

CHURCH PROPERTY FOR SALE

10,326± TOTAL SF ON 1.39± ACRES

FOUNDRY
COMMERCIAL



1840 THOMASVILLE DR SE | ATLANTA, GA 30315

ASKING PRICE: \$975,000

PROPERTY FEATURES

- 10,326± Total SF
- 1.39± Total AC
- Zoned R4 - Single Family Residential
- 40± paved parking spaces
- 340± sanctuary capacity
- Property includes:
 - 12+/- Classrooms or Offices
 - Fellowship Hall
 - Kitchen
- Located just off Moreland Ave, between I-20 and I-285



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM

Principal, Managing Director
407.540.7718

matt.messier@foundrycommercial.com

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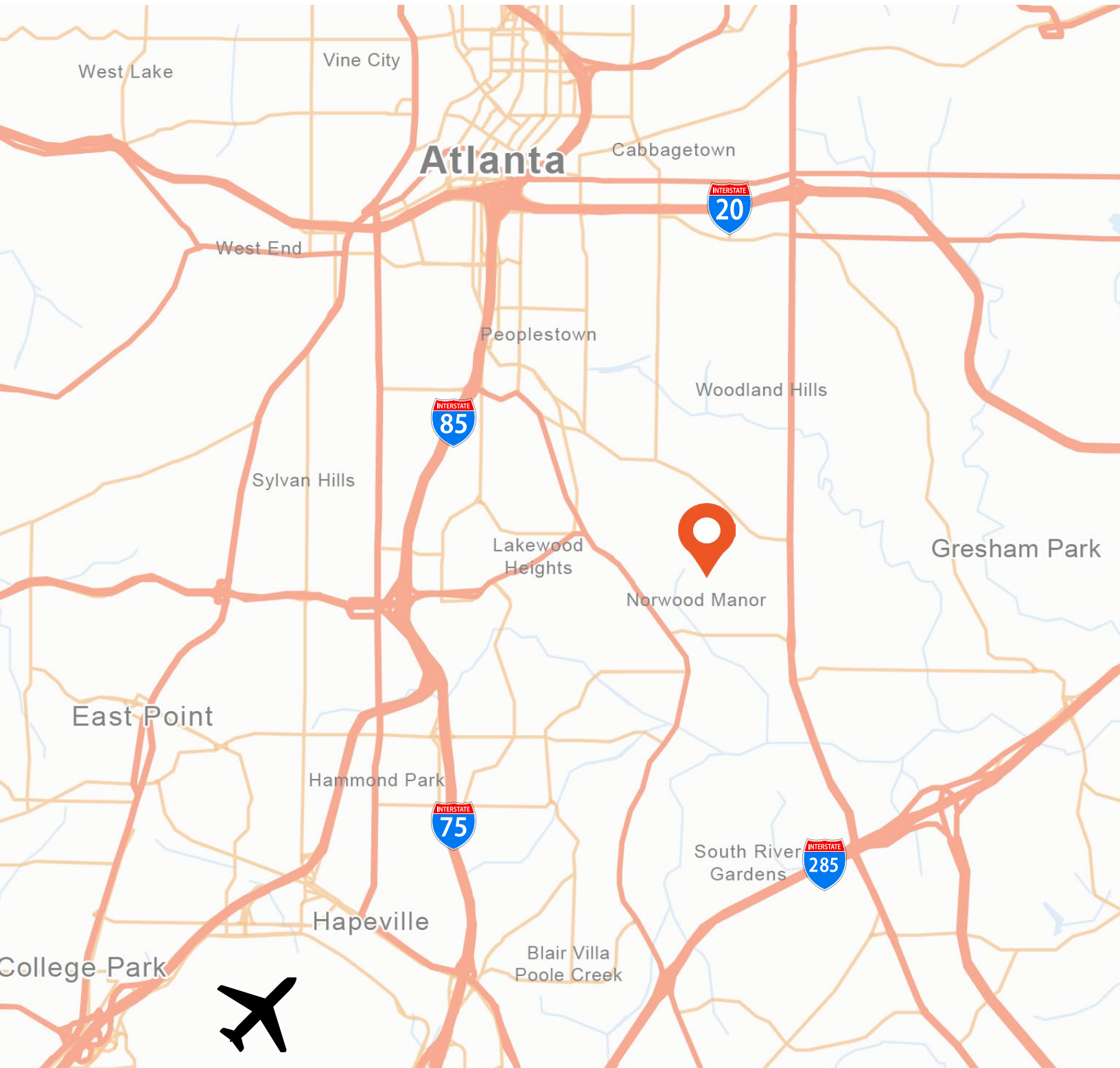
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PROPERTY PHOTOS



