



Carl Semien

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**Restaurant Space Available**  
**1953 Lakewood Ave SE, Atlanta, GA 30315**

KW Commercial Atlanta Classic • 3800 Camp Creek Pkwy • Bldg 1800, Ste 100 • Atlanta GA 30331

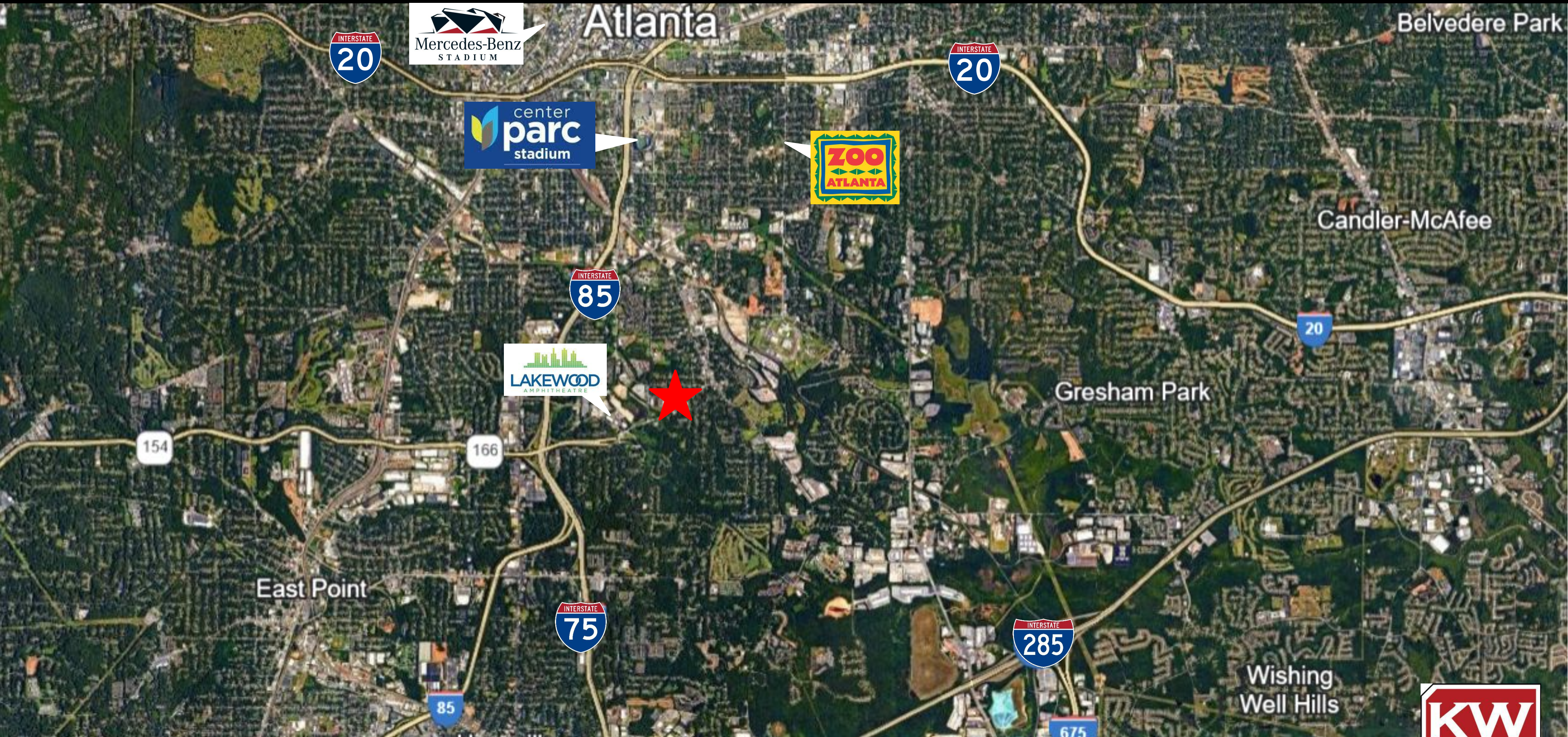
# PROPERTY OVERVIEW

- +/- 0.97 Acres
- City of Atlanta – Fulton County
- Parcel ID: 14 00580002094
- Zoned MRC-1: Mixed Residential Commercial District
- 4,197 sqft Building - Built in 1945
- Existing Restaurant and Bar Space
- Ample Parking
- +/- 260 ft Frontage on Lakewood Ave SE
- +/- 150 ft Frontage on Terrace Way SE
- 14,400 ADT on Lakewood Ave SE (2024)
- Located near Lakewood Amphitheater and Lakewood Stadium

