

AVONDALE FLEX PROPERTIES

127 Center Street
Avondale Estates, GA 30002

AVAILABLE FOR LEASE

2,800 SF of Flex/Retail space
Available for Lease



P's in the Pod



Professionally Leased By

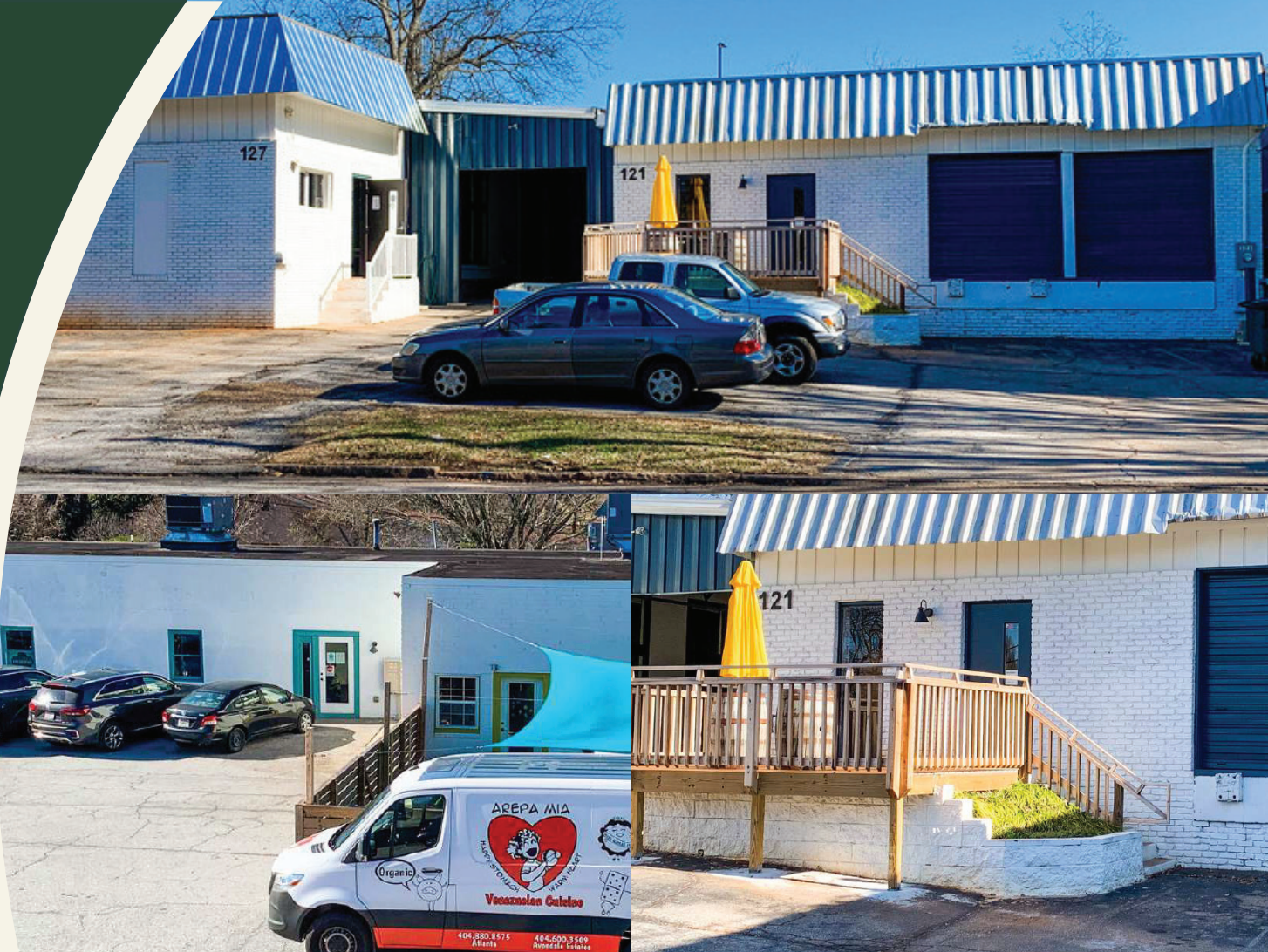


BRIDGER
PROPERTIES

For Leasing Information Call

404-632-9074

info@bridger-properties.com



- Adjacent to the 14-acre, future mixed-use development site owned by Atlanta-based developer, Avila.
- In center of the walkable downtown area filled with shops and eateries with local favorites such as Stratford Pub, Rising Son and Arepa Mia.
- Open container allowed within premises and DT Avondale
- Direct access to one of Atlanta's major arteries, Memorial Drive.
- Strong demographics; 292,239 people with a \$94,726 average household income within a 5-mile radius
- In the heart of Avondale Estates, an intown Atlanta community approximately eight miles east of downtown.

AVONDALE FLEX PROPERTIES

SITE PLAN



SUITE	TENANT	SF
127-A	Available	2,800
127-B	Brinker Media	1,800
121-A	Banjo Coffee	1,215
121-B	Softlink Workshop	1,800
119-A	Ps in the Pod	6,000
119-B	Love Your Mama	2,017

AVONDALE FLEX PROPERTIES

TRADE AREA OVERVIEW



Population

1 Mile	11,480
3 Mile	121,816
5 Mile	292,239



Population Growth

1 Mile	1.2%
3 Mile	1.5%
5 Mile	0.9%



Households

1 Mile	5,293
3 Mile	49,926
5 Mile	119,426



Household Income

1 Mile	\$113,039
3 Mile	\$95,365
5 Mile	\$94,726

AVONDALE FLEX PROPERTIES

NEARBY DEVELOPMENTS

Sam's Crossing Village



Dekalb Farmers Market



278 Oak Avondale



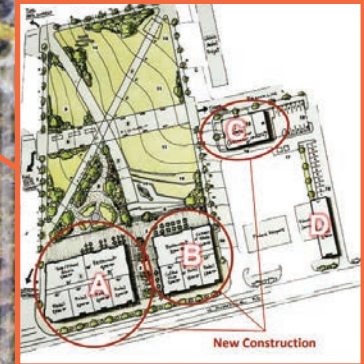
Alexan Avondale



East Decatur Station



City Project



de Leon Ave

N Avondale Rd

Maple Street



Cortland Decatur East



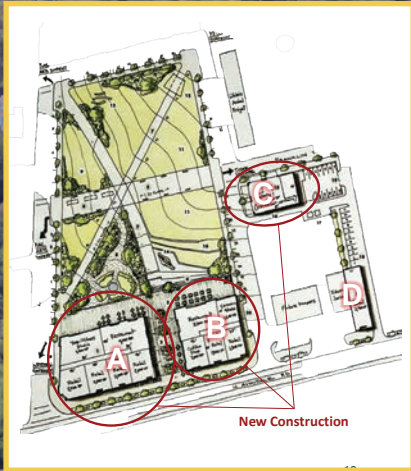
Willis Avondale



Avondale Estates

AVONDALE FLEX PROPERTIES

AERIAL



NEW CITY PARK

PUBLIC PARKING

The Mill District Mixed-Use Development:
Will feature new townhomes, a multi-family
complex and class-A retail.



N AVONDALE ROAD

N CLARENDON AVENUE

AVONDALE FLEX PROPERTIES

PROPERTY PHOTOS