Sanctuary Rear View



Sanctuary Front View



Storage



Office



Kitchen



Fellowship Hall

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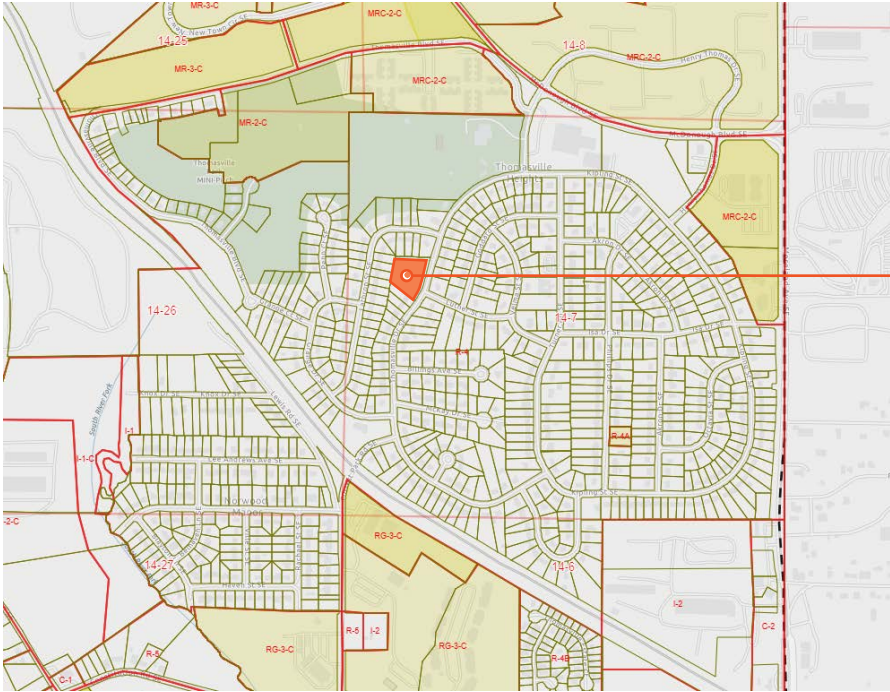
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ZONING



R-4

The intent of this chapter in establishing the R-4 Single-Family Residential District is as follows:

- To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet.
- To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community.

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses:

- Churches, temples, synagogues, mosques and similar religious facilities, except when authorized by a special permit
- Single-family detached dwellings and all other uses: Every lot shall have an area of not less than 9,000 square feet and a frontage of not less than 70 feet.

The following minimum yard requirements shall apply to all uses approved by special permits as well as permitted uses:

- Front yard: There shall be a front yard having a depth of not less than 35 feet.
- Side yard: There shall be two side yards, one on each side of the main building, each having a width of not less than seven feet.
- Rear yard: There shall be a rear yard of not less than 15 feet.
- Maximum floor area ratio: The maximum floor area ratio within this district shall not exceed 0.50.
- Maximum lot coverage: Maximum lot coverage within this district shall not exceed 50 percent of total lot area.

