



FOR SALE

2065 Liddell Drive NE
Atlanta, Georgia 30324



LAVISTA ASSOCIATES, INC. | 3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305 | www.lavista.com

FOR MORE
INFORMATION
PLEASE CONTACT

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2065 Liddell Drive NE

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2065 Liddell Drive NE is located in the City of Atlanta, Georgia strategically located between Midtown, Buckhead, Brookhaven and Decatur. The area is undergoing extensive redevelopment with older properties being demolished to make way for mid-rise apartments, mixed-use developments and the massive new Children's Hospital of Atlanta campus.

HIGH TRAFFIC, HIGH DENSITY AREA

The property is located on Liddell Drive, part of a loop road system that intersects Cheshire Bridge Road between its intersections with Piedmont Road and I-85 NE. Piedmont Road, in turn, also intersects the Spring-Buford Connector Expressway that feeds I-85 NE.



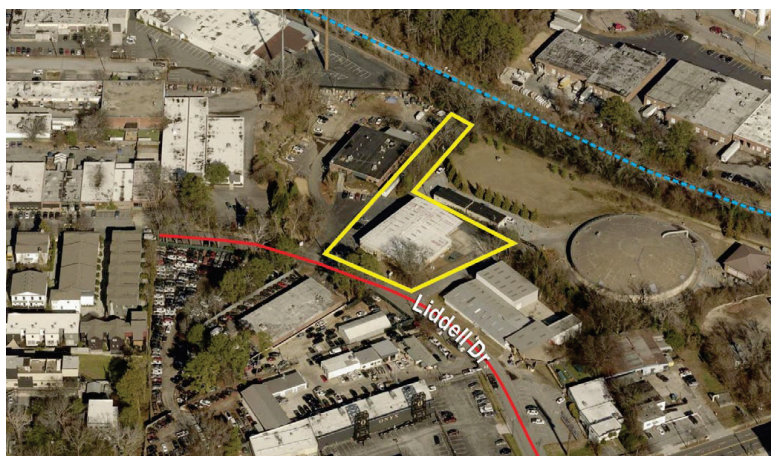
PROPERTY OVERVIEW

Address	2065 Liddell Drive NE Atlanta, Georgia 30324
GLA	12,960± SF
Land Area	1.0± AC
County	Fulton
Zoning	I1 - Industrial (City of Atlanta)
Parcel ID	
Ingress & Egress	Liddell Drive off Cheshire Bridge Road between Piedmont Road and I-85
Year Built	1971
Occupancy	Single Tenant



