

FOR SALE

\$434,900

**1657-1651 LAKEWOOD AVENUE SE
ATLANTA, GA 30315**



**VALUE-ADD RETAIL/
OWNER-USER OPPORTUNITY**

**Includes Adjacent Vacant Lot for
Parking, Expansion, or
Redevelopment**

BROCKWAY
ATLANTA · GEORGIA
GROUP

kw KELLERWILLIAMS. REALTY
INTOWN ATLANTA

FRANK BROCKWAY

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PROPERTY HIGHLIGHTS

BUILDING SIZE	± 2,950 SF
LOT SIZE	± 0.4132 Acres, 18,000 sf combined
FRONTAGE	120'
DEPTH	149' (approx.)
ZONING	MRC-1-C
PARKING	± 40 SPACES
OCCUPANCY	VACANT
YEAR BUILT	1967

- Two-parcel assemblage totaling ±0.41 acres combined
- 120' total street frontage along Lakewood Ave SE
- Free-standing retail building plus adjacent vacant lot
- 2,950 SF, Vacant and ready for repositioning or occupancy
- Easily divisible floorplan allows for dual tenant configuration or owner occupancy
- Flexible MRC-1-C zoning supports a variety of commercial uses
- Strong visibility along a high-traffic corridor
- Minutes to Downtown Atlanta and Hartsfield-Jackson International Airport
- Ideal for retail, automotive, service, or redevelopment
- Located within an emerging South Atlanta growth corridor



OWNER-USER

Immediate occupancy with long-term upside



VALUE-ADD INVESTOR

Renovate and stabilize for cash flow



DEVELOPER

Leverage dual parcel assemblage for future redevelopment

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1657-1651 LAKEWOOD AVENUE SE ATLANTA, GA 30315

1657-1651 Lakewood Ave SE presents an opportunity to acquire a standalone retail asset with additional adjacent land in one of South Atlanta's most actively evolving corridors. The offering includes a 2,950 SF retail building along with a neighboring vacant parcel, creating flexibility for additional parking, site expansion, outdoor use, or future redevelopment.

Situated on two combined parcels totaling approximately 0.41 acres, the property benefits from 120 feet of frontage along Lakewood Avenue and strong visibility at the intersection of Lakewood Ave SE and Jonesboro Rd SE. With flexible MRC-1-C zoning and a vacant building, investors and owner-users have the ability to reposition, renovate, expand, or redevelop the site to capitalize on ongoing growth throughout the surrounding area.



SITE ADVANTAGES

- ✓ Signalized corner exposure at Lakewood & Jonesboro
- ✓ 120' frontage with strong visibility
- ✓ Dual-parcel flexibility
- ✓ Existing structure allows for phased redevelopment
- ✓ Located in an emerging South Atlanta growth corridor