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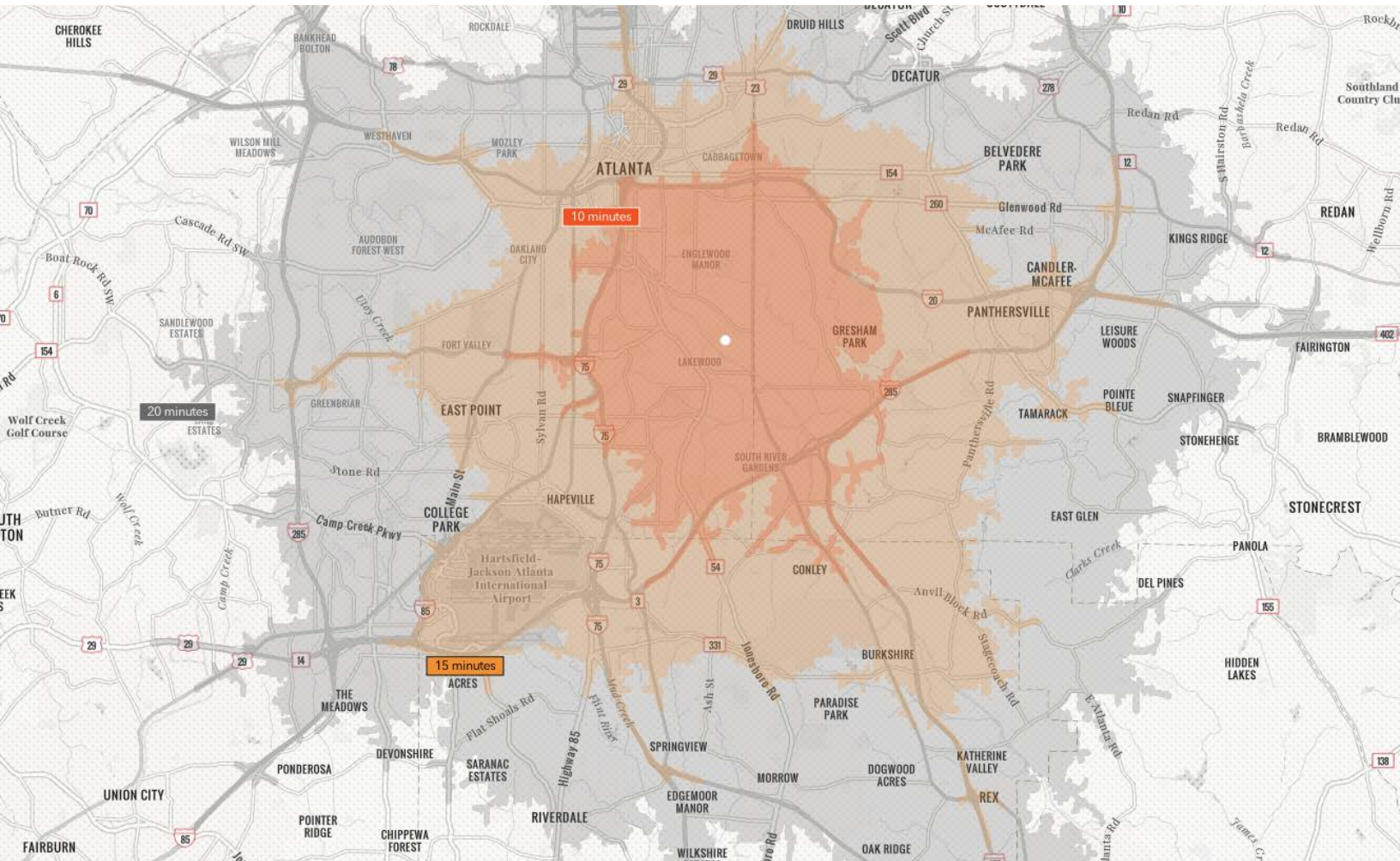
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TRAVEL TO THE PROPERTY