**Asking Price: \$2,000,000**



# POINTS OF INTEREST



# PROPERTY PHOTOS



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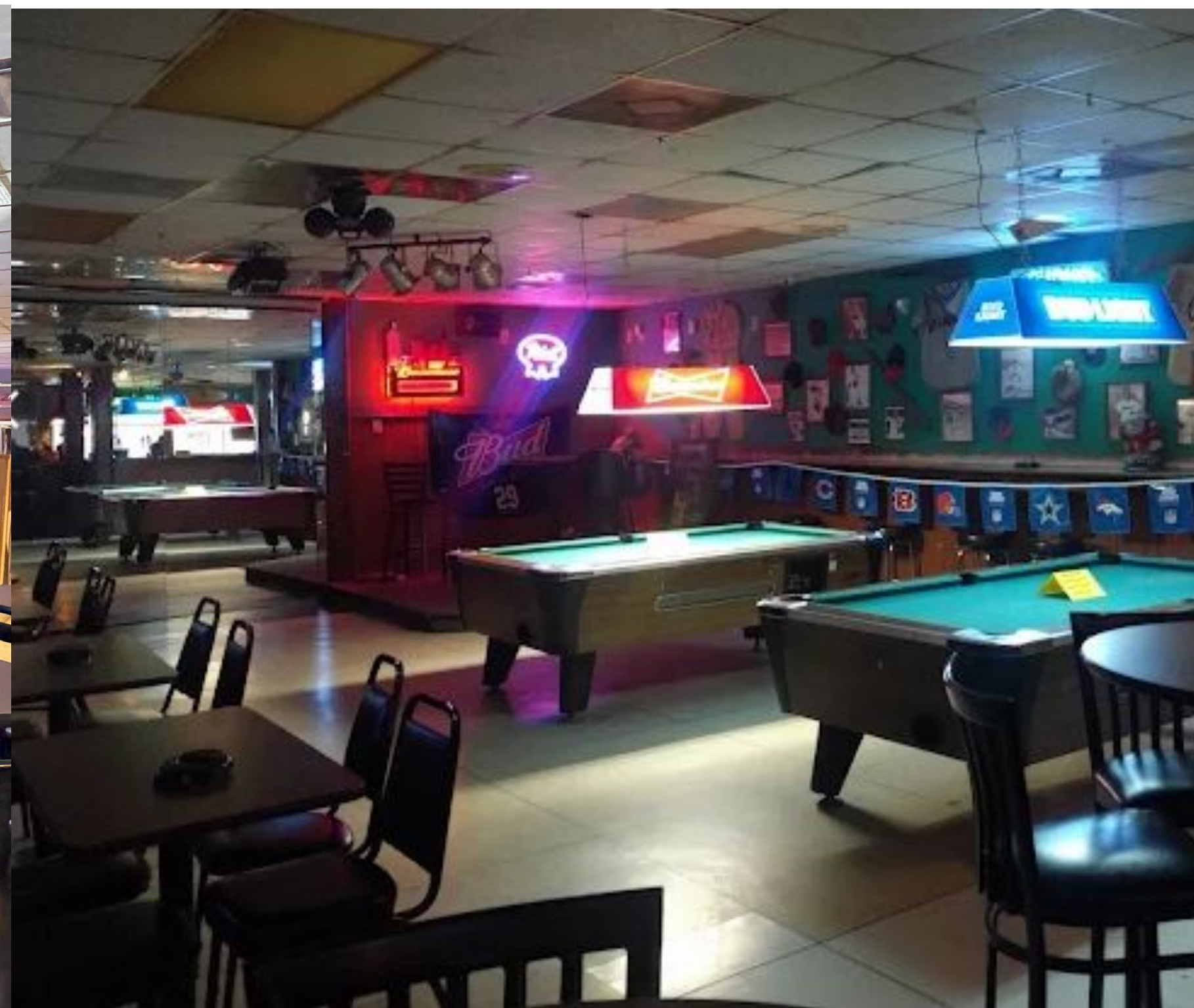
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