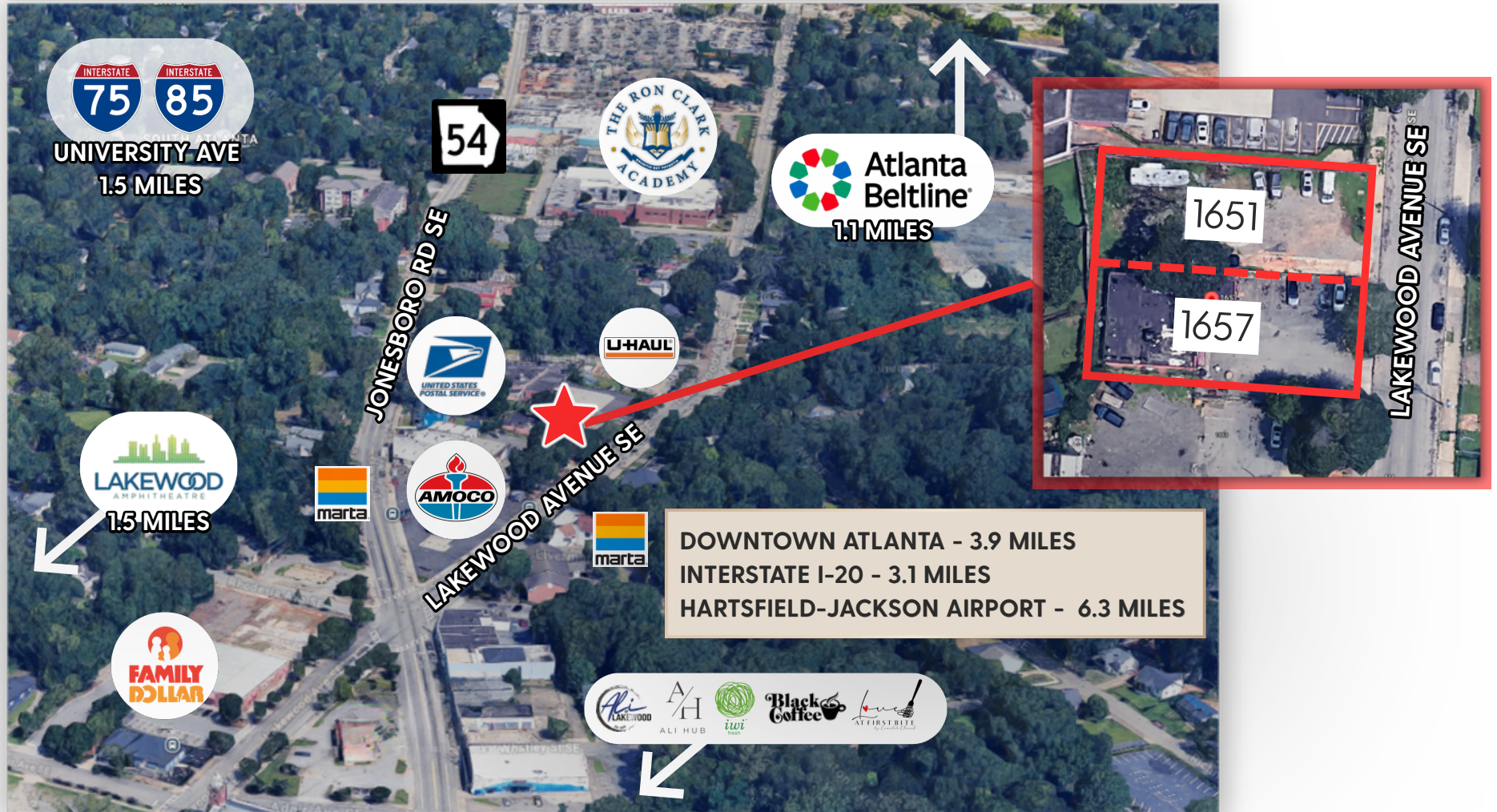
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Lakewood Avenue SE and Jonesboro Road SE form a key commercial intersection within South Atlanta, providing strong connectivity between surrounding residential neighborhoods and major employment and transportation corridors. Positioned directly at this intersection, the property benefits from enhanced visibility, access, and consistent traffic flow from multiple directions.

The area has experienced increasing investment activity driven by residential growth, commercial repositioning, and proximity to Hartsfield-Jackson International Airport. The location offers convenient access to major interstates including I-75, I-85, and I-20, as well as Downtown Atlanta. Continued development in the surrounding submarket positions this asset to benefit from long-term appreciation and sustained demand for well-located commercial properties.

