

RETAIL BUILDING IN SWEET AUBURN NEIGHBORHOOD | 4,212 SF

312 AUBURN AVE NE
ATLANTA, GA 30303

FOR SALE



RETAIL BUILDING IN SWEET AUBURN NEIGHBORHOOD | Georgia | 1 of 4

PROPERTY OVERVIEW

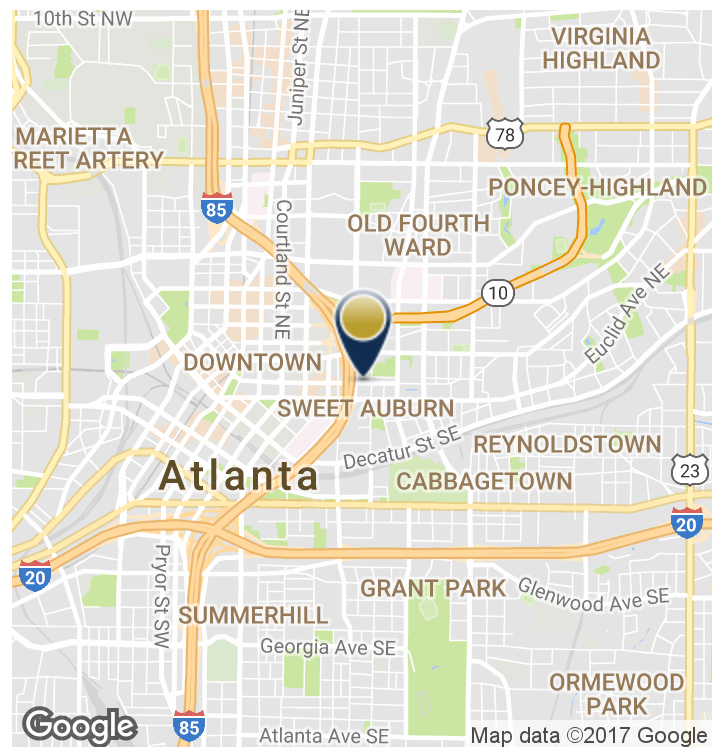
312 Auburn Ave NE was most recently leased to a lounge that utilized both floors (4,212 SF). Previously, the upstairs was divided into two 1-bedroom apartments, and it can easily be converted back into this configuration.

- Sweet Auburn neighborhood | Downtown views
- 2015 gross rent (3-unit configuration): \$48,000
- Atlanta Streetcar passes directly in front of property
- Surrounding properties are being revitalized

Offered for sale at \$499,900

LOCATION OVERVIEW

92 Walker's Paradise score; less than half mile to Downtown Atlanta including Grady & Georgia State. Two blocks to King Center. 14 Minute walk to Peachtree Center MARTA Station.



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PHOTOS



RETAIL BUILDING IN SWEET AUBURN NEIGHBORHOOD | Georgia | 20f4



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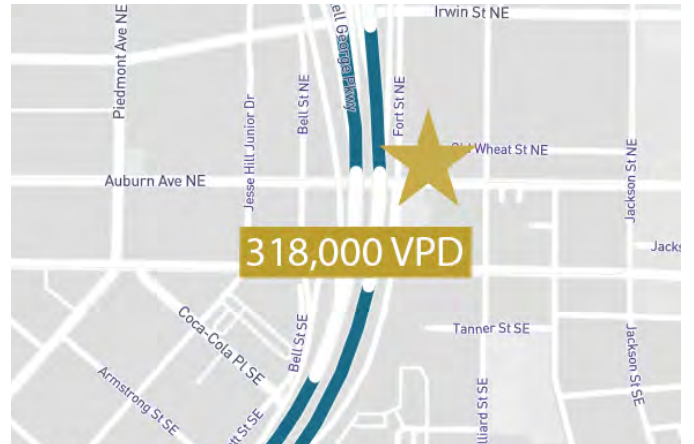
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DEMOGRAPHICS & TRAFFIC COUNTS

