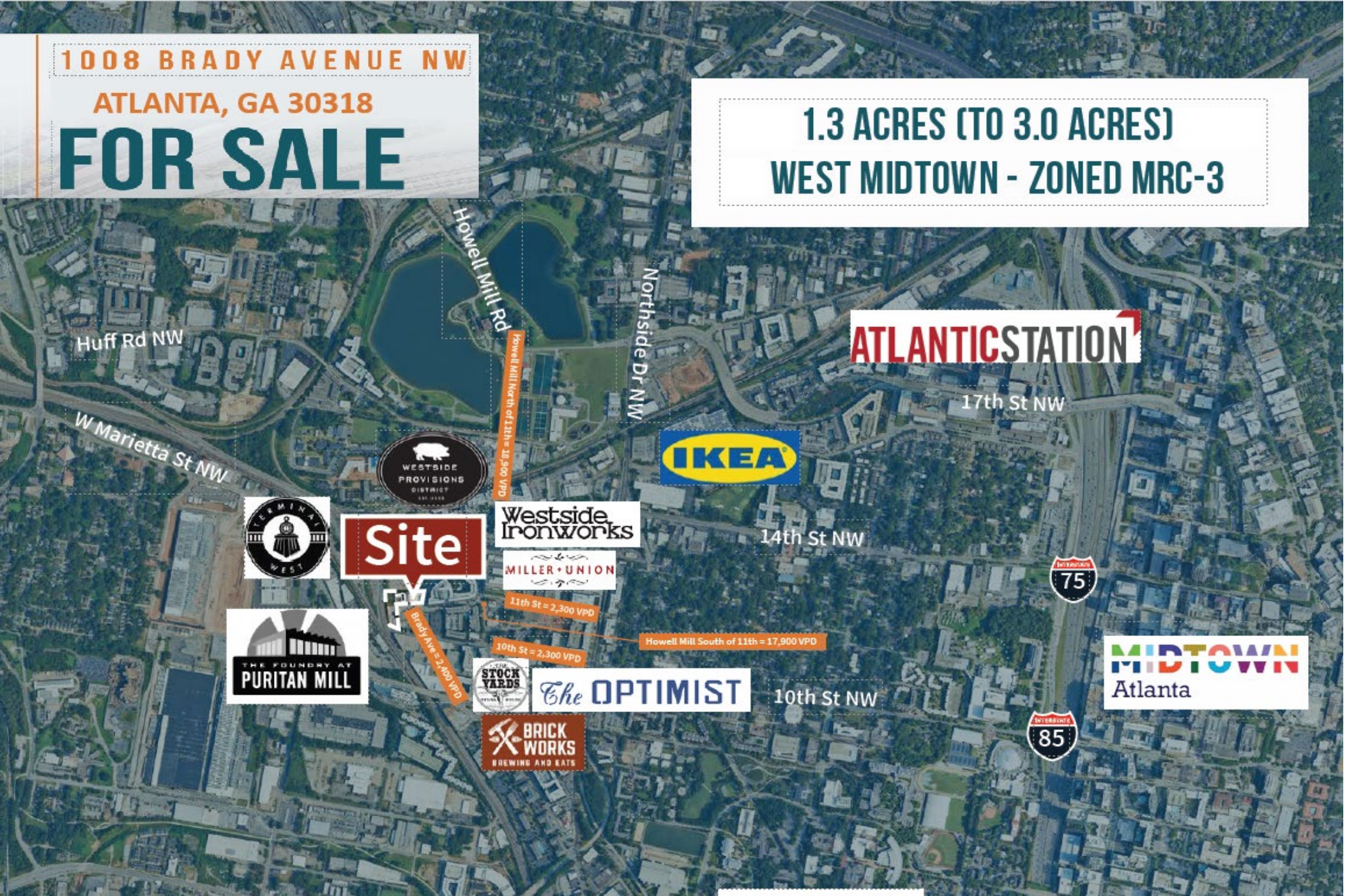


1008 BRADY AVENUE NW

ATLANTA, GA 30318

FOR SALE

1.3 ACRES (TO 3.0 ACRES)
WEST MIDTOWN - ZONED MRC-3



ATLANTICSTATION

Site

SIZE

26,545 SF on 1.4 acres Zoned MRC-3

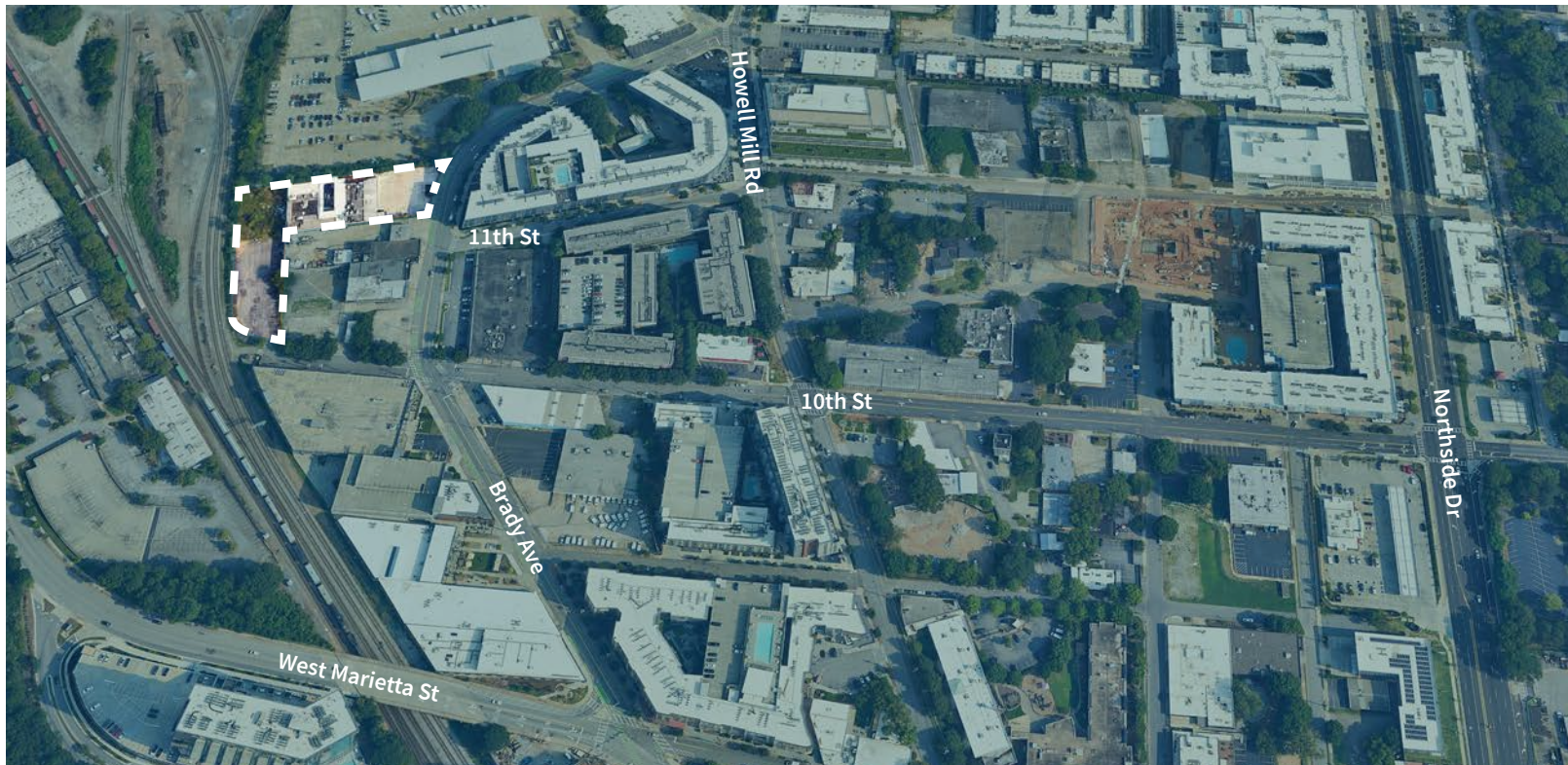


EXECUTIVE SUMMARY

Jones Lang LaSalle Brokerage, Inc. (“JLL”) has been retained as exclusive sales representative for 100 Brady Avenue NW, Atlanta, GA 30318. The 1.4-acre property is strategically located at the northwest corner of 10th Street and Brady Avenue in the heart of West Midtown and represents one of the few remaining large land offerings available in this high-demand submarket.

The site is surrounded by significant mixed-use developments including Westside Provisions District, Brickworks, Westside Ironworks, the Stockyards, and Star Metals Office, which attract businesses, residents, and visitors alike. This prime location provides exceptional walkability to these established destinations and access to West Midtown’s thriving live-work-play environment.

West Midtown is a vibrant destination and one of Atlanta’s fastest-growing submarkets, with continued strong demand for development-ready sites of this scale.