TRAFFIC COUNTS

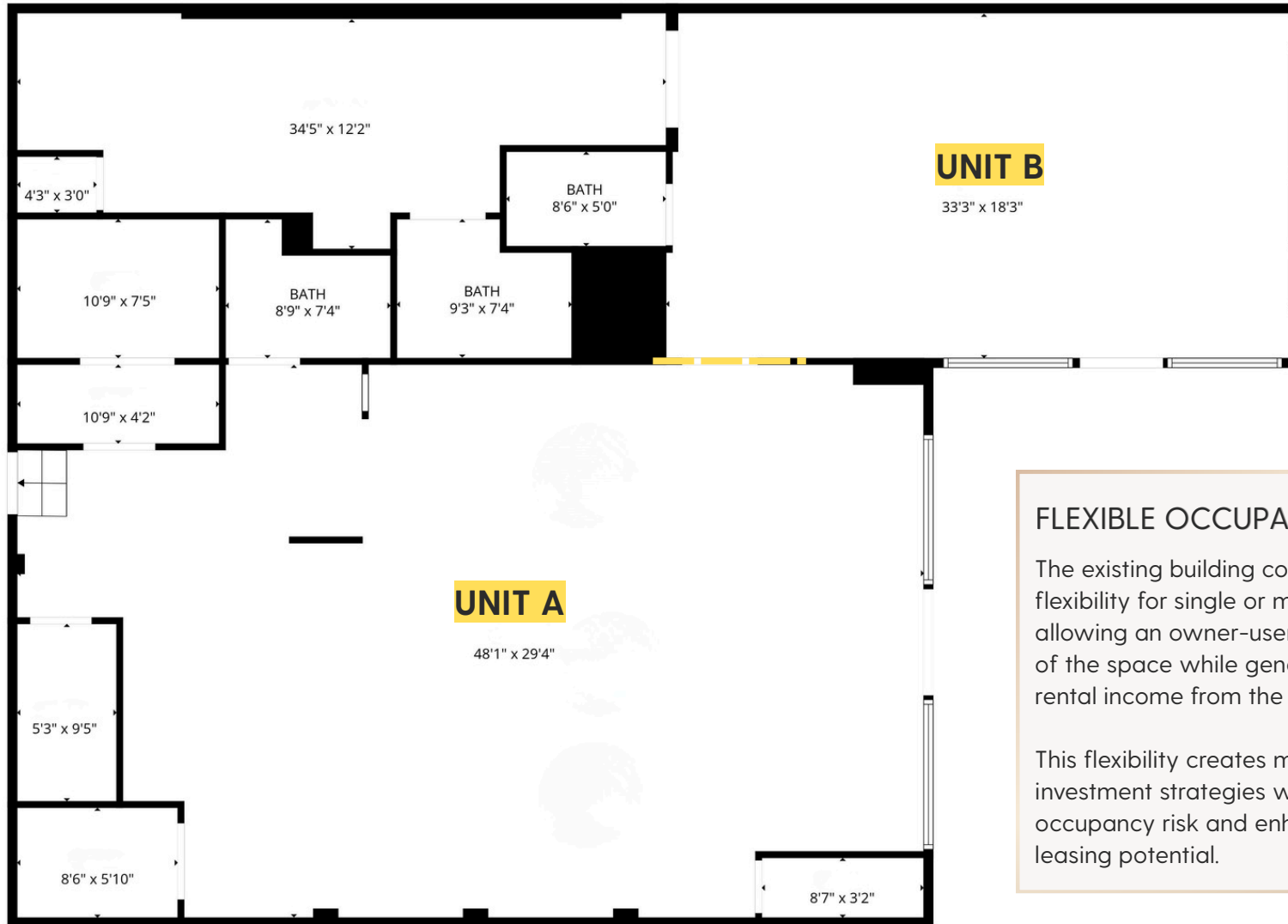
Jonesboro Rd SE/HWY 54:	±14,200 VPD
Lakewood Ave SE:	±10,000 VPD

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FLEXIBLE OCCUPANCY POTENTIAL

The existing building configuration provides flexibility for single or multi-tenant occupancy, allowing an owner-user to occupy a portion of the space while generating supplemental rental income from the remaining suite.

This flexibility creates multiple operational and investment strategies while reducing occupancy risk and enhancing long-term leasing potential.

