

FOR SALE

PRIME EAST ATLANTA VILLAGE COMMERCIAL PROPERTY

450 Flat Shoals Avenue Southeast Atlanta, GA 30316



SALE PRICE

\$975,000

Noland Dickey
(770) 712-4142

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Positioned in the heart of the highly sought-after East Atlanta Village, this exceptional commercial opportunity offers approximately 2,500 square feet on a 0.21-acre site with prominent frontage along Flat Shoals Avenue. Located within one of Atlanta's most vibrant and walkable commercial districts, the property benefits from strong pedestrian activity, excellent visibility, and immediate access to a diverse mix of restaurants, retailers, entertainment venues, and residential development.

Ideal for investors, owner-users, retailers, restaurant concepts, creative office users, or redevelopment opportunities, the property is surrounded by a rapidly growing demographic base with strong household incomes and continued neighborhood investment. The site's strategic location provides convenient access to Downtown Atlanta, Interstate 20, and surrounding intown neighborhoods including Reynoldstown, Kirkwood, Grant Park, and Decatur.

LOCATION DESCRIPTION

450 Flat Shoals Ave SE is strategically located in the heart of East Atlanta Village (EAV), one of Atlanta's most established and desirable intown commercial districts. Situated directly along Flat Shoals Avenue, the property's location places it within walking distance of the neighborhood's premier dining, entertainment, retail, and residential developments, creating a vibrant live-work-play environment that continues to attract residents, businesses, and investors alike.

The property sits just steps from the intersection of Flat Shoals Avenue and Glenwood Avenue, widely recognized as the commercial center of East Atlanta Village. This walkable district is known for its eclectic mix of locally owned restaurants, breweries, coffee shops, boutiques, music venues, and neighborhood-serving businesses that generate strong pedestrian activity throughout the day and evening.