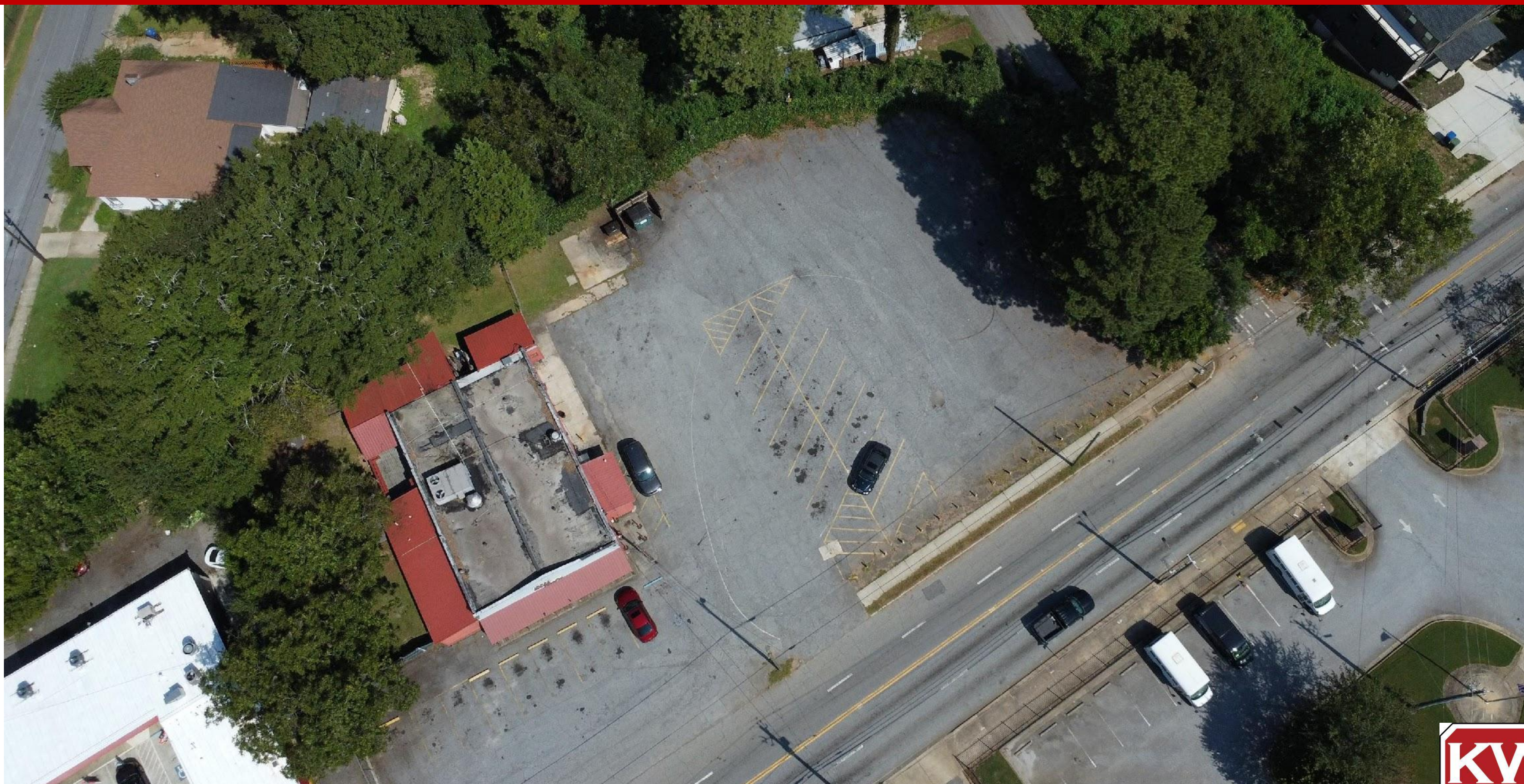
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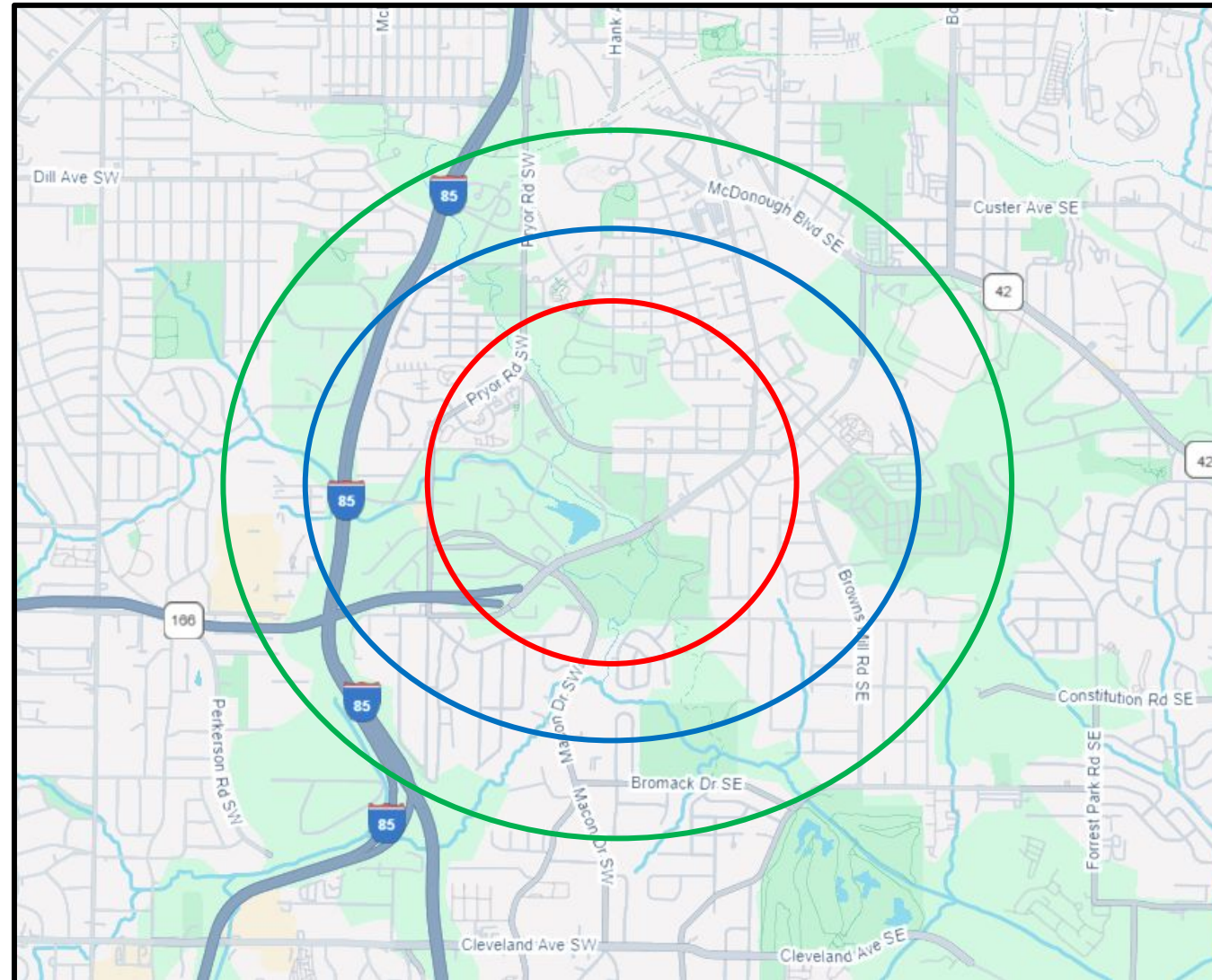
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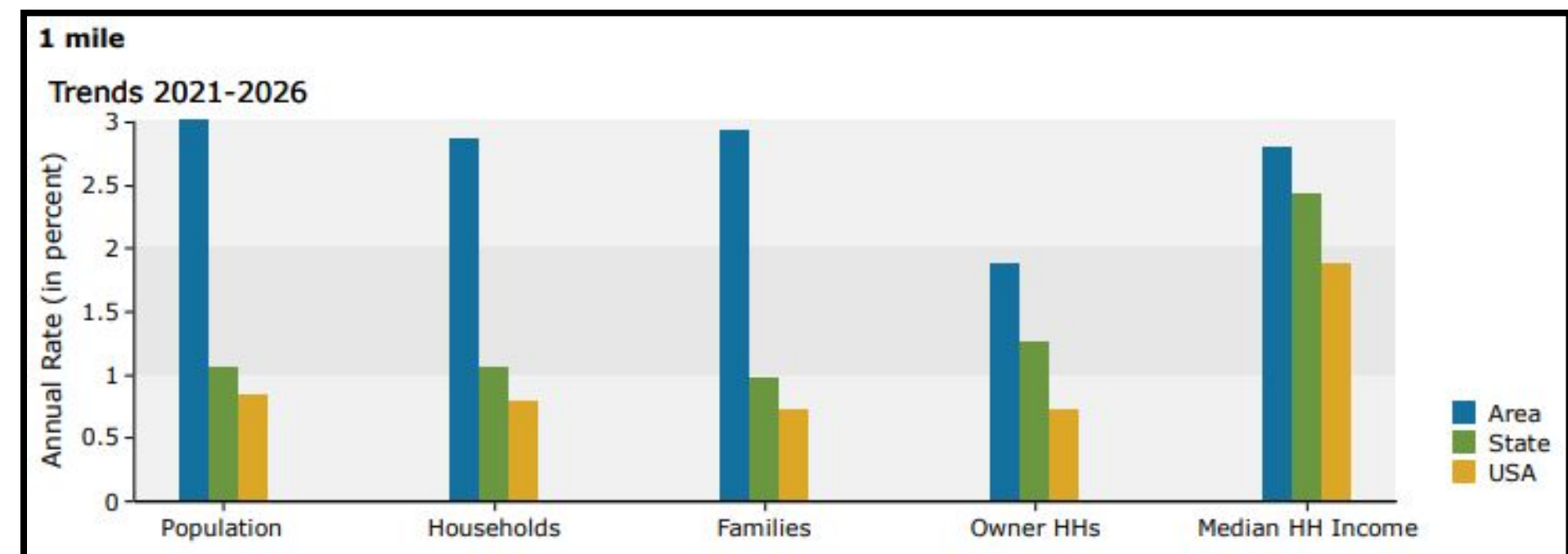
