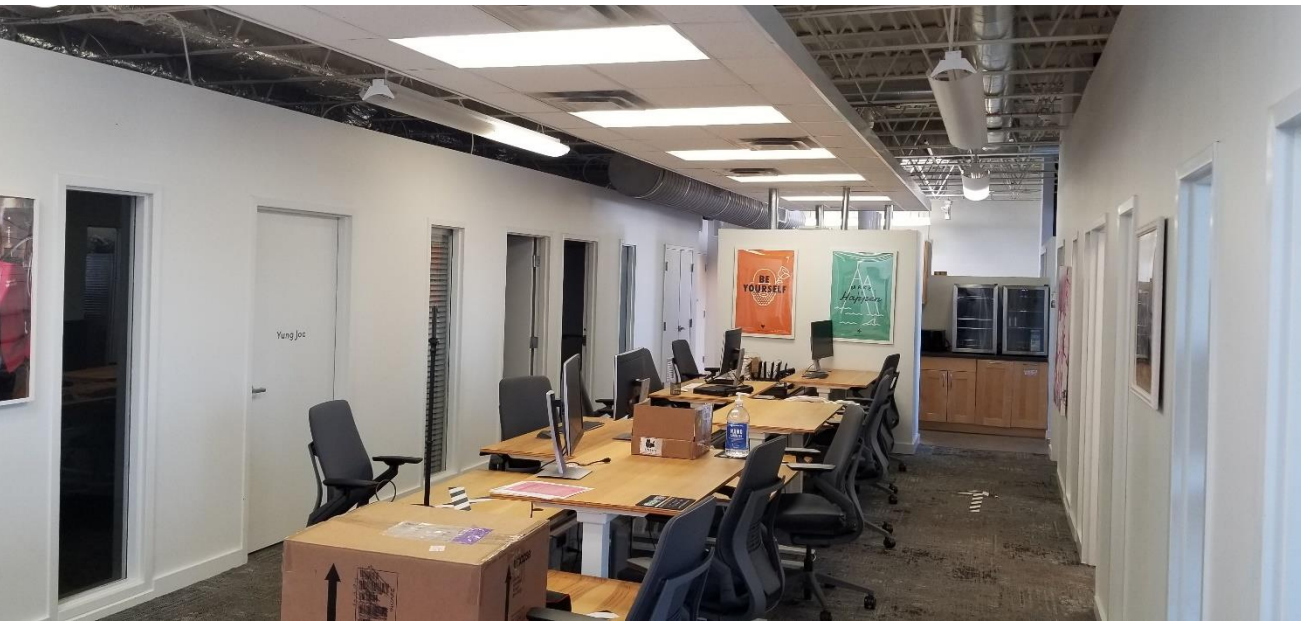
Section 9.1.2. – C-1(C), Community Business District.

The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area. Complimentary noncommercial uses are also permitted.

9.1.2 Use regulations. Within the C-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited. [Click here to view the full list of Permitted Uses](#)



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