



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR SALE

MIXED COMPLEX

\$249,000

939 Cleveland Ave
East Point, GA 30344

AVAILABLE SPACE
3,418 SF

FEATURES

- Two Freestanding office buildings with plenty of parking. Corner lot with visibility and access.
- Within a one mile radius of Walmart, major restaurants and WellStar Medical Facility.
- The larger building (2728 SF) consist of two levels with an existing office space build-out.
- The smaller building (690 SF) has a private office space and a large open are floor plan.
- Multiple Office buildings Located in East Point near WellStar Atlanta Medical Center.



OFFICE

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**COLDWELL BANKER COMMERCIAL
METRO BROKERS**
5775 Glenridge Drive, Building D, Suite 200, Atlanta, Georgia 30328
678.320.4800



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SALE



OFFERING SUMMARY

Sale Price:	\$249,000
Cap Rate:	7.4%
Lot Size:	0.28 Acres
Year Built:	1935
Building Size:	3,418 SF
Renovated:	1990
Zoning:	C1
Price / SF:	\$72.85

PROPERTY OVERVIEW

MIXED COMPLEX. Office building with additional freestanding building. Located in Atlanta's Opportunity Zone area close to major retailers and restaurants. 12 Surface Spaces are available with gated entrance. Owner/User with and additional tenant leasing. Income producing property. Located in the City of East Point's business designated Opportunity Zone Area.

PROPERTY HIGHLIGHTS

- Two Freestanding office buildings with plenty of parking. Corner lot with visibility and access.
- Within a one mile radius of Walmart, major restaurants and WellStar Medical Facility.
- The larger building (2728 SF) consist of two levels with an existing office space build-out.
- The smaller building (690 SF) has a private office space and a large open are floor plan.
- Multiple Office buildings Located in East Point near WellStar Atlanta Medical Center. Great location for small
- medical/dental practice, medical billing and staffing agency offices.