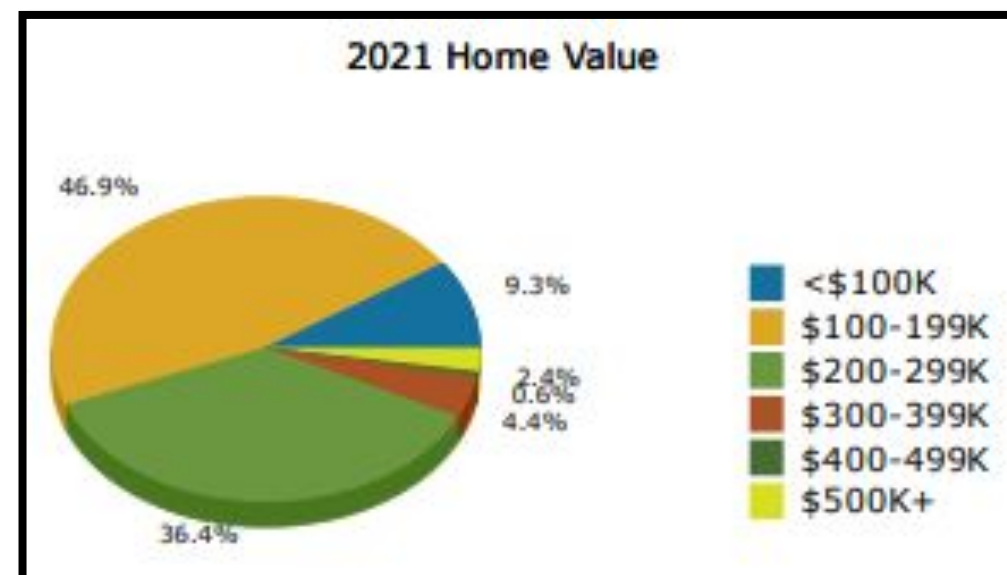
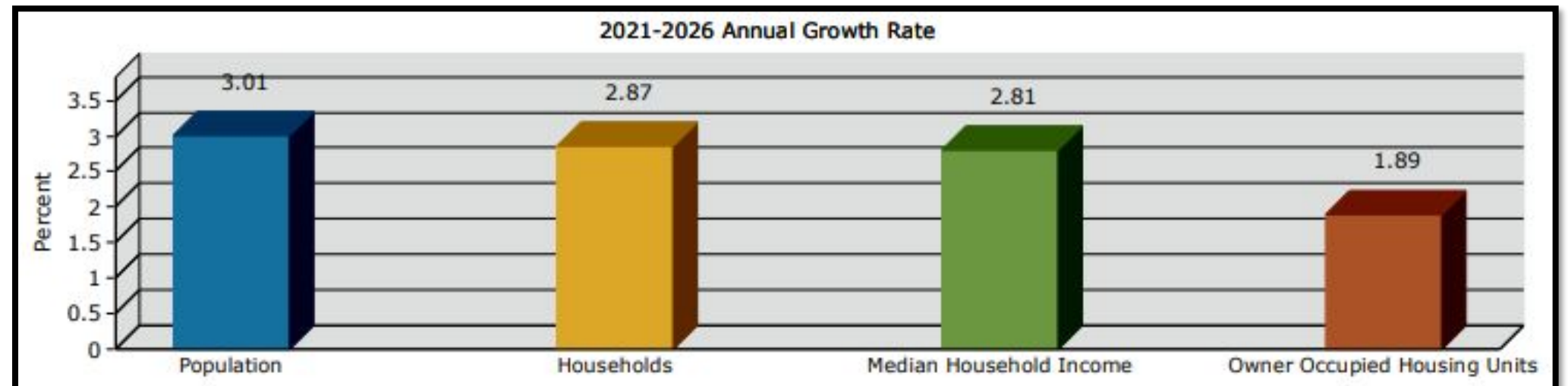
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# DEMOGRAPHICS



|                  | Population | # of Households | Avg Household Income | Median Age |
|------------------|------------|-----------------|----------------------|------------|
| <b>1 Mile</b>    | 10,308     | 3,870           | \$48,391             | 40         |
| <b>1-3 Miles</b> | 58,808     | 23,663          | \$61,968             | 38         |
| <b>3-5 Miles</b> | 156,224    | 61,432          | \$63,072             | 35         |



# Carl Semien

Associate Partner

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