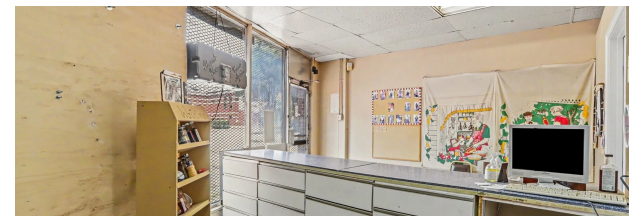
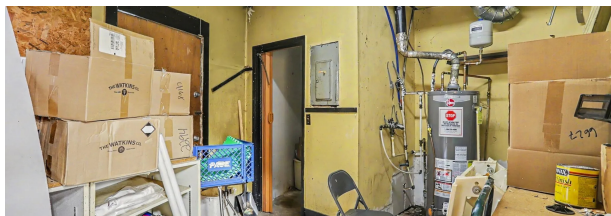
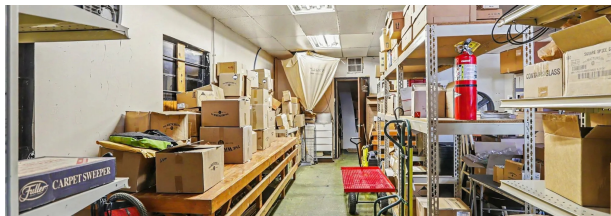
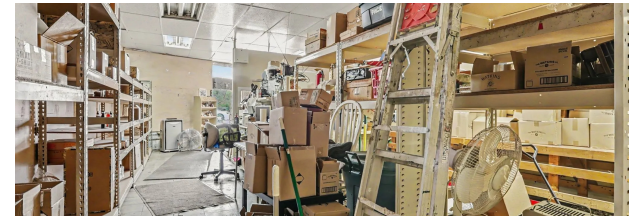
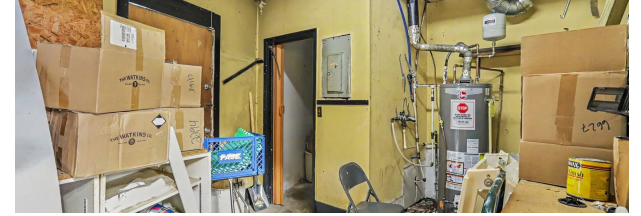
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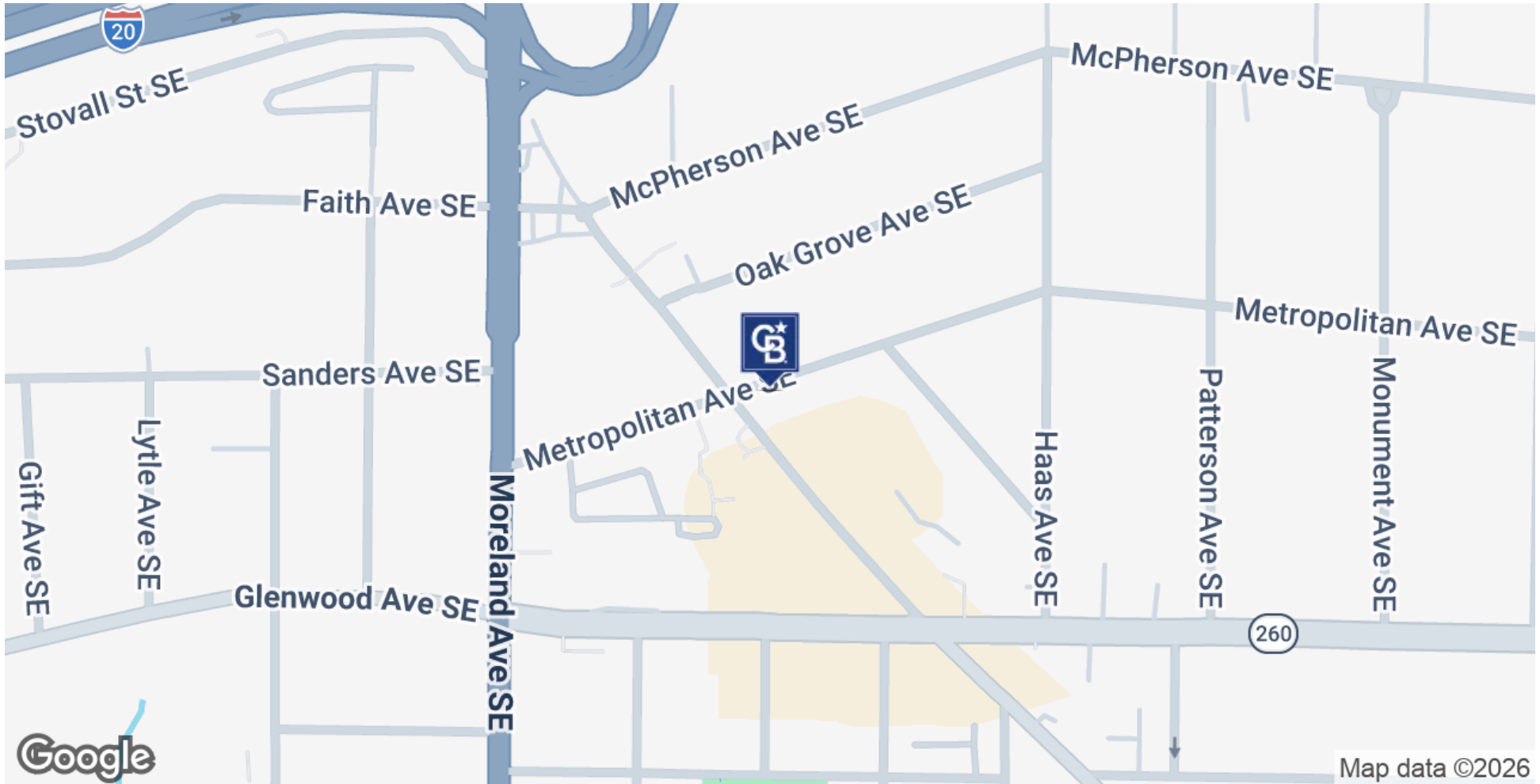


