

1.34 AC Intown Atlanta Redevelopment Opportunity

530 Clifton St SE, Atlanta, GA 30316

Religious Facility / Redevelopment Opportunity



PROPERTY DESCRIPTION

530 Clifton Street SE presents a compelling redevelopment opportunity in a rapidly evolving in town Atlanta location. The 1.34± acre site is improved with an approximately 11,670 SF church facility, offering a rare opportunity for a developer, investor, or owner-user to reposition a sizable parcel within proximity to Downtown Atlanta and several of the area's most active residential neighborhoods.

The existing building includes approximately 4,806 SF of sanctuary and hallway space, with the balance consisting primarily of classrooms, offices, meeting areas, and other support spaces. While the current layout has historically supported worship, educational, and community uses, the property may also offer meaningful potential for redevelopment or adaptive reuse.

The site is currently zoned R-4. Buyers should independently verify zoning, permitted uses, density, redevelopment potential, utilities, and all applicable approvals with the City of Atlanta. The existing improvements may provide an interim use or income opportunity while future redevelopment plans are evaluated.

Located near East Atlanta Village, Kirkwood, East Lake, Reynoldstown, and Grant Park, the property is positioned within reach of some of Atlanta's most active in town residential, mixed-use, and redevelopment corridors.

Properties of this size and location are increasingly difficult to find in Atlanta, making 530 Clifton Street SE an attractive opportunity for residential redevelopment, institutional use, adaptive reuse, or other future uses permitted by zoning.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	1
Lot Size:	±1.34 AC

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,062	5,450
Total Population	572	2,254	11,538
Average HH Income	\$120,934	\$122,182	\$121,978

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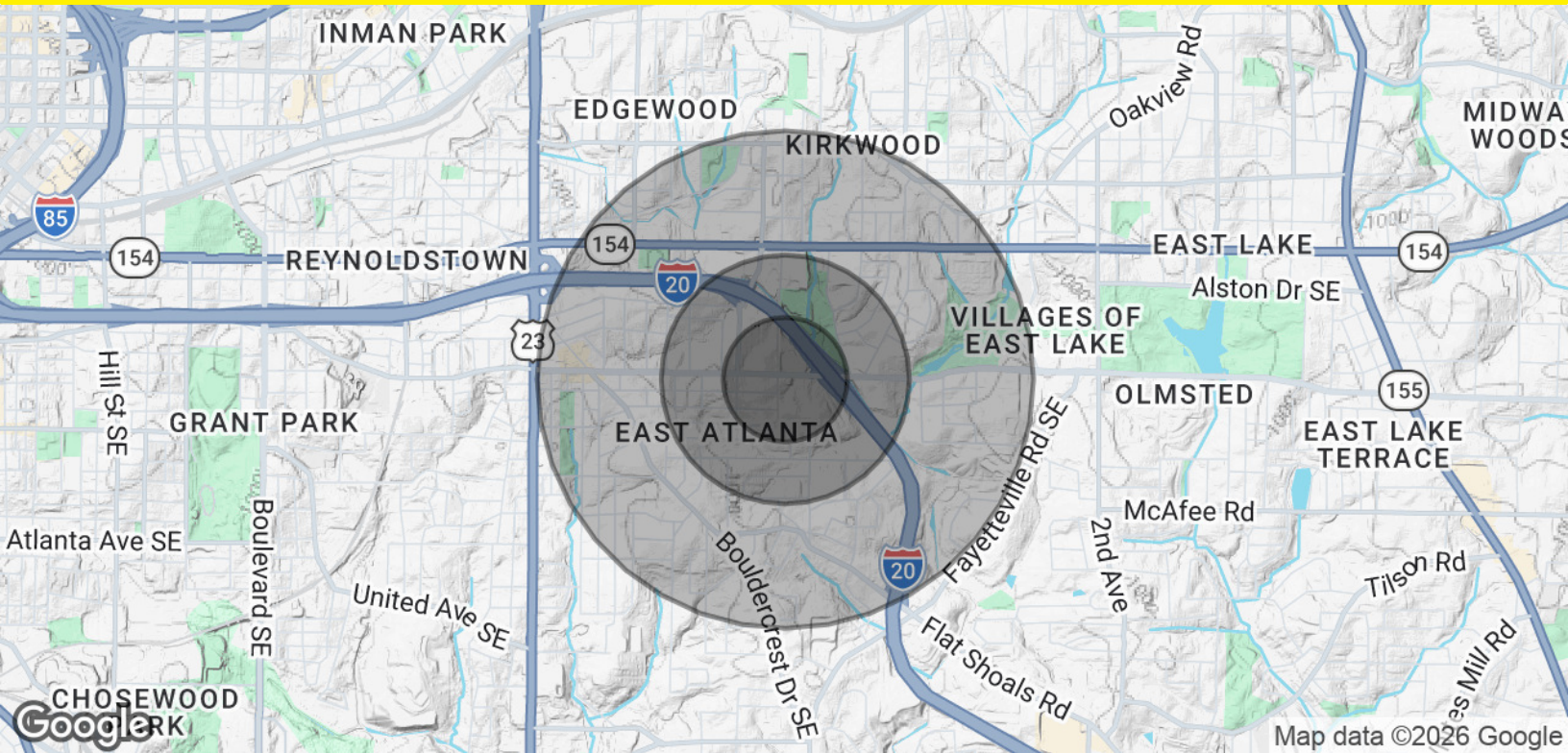