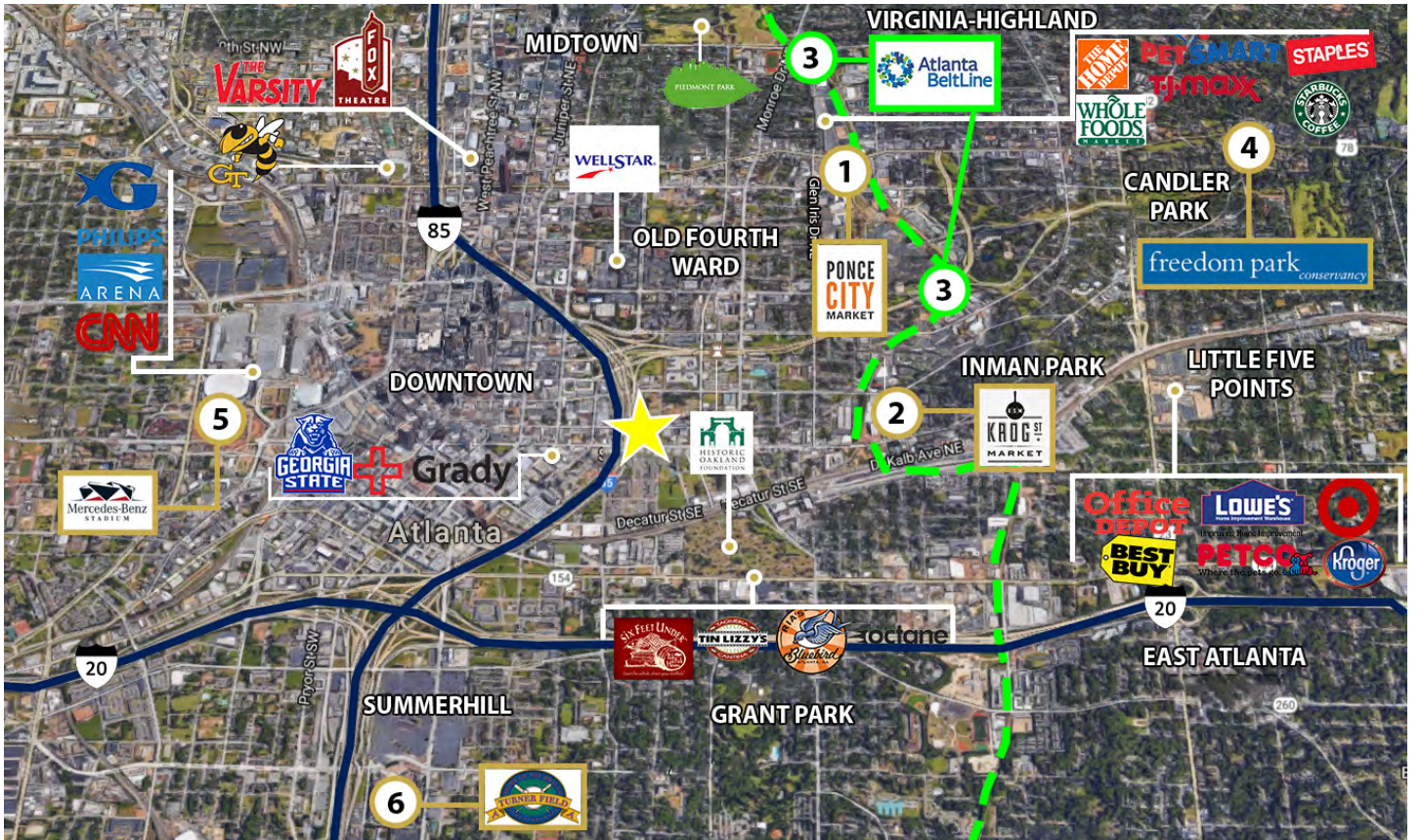
	1 Mile	2 Miles	3 Miles
Total Households:	13,264	78,806	153,193
Total Population:	25,972	170,803	345,929
Average HH Income:	\$76,315	\$83,893	\$84,236
Traffic Counts:	318,000 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



RETAIL MAP



RETAIL BUILDING IN SWEET AUBURN NEIGHBORHOOD | Georgia | 304



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IN THE AREA



1

PONCE CITY MARKET

Ponce City Market is a mixed-use development located in a historic building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, and residential units. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward where that neighborhood touches the Virginia Highland, Poncey Highland and Midtown neighborhoods.



4

FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to downtown Atlanta, Inman Park, Old Fourth Ward, Candler Park, Poncey-Highland, Virginia Highland, Little 5 Points, The Atlanta BeltLine, The Martin Luther King, Jr. National Historic Site and more.



2

KROG STREET MARKET

Krog Street Market is a 9 acre mixed-use development located along the Atlanta Beltline in Inman Park. The complex is a 12,000 SF west-coast style marketplace complete with restaurants and 300 apartments.



5

MERCEDES-BENZ STADIUM

Scheduled to open for the 2017 NFL season, Mercedes-Benz Stadium will serve as the home of the Atlanta Falcons in addition to other sports, convention and entertainment events currently held at the Georgia Dome and other new marquee events that could be hosted in the future. Mercedes-Benz stadium will have a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion.



3

ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



6

GSU & TURNER FIELD

Atlanta-based real estate developer Carter and Georgia State University have proposed a \$300 million redevelopment of the property around Turner Field for multiple uses, including football and baseball stadiums, retail, residential and student housing. The redevelopment of the 77-acre site would be funded by public and private sources.