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Offering Memorandum

Former Family Dollar

2324 Cascade Rd SW Atlanta, GA 30311



Executive Summary



Sale Price	\$1,975,000
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Offering Summary

Building Size:	8,000 SF
Lot Size:	0.89 Acres
Year Built:	2012
Parking:	+/- 37 Spaces

Property Highlights

- Former Family Dollar location offering an established freestanding retail footprint with flexible reuse potential.
- The current owner purchased the building to open a beauty supply store, but it is not allowed with zoning as also a barber shop or nail salon is not allowed.
- Prominent location at a signalized intersection along Cascade Road SW, providing strong visibility and convenient access.
- Approximately 37 on-site parking spaces, offering ample parking for customers and employees.
- Strong street frontage and signage opportunities along an established Southwest Atlanta commercial corridor.
- Over 224,000 residents within a five-mile radius, with an average household income of approximately \$88,900, supporting a substantial surrounding consumer base.
- Surrounded by established residential neighborhoods and neighborhood-serving commercial uses.



Property Description

2324 Cascade Road SW is a former Family Dollar retail property prominently positioned at a signalized intersection in Southwest Atlanta. The property features a freestanding commercial footprint, approximately 37 on-site parking spaces, strong street visibility, and convenient access, creating a versatile opportunity for retail, medical, service-oriented, or owner-user concepts.

Located along the established Cascade Road SW corridor, the property is surrounded by residential neighborhoods and complementary commercial uses while offering convenient connectivity throughout Southwest Atlanta. Its signalized intersection location, ample parking, established retail history, and strong surrounding demographics position 2324 Cascade Road SW as a compelling acquisition or repositioning opportunity in the Atlanta market.