1008 BRADY AVENUE NW

PROPERTY SPECIFICATIONS

Address	1008 Brady Avenue
Price	To be determined by market
Acreage	1.4 Acres
Building Size	26,545 Total SF
Zoning	MRC-3
Future Land Use	Mixed-Use
NPU	E
Overlay	Beltline
Walk Score	79 – Very Walkable
Bike Score: 85	Very Bikeable
Municipality	City of Atlanta
Frontage	Brady Avenue: 143'
Utilities	All available
Parcel Numbers	17 0150 LL0235
CID	Westside/Howell Mill Community Improvement District
Livable Centers Initiative (LCI)	Upper Westside
Tax Allocation Districts	Beltline

Community Development Impact Area New Market Tax Credits

TOTAL BUILDING SF

26,545 SF

LAND/PROPERTY

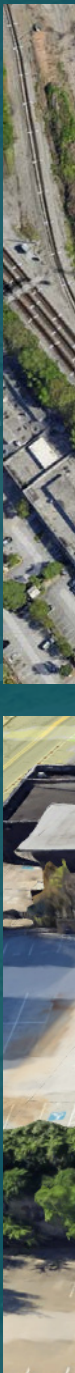
1.4 acres

1.6 ACRES AVAILABLE NEXT DOOR FOR A TOTAL OF

3 acres

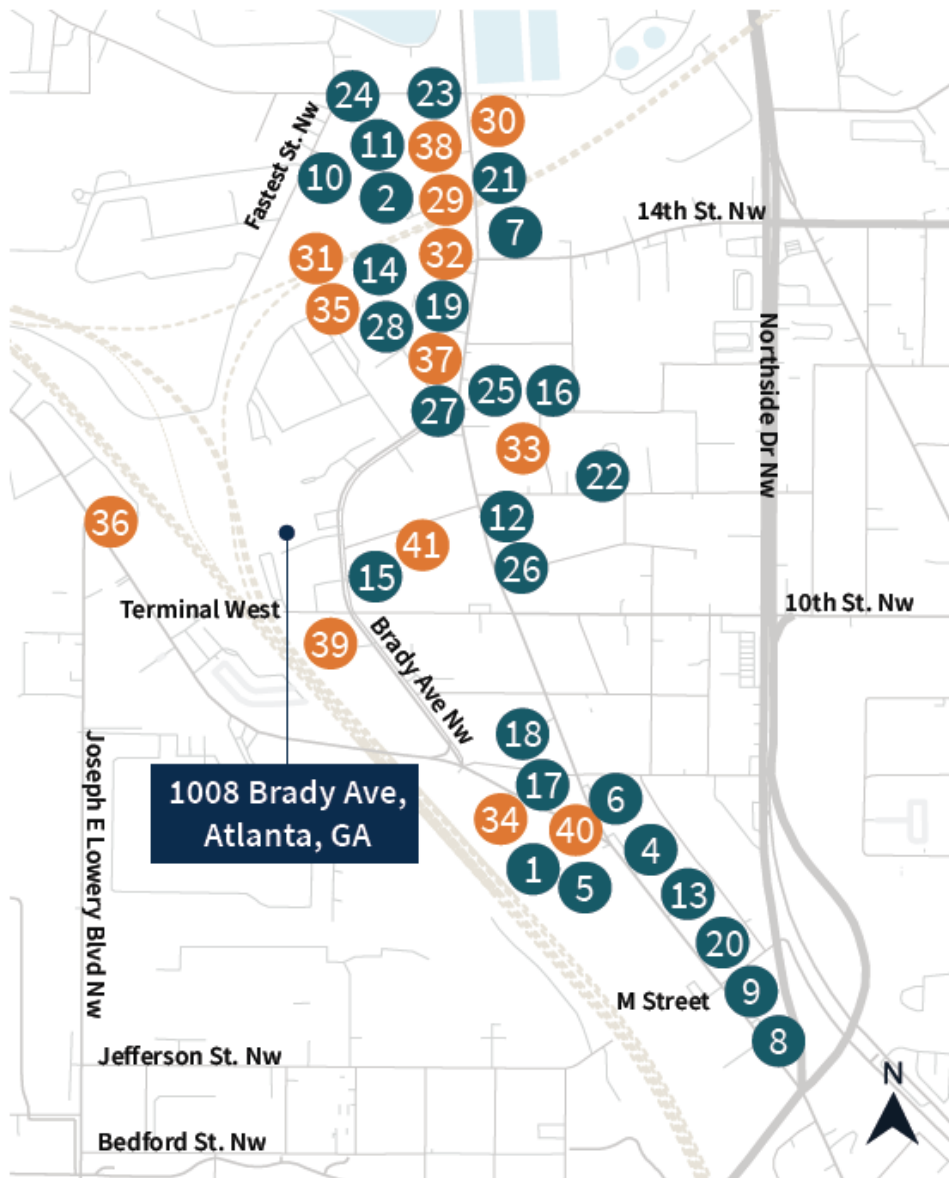
At 1.4 acres, 60,984 SF:

Non-Res FAR (4): 243,936 SF
Residential FAR (4.2): 256,132 SF





AREA AMENITIES



RESTAURANTS

- 1 5 Seasons Brewery
- 2 Baccanalia
- 3 Barcelona Wine Bar
- 4 Bartaco
- 5 Bellwoods
- 6 Bocado
- 7 Cooks & Soldiers
- 8 Delia's Chicken Sausage
- 9 Figo
- 10 Jct Kitchen/Bar
- 11 Jeni's Ice Cream
- 12 La Fonda Latina
- 13 Le Fat
- 14 Marcel
- 15 Miller Union
- 16 O-Ku
- 17 Octane Coffee
- 18 Optimist
- 19 Ormsby's
- 20 Pauley's Crepe Bar
- 21 Revelator Coffee
- 22 Six Feet Under

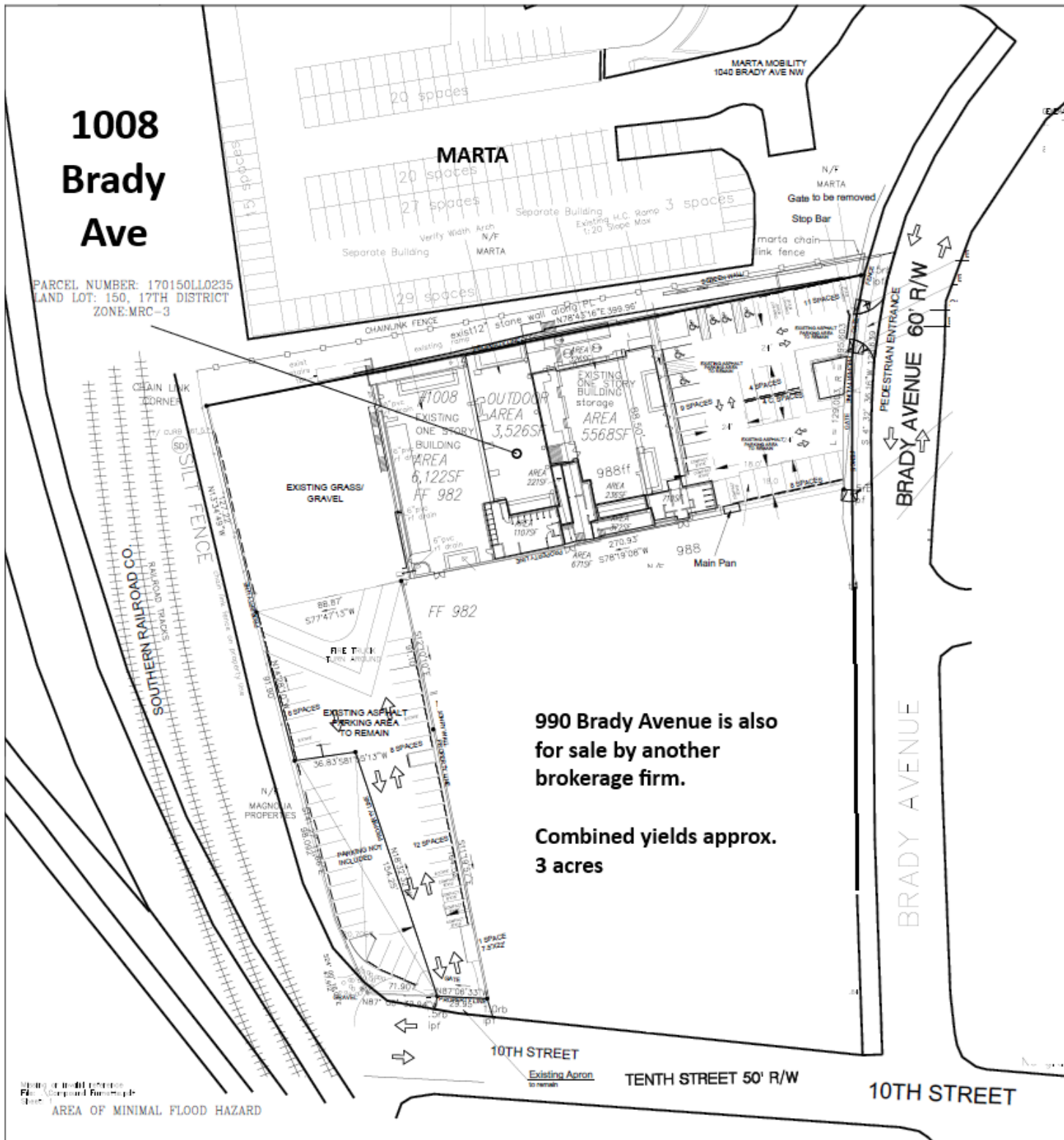
- 23 Star Provisions
- 24 Taqueria Del Sol
- 25 Tom + Chee
- 26 Vintage Frozen Custard
- 27 West Egg Café
- 28 Yeah! Burger