PUBLIC TRANSPORTATION



Bus 1414
0.25 ± MILES FROM
PROPERTY

NEARBY HIGHWAYS

	7 MINUTES
	10 MINUTES
	15 MINUTES
	15 MINUTES

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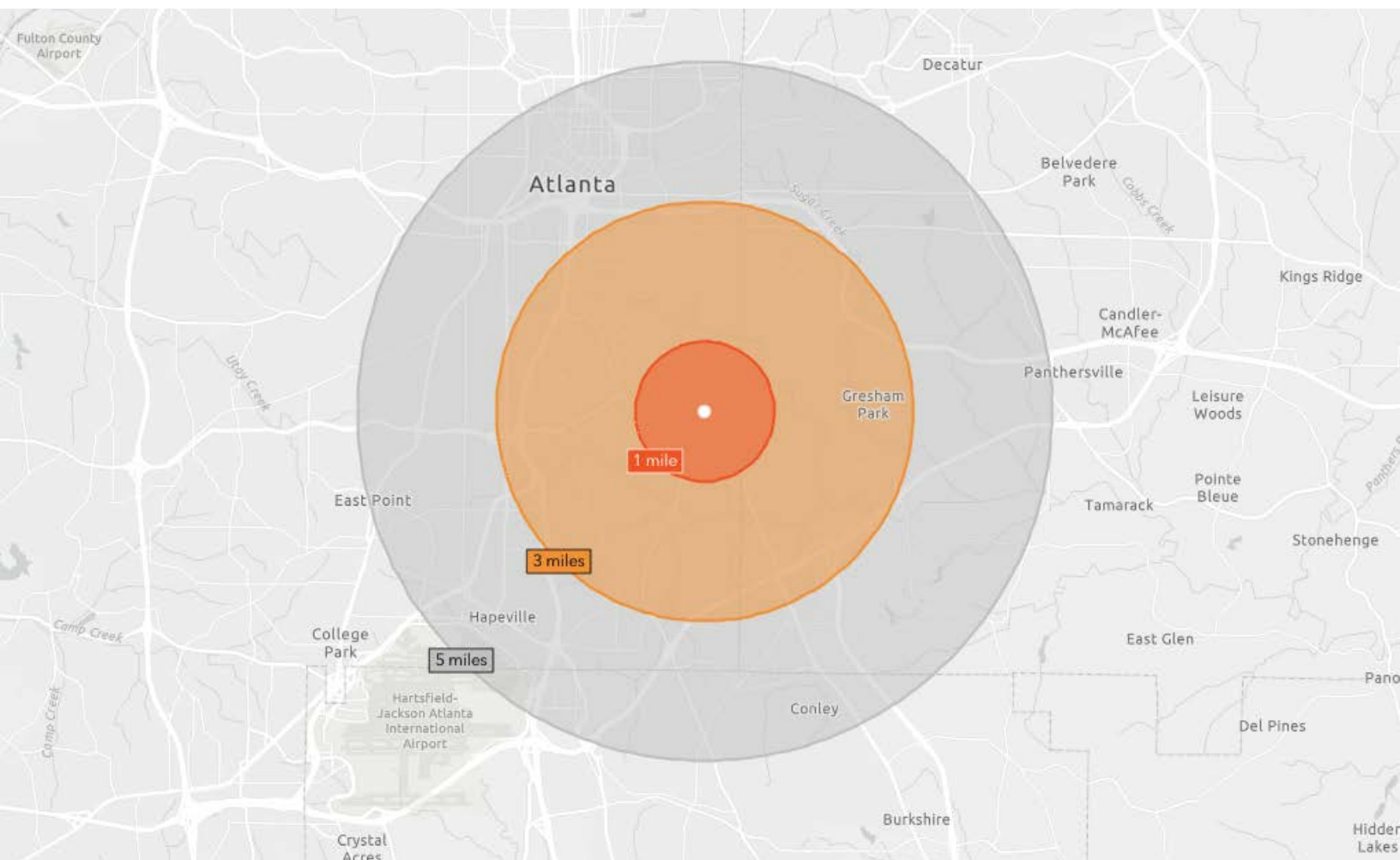
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DEMOGRAPHICS



1 MILE RADIUS



8,777

ESTIMATED POPULATION 2025



33.9

MEDIAN AGE



\$373,471

MEDIAN HOME VALUE 2025



2,314

TOTAL HOUSEHOLDS



\$84,916

AVG HOUSEHOLD INCOME

3 MILE RADIUS



77,959

ESTIMATED POPULATION 2025



34.9

MEDIAN AGE



\$419,273

MEDIAN HOME VALUE 2025



32,538

TOTAL HOUSEHOLDS



\$113,177

AVG HOUSEHOLD INCOME

5 MILE RADIUS



269,781

ESTIMATED POPULATION 2025



34.8

MEDIAN AGE



\$430,412

MEDIAN HOME VALUE 2025



117,376

TOTAL HOUSEHOLDS



\$117,042

AVG HOUSEHOLD INCOME

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