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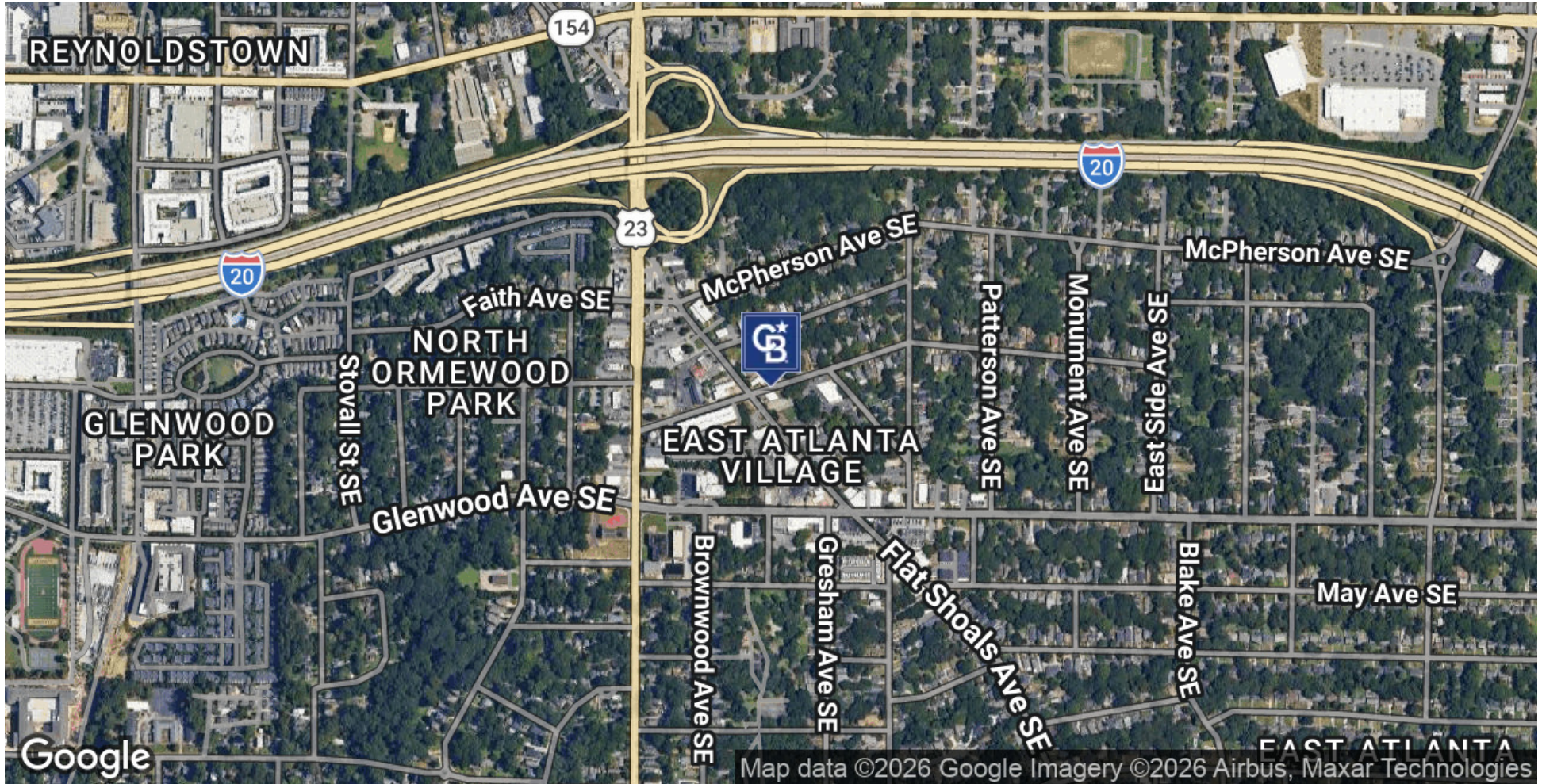