Additional Photos



Additional Photos



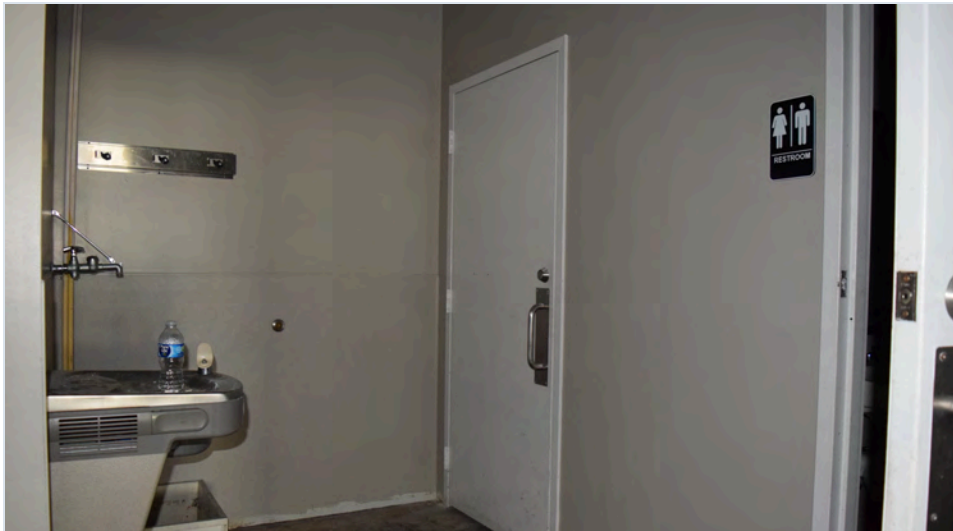
Additional Photos



Additional Photos



Interior Photos



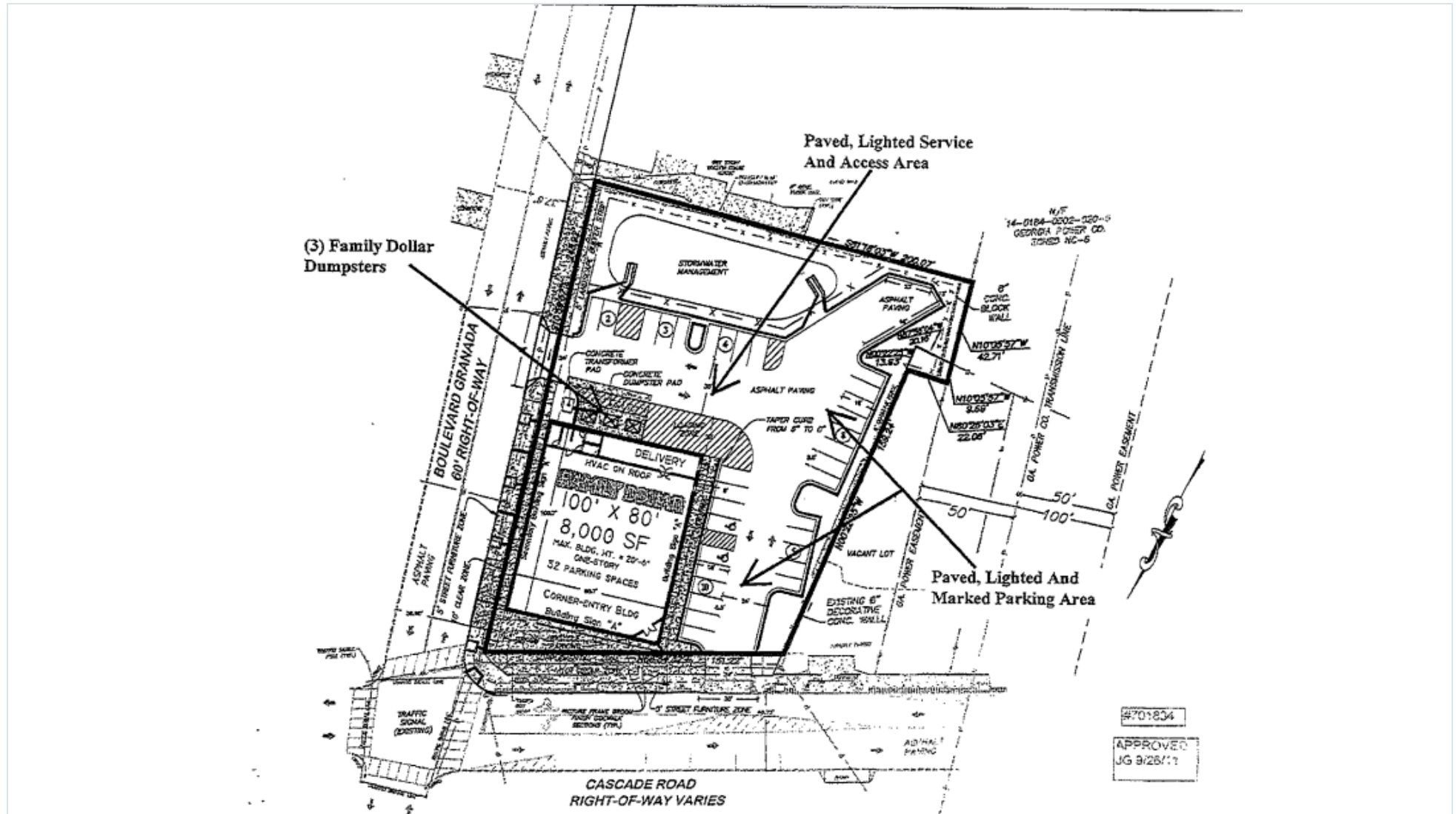
Surrounding Neighborhoods



Retailer Map



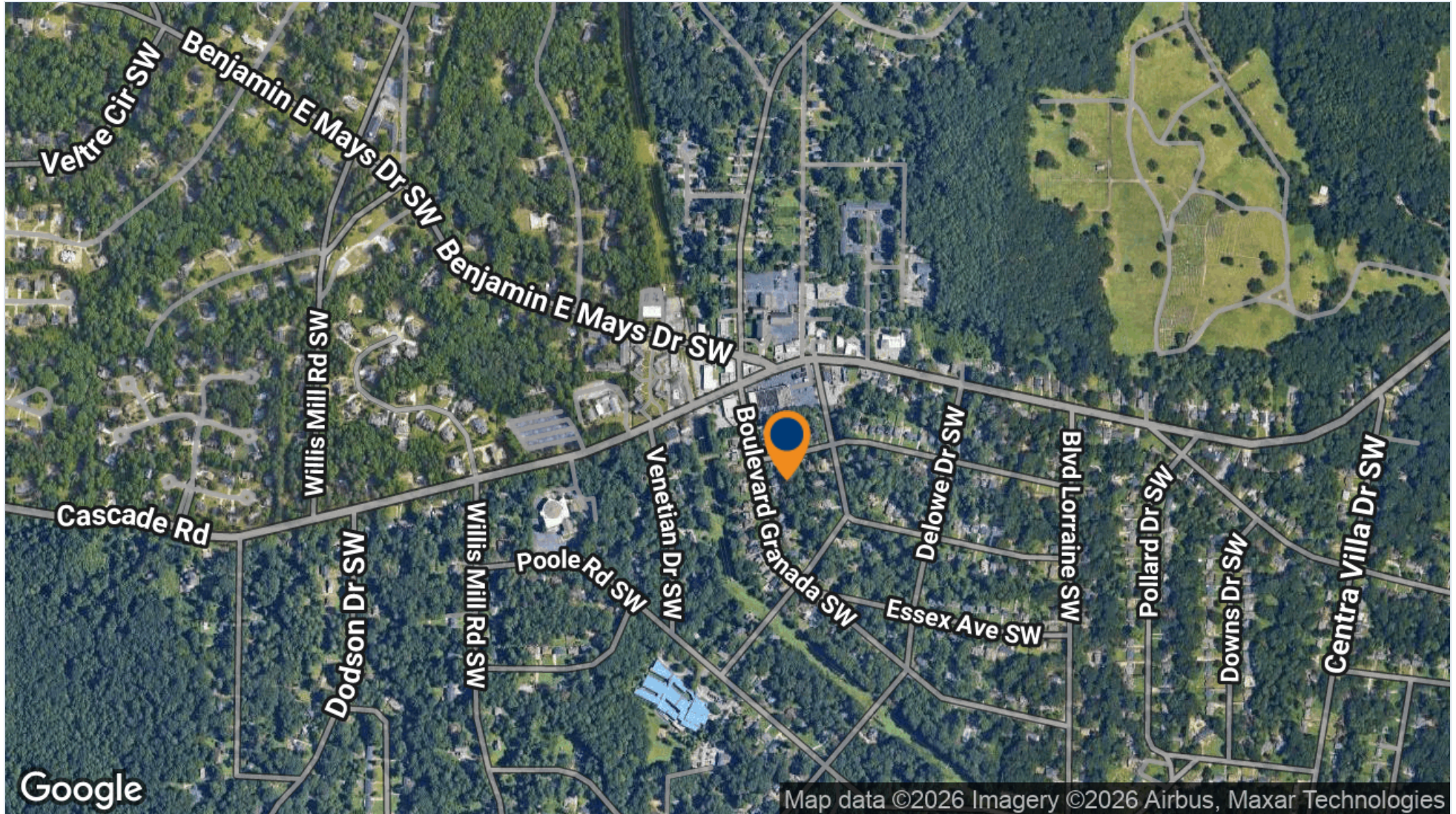
Survey



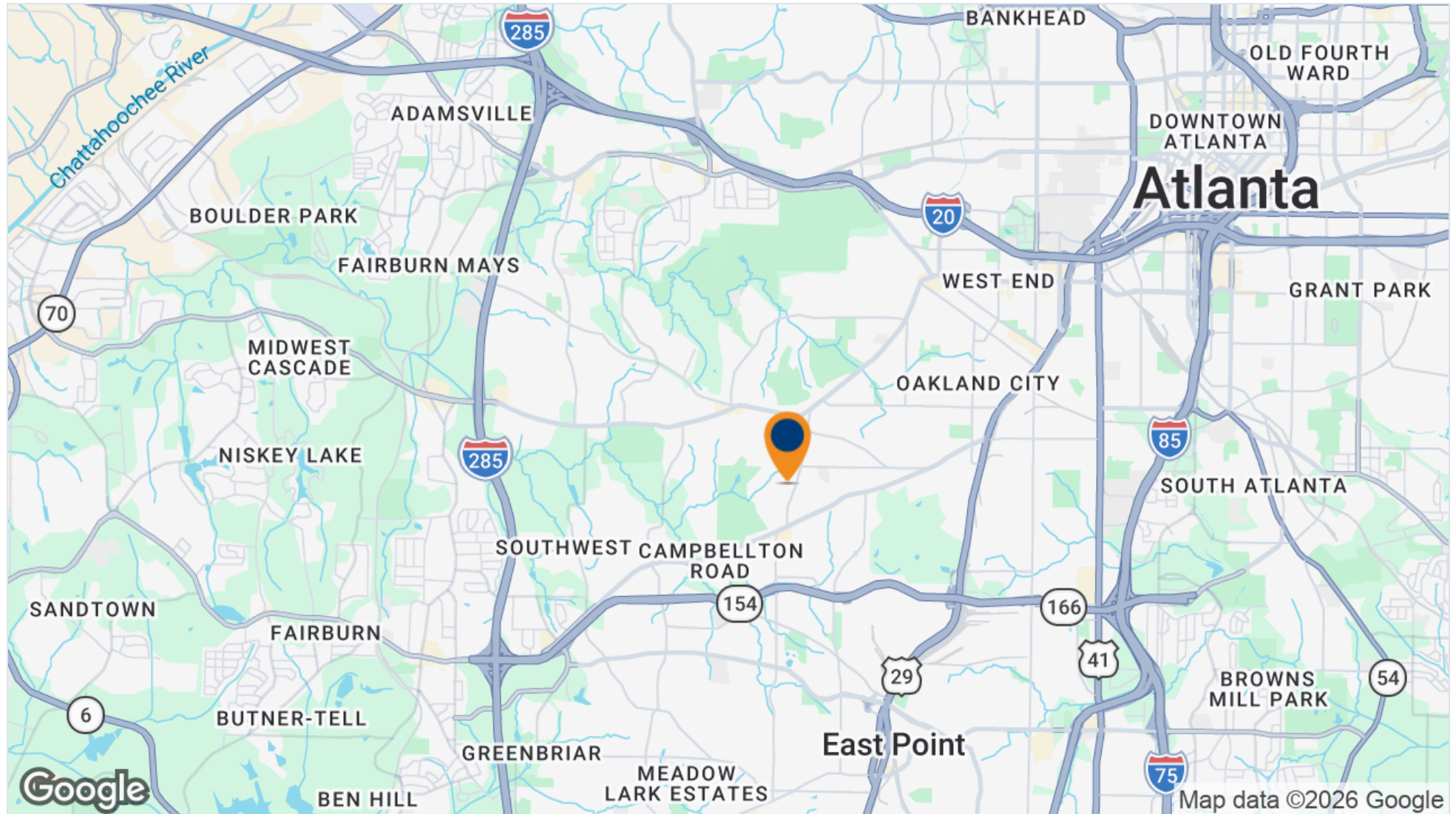
Parcel Map



Aerial Map

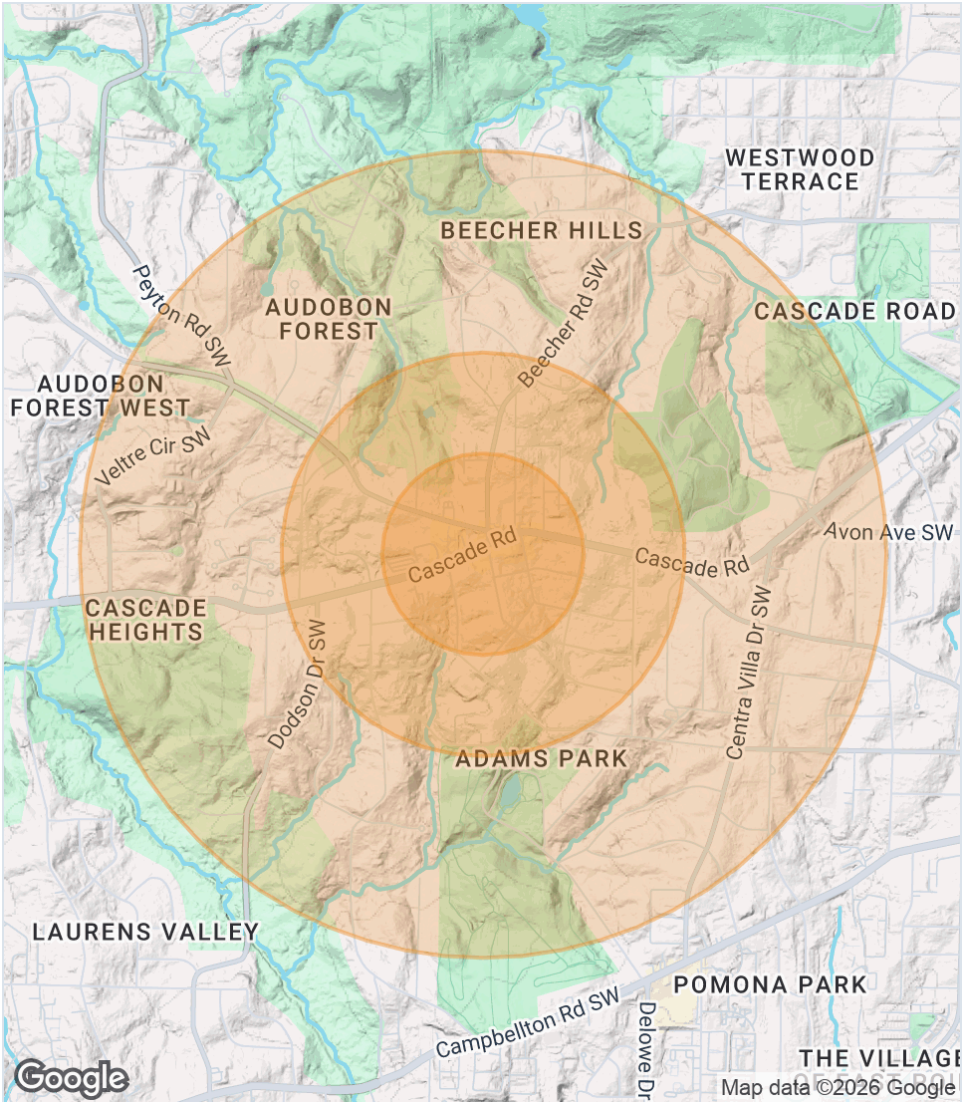


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	4,310	71,130	224,070
5 Year Projected	4,330	73,060	241,320
Households			
2025 Population	1,860	30,030	93,220
5 Year Projected	1,870	30,850	101,160
Income			
2025 Average Household Income	\$78,300	\$90,500	\$88,900
5 Year Projected	\$100,900	\$116,700	\$114,500



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Advisor Biographies Page



Jason Gingold

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Jason Gingold is a Director at Skyline Seven Real Estate and specializes in retail and office brokerage, with an emphasis on tenant representation. As a lifelong resident of Atlanta, Jason's extensive knowledge of the market creates opportunities for his clients and allows him to understand each submarket's trends. Prior to joining Skyline Seven Real Estate, Jason worked for Wiedmayer & Co., focusing on tenant/buyer representation and various landlord leasing assignments. In his free time, Jason enjoys trying new restaurants, swimming, scuba diving and cheering for Atlanta's sports teams. Jason holds a degree in Political Science from Emory University and currently lives in Sandy Springs with his wife and two children.



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

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