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	572	2,254	11,538
Average Age	40.4	39.3	35.7
Average Age (Male)	40.4	40.0	36.6
Average Age (Female)	39.7	37.9	34.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,062	5,450
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$120,934	\$122,182	\$121,978
Average House Value	\$492,333	\$473,260	\$496,295

2023 American Community Survey (ACS)

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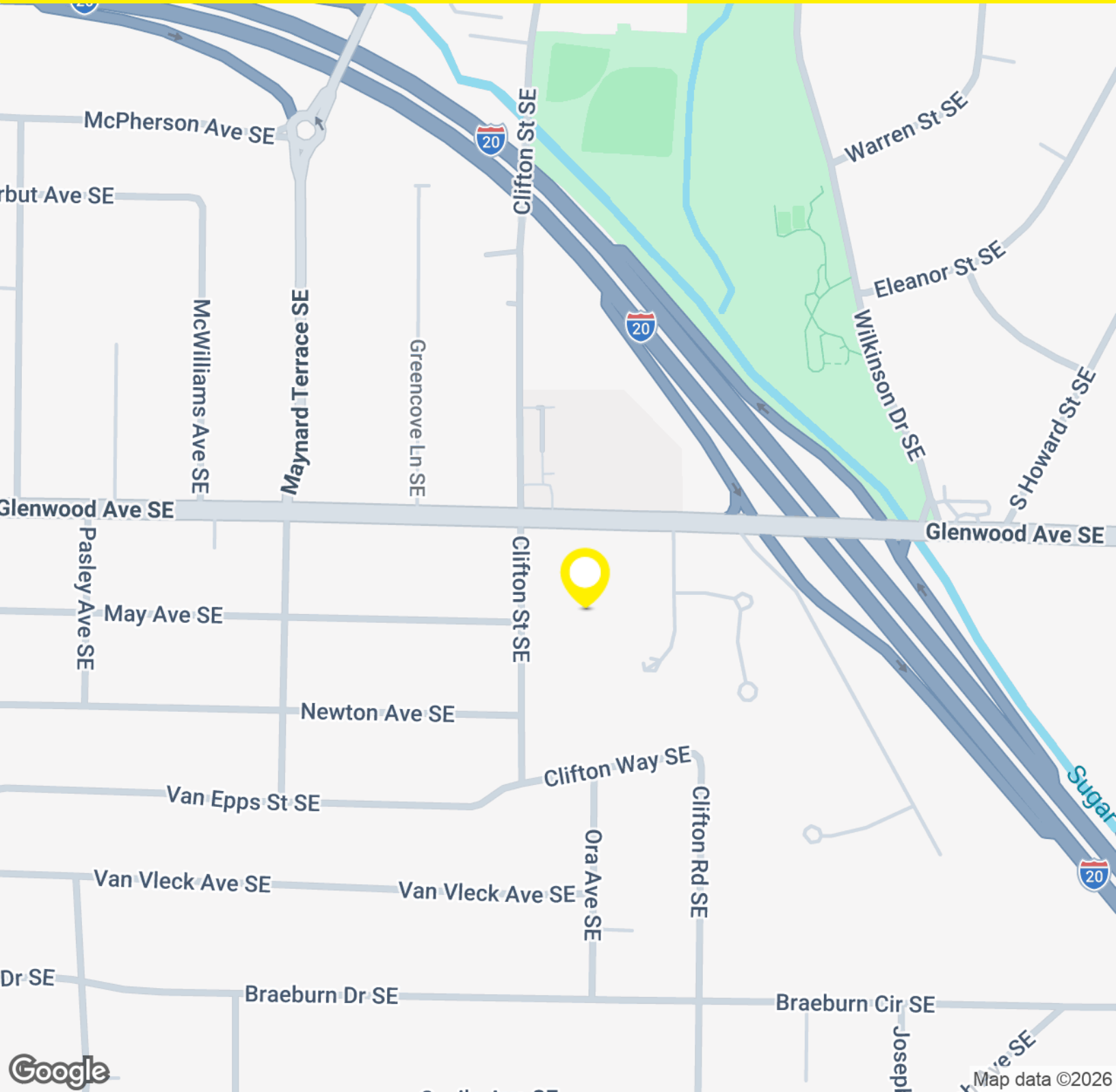


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