

786 CLEVELAND AVE
ATLANTA, GEORGIA
+/- 4.7 ACRES

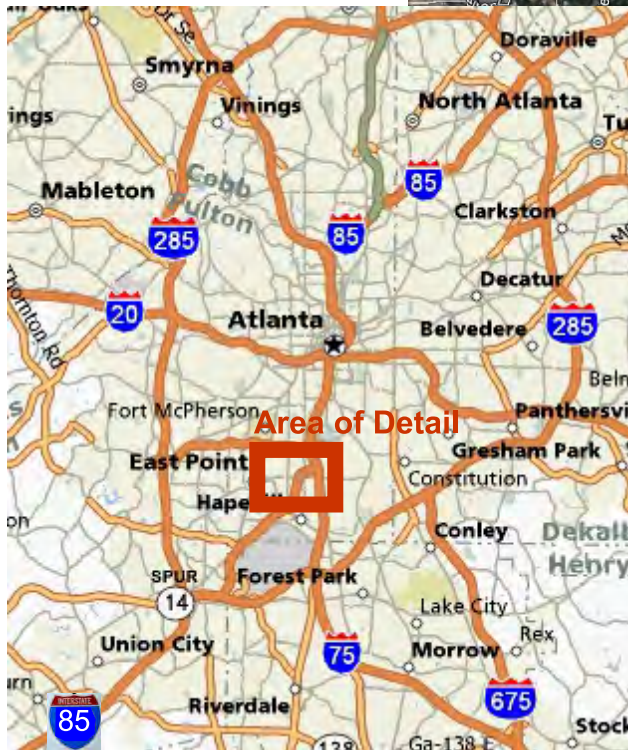
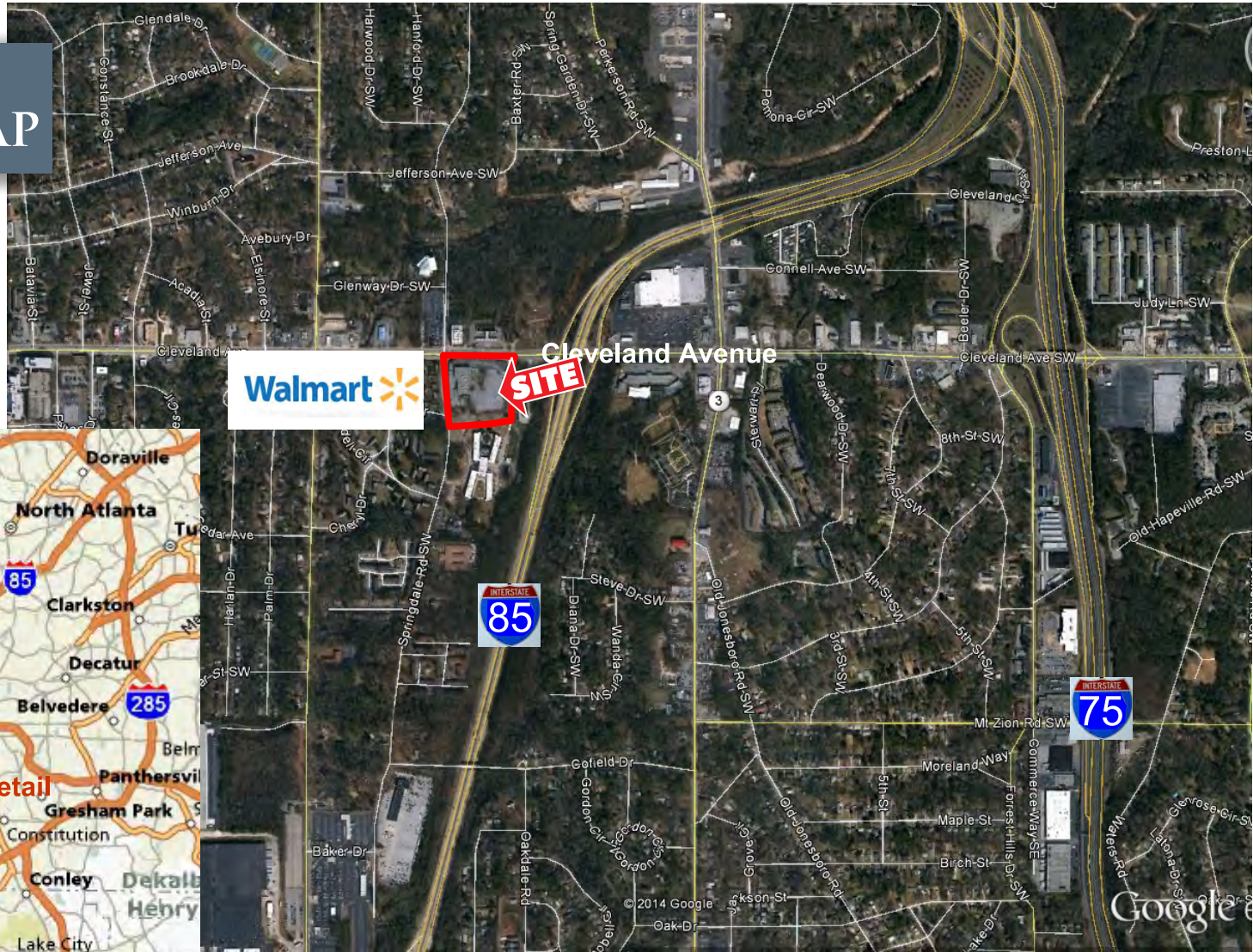