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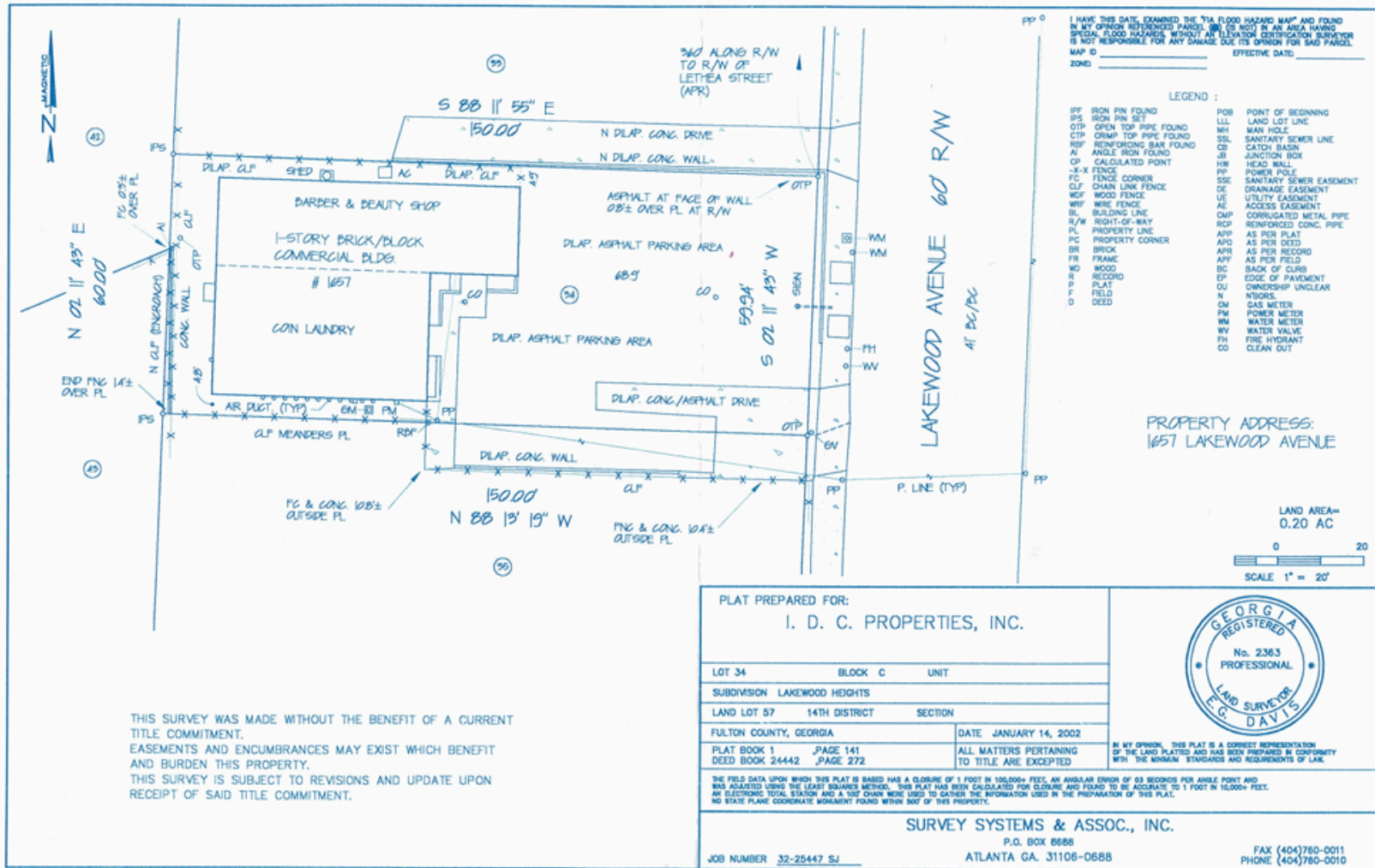


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ABOUT THE BROCKWAY GROUP

Frank Brockway is the founder and lead agent of The Brockway Group, an Atlanta-based real estate team specializing in residential and commercial property sales, investment opportunities, and strategic real estate marketing throughout Metro Atlanta.

Since founding the company in 2007, Frank has built The Brockway Group into a trusted, top-producing team known for delivering results through strong market knowledge, strategic negotiation, and hands-on client representation. With experience spanning residential homes, mixed-use properties, development opportunities, and commercial assets, Frank brings a practical, investor-minded approach to every transaction.

Frank has a deep understanding of Atlanta's neighborhoods, growth patterns, zoning dynamics, and redevelopment trends allows him to help clients identify opportunities and maximize property value in an evolving market.

Frank is known for his responsive communication, creative problem-solving, and ability to navigate complex transactions with professionalism and attention to detail. Whether representing sellers, investors, developers, or business owners, he focuses on creating tailored strategies that align with each client's goals while positioning properties effectively in the marketplace.

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