

AVAILABLE

FREESTANDING BUILDING

2201 Henderson Mill Rd, Atlanta, GA 30345

34,550 SF on 3.86 Acres
(24,350 SF first level - 10,200 SF mezzanine)

PROPERTY HIGHLIGHTS

- Former automotive service center
- Ample surface parking
- Column spacing is 24' x 18' on first level
- Elevator access to mezzanine level
- Completed Phase 1 & 2 environmental studies
- Mezzanine can be removed

AREA DEMOGRAPHICS (2025)

	1-MILE	3-MILE	5-MILE
POPULATION	7,558	94,757	304,485
HOUSEHOLDS	3,492	37,972	123,929
AVG HH INCOME	\$147,194	\$134,594	\$122,094

KELLY WILSON

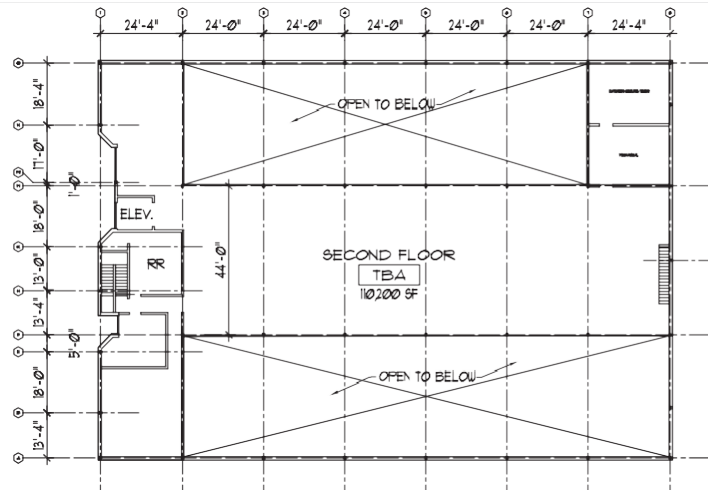
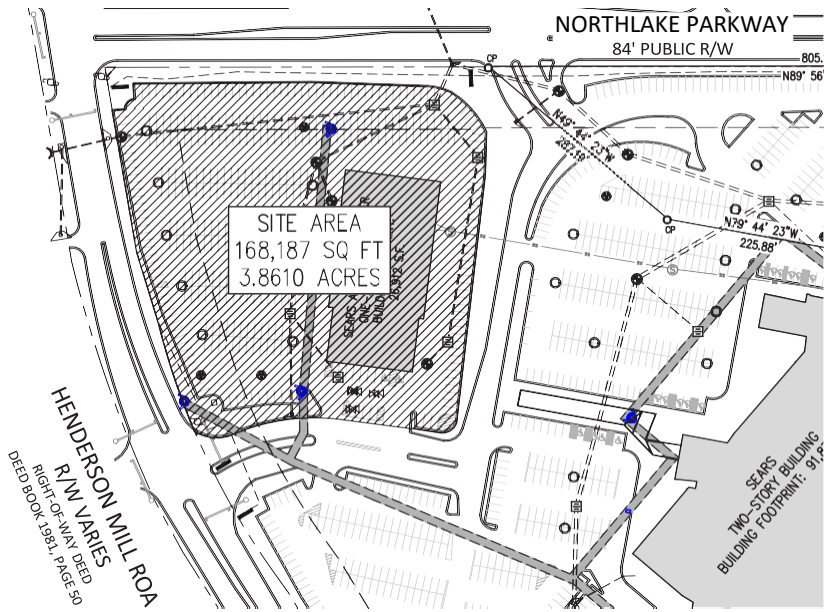
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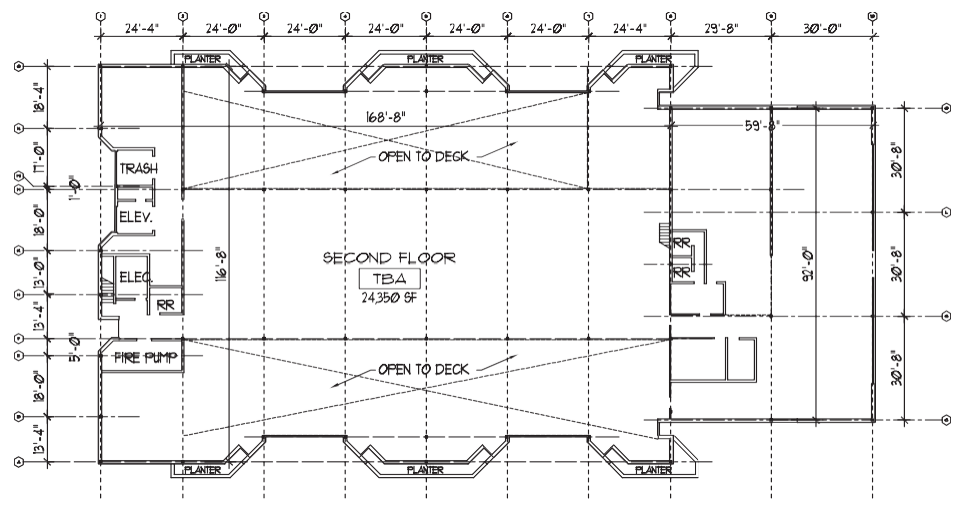