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View to
the north

OFFICE | WAREHOUSE | SHOWROOM

12,960 SF Industrial Building

Includes 5,200 SF Office / Showroom

Two Blocks from I-85 / Piedmont
Interchange



View to
the south

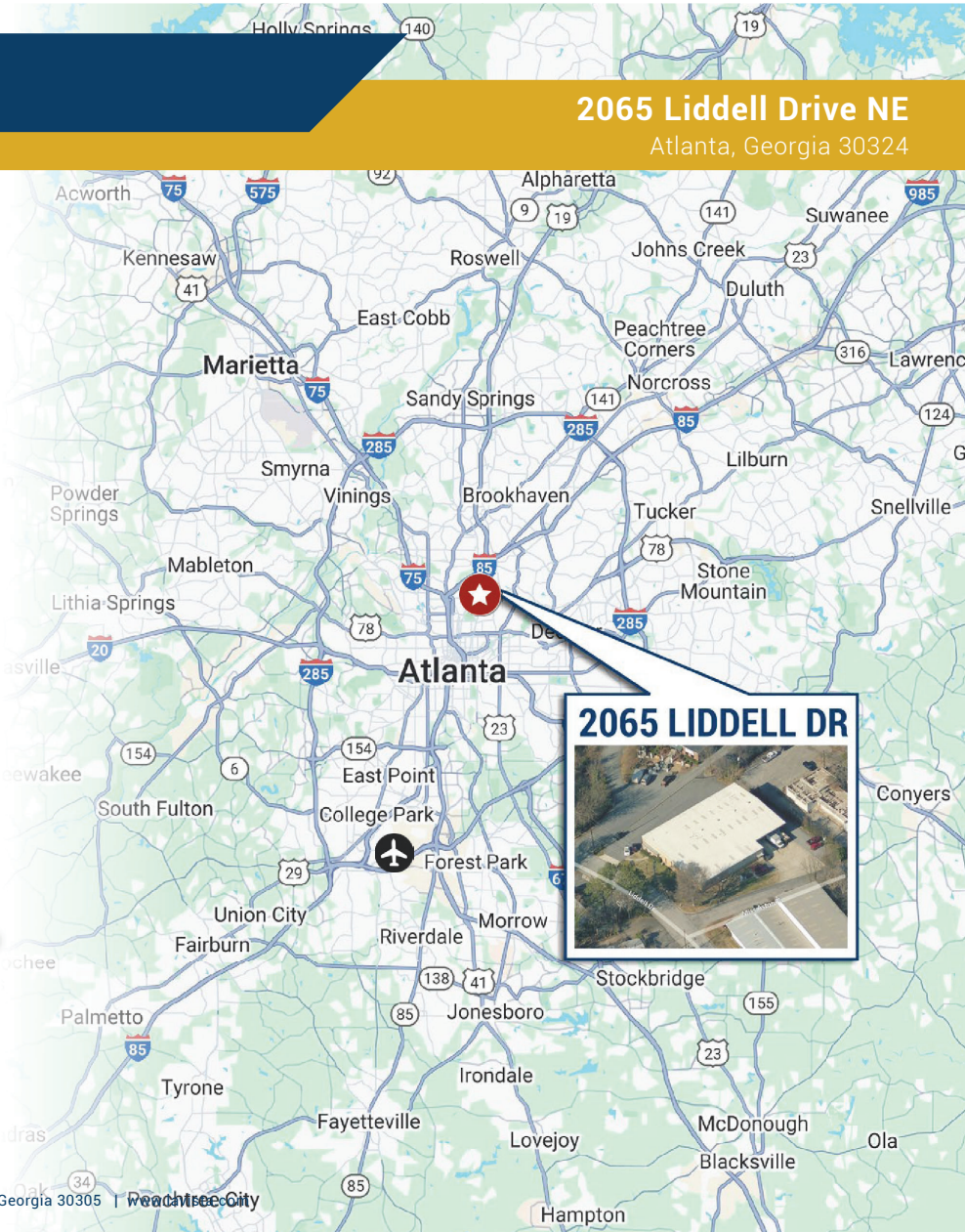
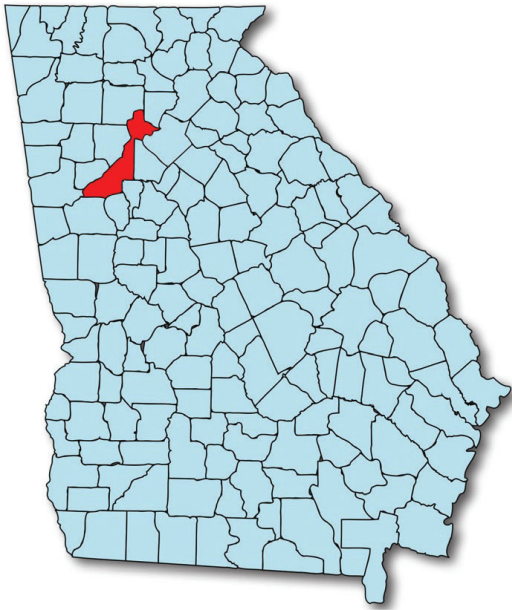
Minutes to Downtown Atlanta, Midtown,
Vinings, and Buckhead