RETAILS

- 29 Ann Mashburn
- 30 Anthropologie
- 31 Billy Reid
- 32 Calypso St. Barth
- 33 Dixon Rye
- 34 Hop City Craft Beer & Wine
- 35 J. Crew
- 36 King Plow Arts Center
- 37 Lululemon Athletica
- 38 Sid Mashburn
- 39 Stockyards Atlanta
- 40 Tweeds
- 41 Verde

1008 Brady Ave

PARCEL NUMBER: 170150LLO235
LAND LOT: 150, 17TH DISTRICT
ZONE:MRC-3



990 Brady Avenue is also
for sale by another
brokerage firm.

Combined yields approx.
3 acres

AREA OF MINIMAL FLOOD HAZARD

1008 BRADY AVENUE NW

Map of restaurants and retail shops within walking distance of the property. Walkscore.com grades the property a 79, very walkable.



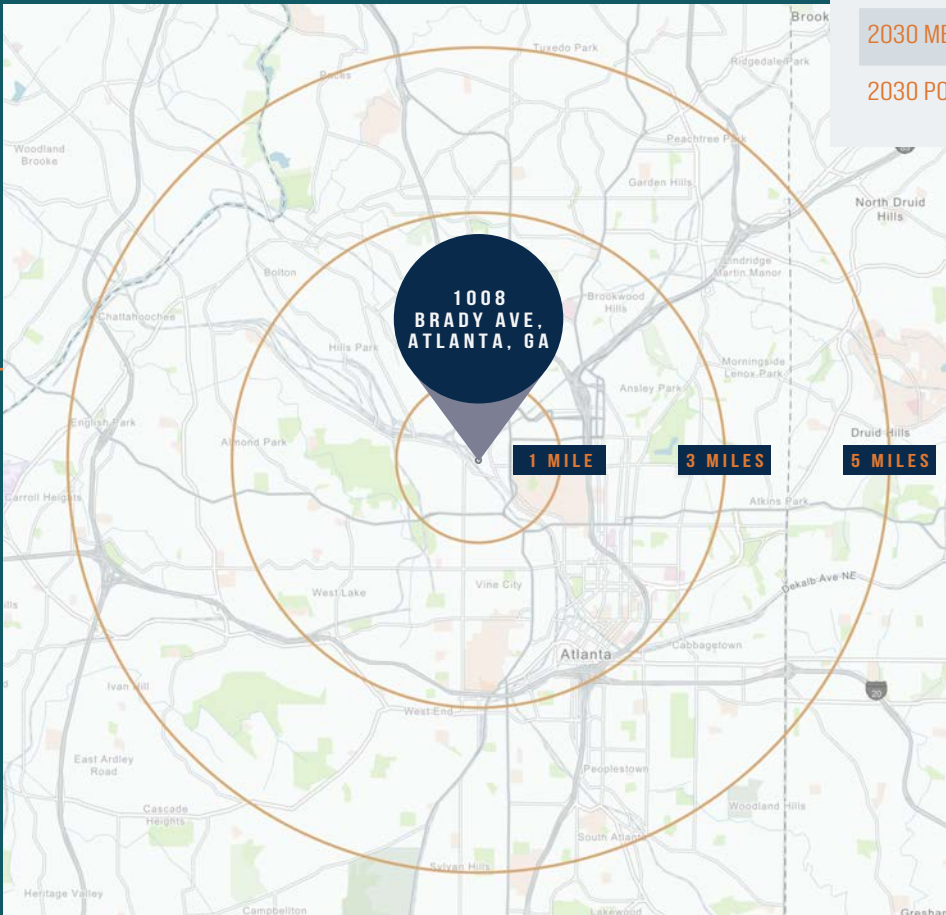
1008 BRADY AVENUE NW

LOCATION

AREA DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION	22,241	173,622	379,875
MEDIAN INCOME	88,699	\$95,379	\$97,867
POP UNDER 5	563	7,257	19,501
2030 POP	25,059	188,032	400,504
2030 MEDIAN HHI	\$102,408	\$108,727	\$111,328
2030 POP UNDER 5	663	7,636	19,828



CONTACT US

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