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2 SECOND LEVEL
SCALE 1/8\"/>



1 FIRST LEVEL
SCALE 1/8\"/>



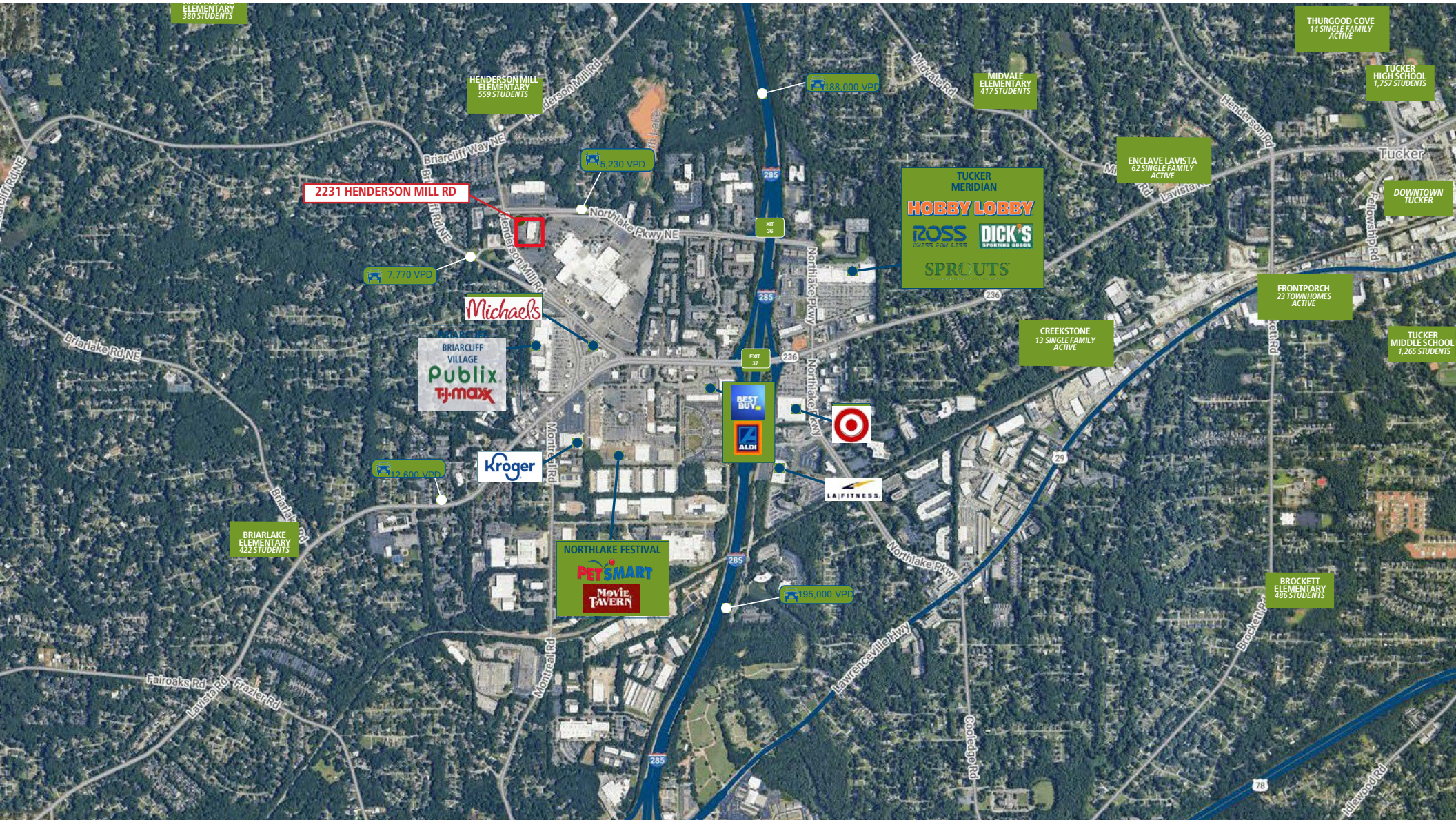
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