Fenced Outside Storage

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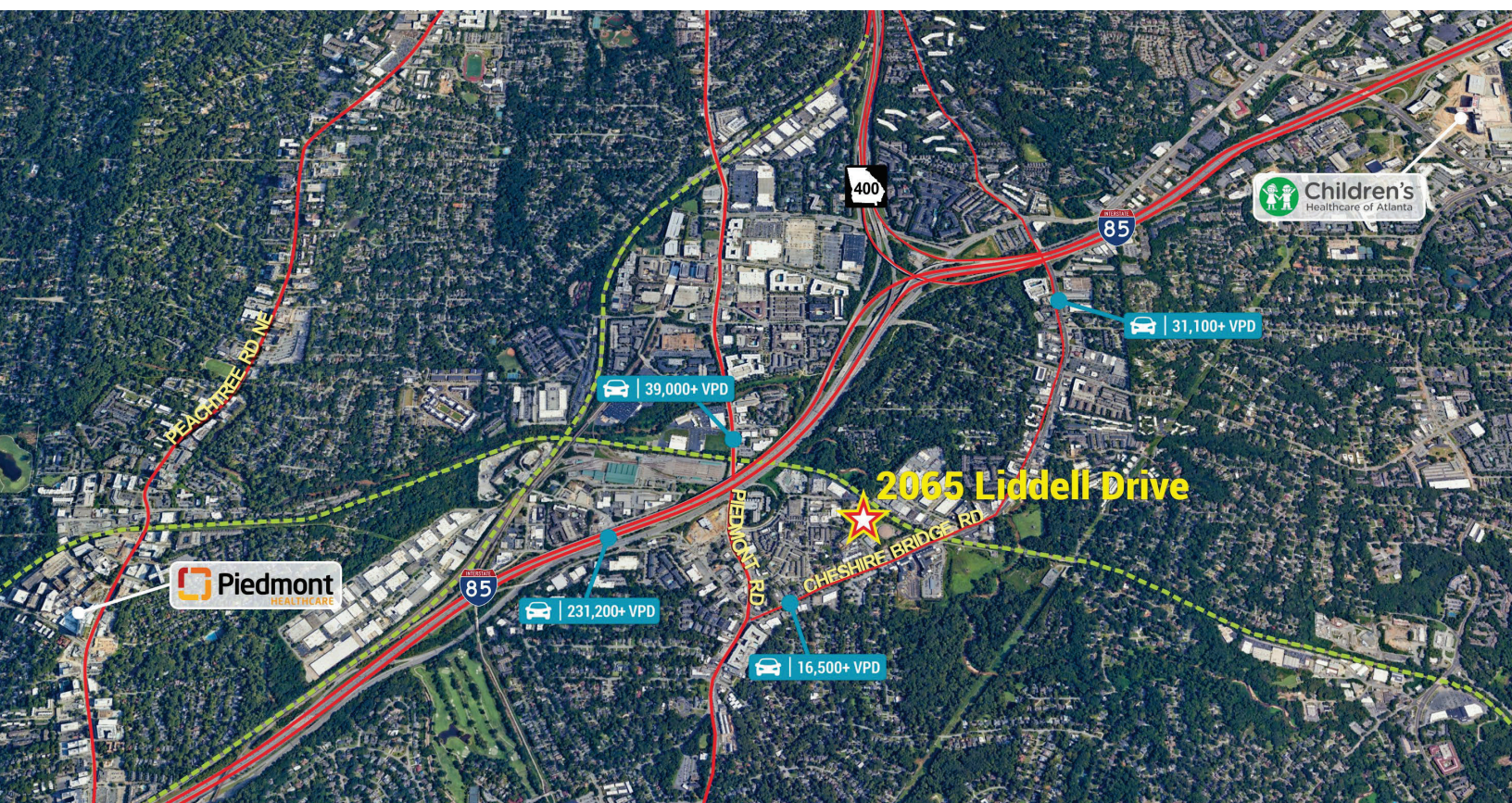
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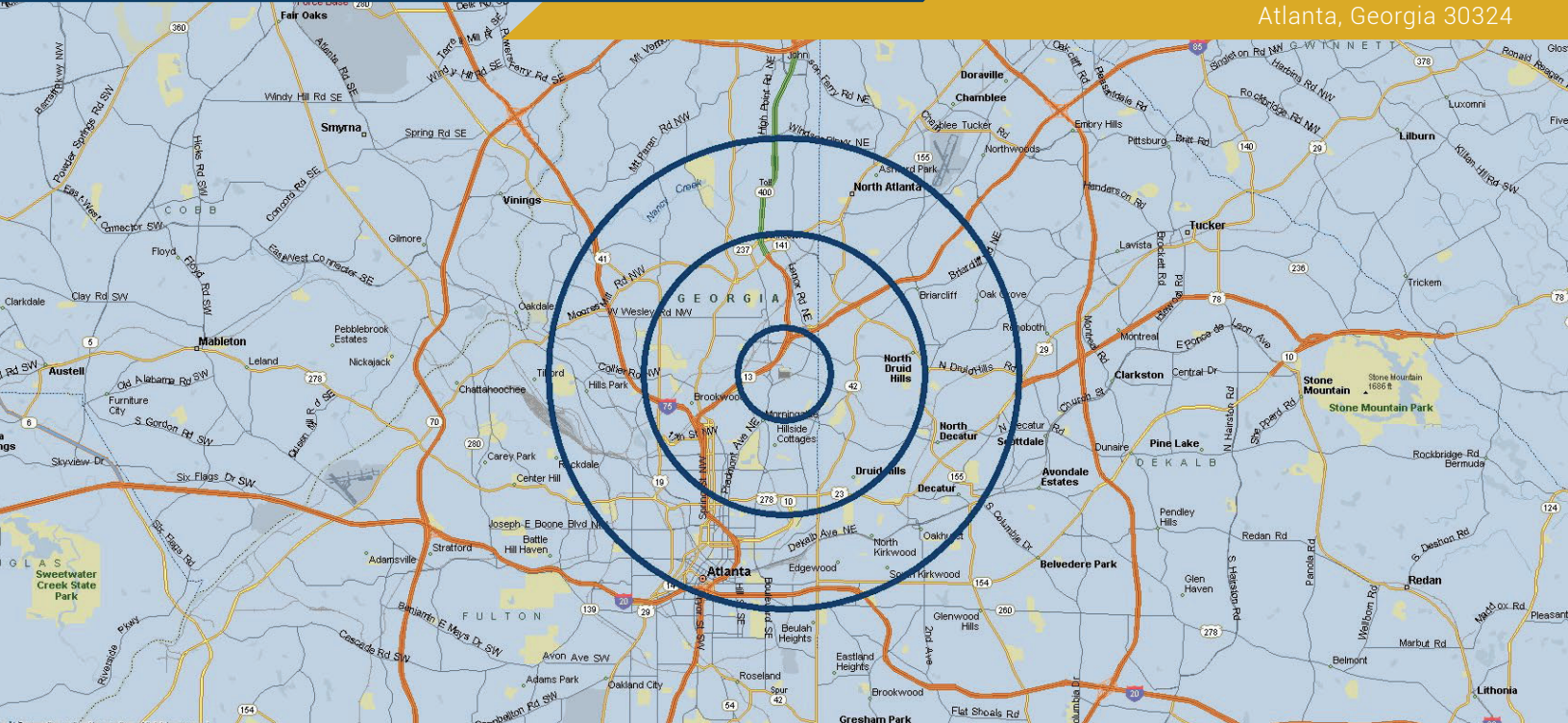
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POPULATION

1-mile	11,867
3-mile	105,854
5-mile	302,532



HOUSEHOLDS

1-mile	4,848
3-mile	43,997
5-mile	131,595



AVERAGE HH INCOME

1-mile	\$100,771
3-mile	\$130,249
5-mile	\$133,749



DAYTIME EMPLOYEES

1-mile	10,332
3-mile	51,124
5-mile	267,205



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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **36** states, as well as Canada, and represents clients in more than **30** countries.

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CONNECT WITH US