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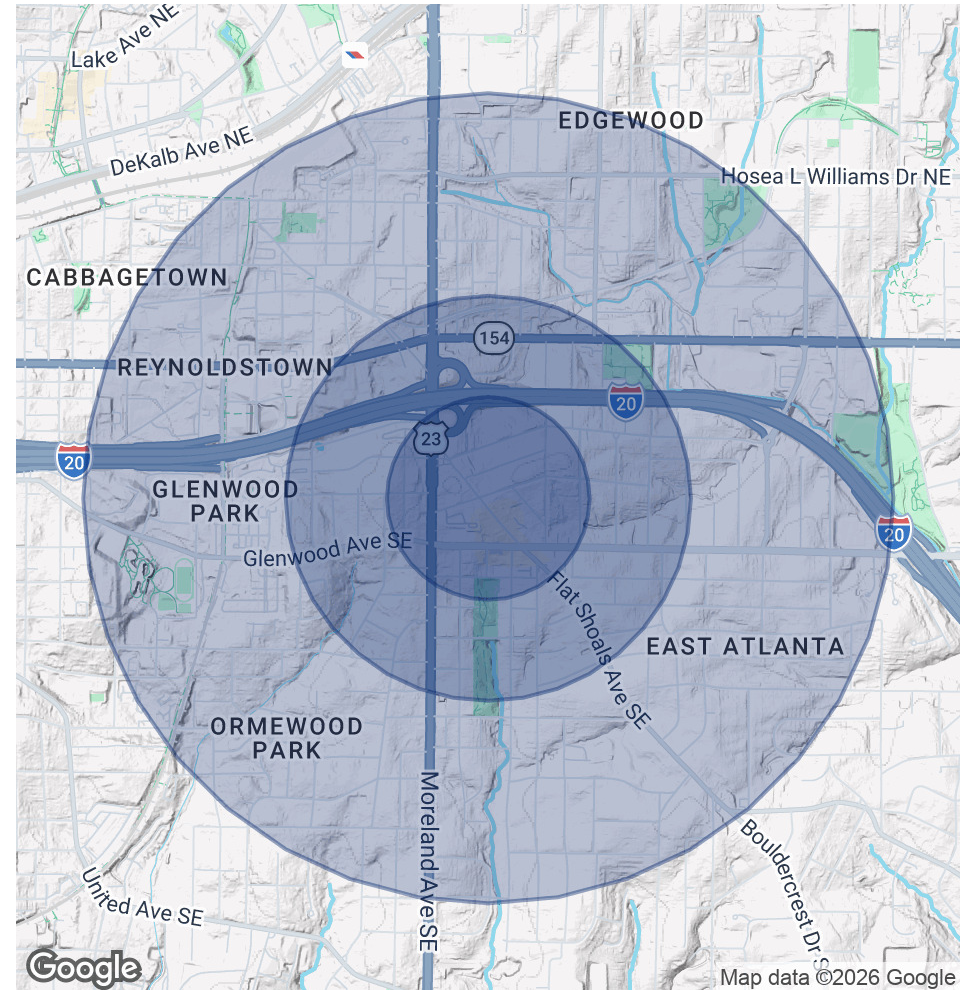
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	688	3,365	15,907
Average Age	37.4	36.7	35.3
Average Age (Male)	37.9	37.1	35.5
Average Age (Female)	36.1	36.1	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	339	1,584	7,712
# of Persons per HH	2	2.1	2.1
Average HH Income	\$140,133	\$159,881	\$163,143
Average House Value	\$499,891	\$505,260	\$537,516

2023 American Community Survey (ACS)



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