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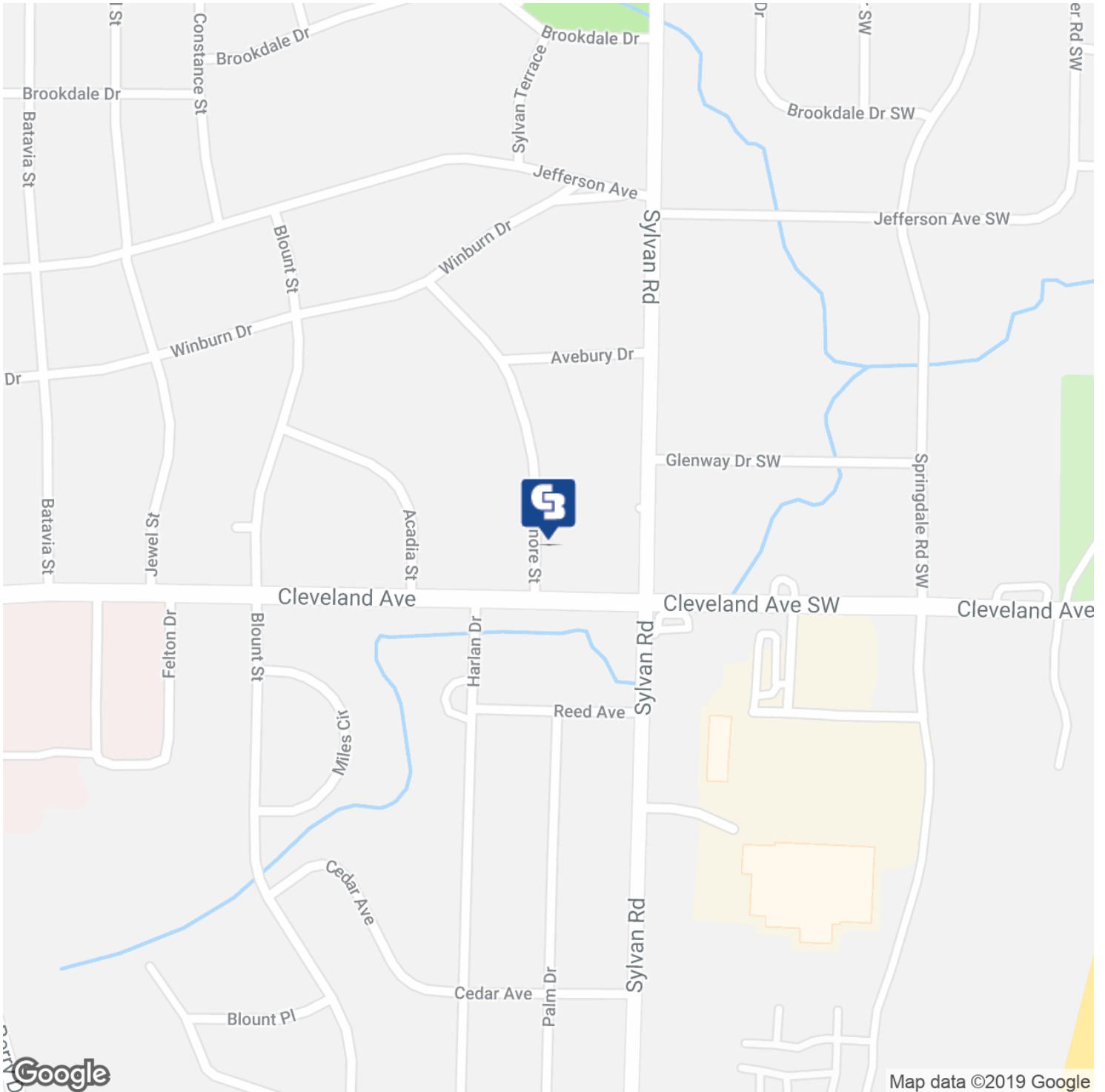
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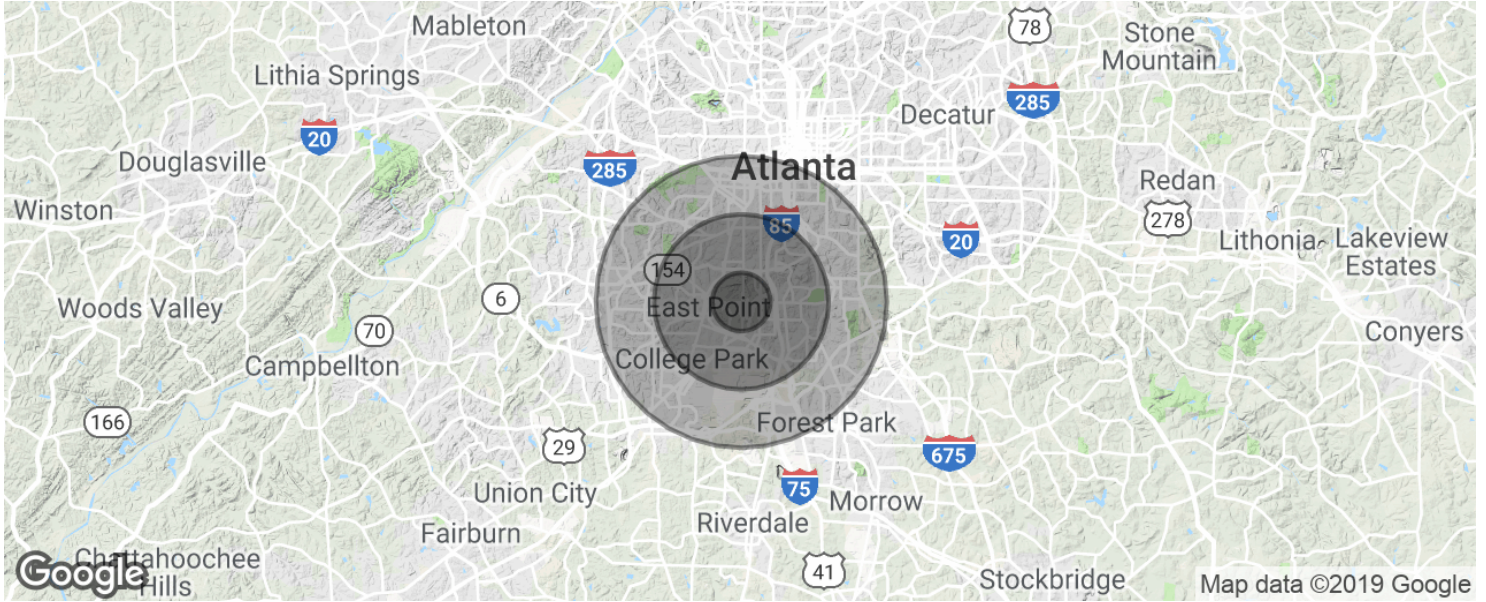
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,632	68,961	182,231
Median age	34.2	34.2	33.5
Median age (Male)	34.9	33.3	32.0
Median age (Female)	33.4	34.5	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,386	27,469	69,168
# of persons per HH	2.5	2.5	2.6
Average HH income	\$38,442	\$41,547	\$42,078
Average house value	\$120,240	\$154,539	\$166,005

* Demographic data derived from 2010 US Census

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