RETAIL DEVELOPMENT SITE W/ EXISTING OFFICE BLDG.

BRANDON ASHKOUTI
404.800.5696
BRANDON@ENROCKRE.COM

GARRET LEBLANC
404.904.3880
GARRET@EDENROCKRE.COM

786 CLEVELAND AVE LOCATIONS MAP



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404.800.5696
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786 CLEVELAND AVE MARKET OVERVIEW

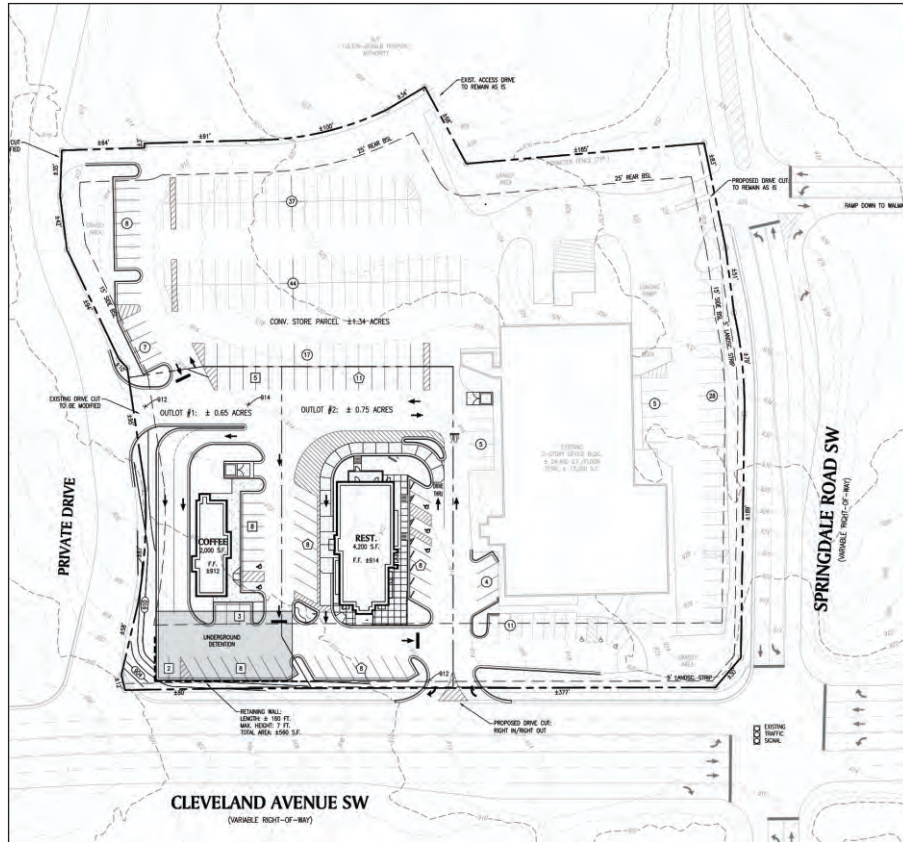


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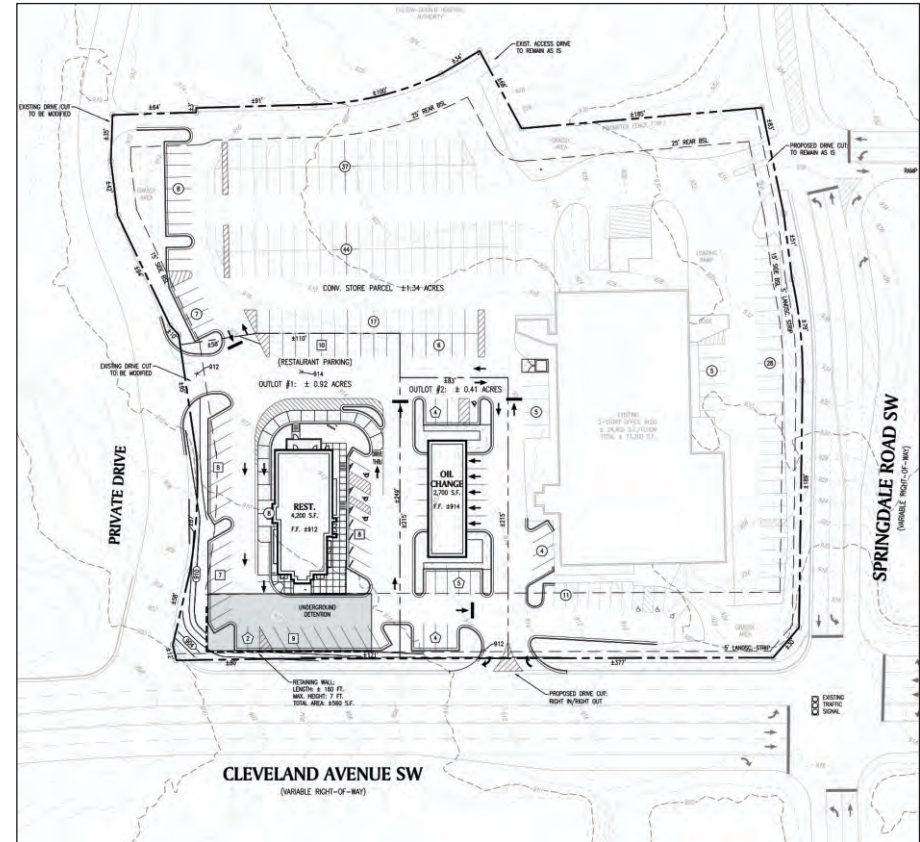
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GARRET@EDENROCKRE.COM

786 CLEVELAND AVE SITE PLAN

OPTION 1



OPTION 2



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EDEN ROCK
REAL ESTATE PARTNERS

786 CLEVELAND AVE
I-85 VIEW



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BRANDON@ENROCKRE.COM

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404.904.3880
GARRET@EDENROCKRE.COM

786 CLEVELAND AVE
BIRDS EYE VIEW



PROPERTY

NEW WALMART
OPENED FALL 2014

Cleveland Avenue

VIEW LOOKING SOUTHWEST

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786 CLEVELAND AVE
NEIGHBORHOOD AERIAL



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404.800.5696
BRANDON@ENROCKRE.COM

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786 CLEVELAND AVE
PROPERTY BOUNDARY



Site of
New Walmart.
(This photo
was taken be-
fore Walmart
was built.)

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786 CLEVELAND AVE
DRIVEWAY VIEWS



Driveway from Springdale Road In-
to the Walmart parking lot. This
Photo was taken standing on the
Property.



Driveway ramps up from Walmart Parking
lot to Springdale Road. When stopping at
Springdale the Property is directly ahead.

786 CLEVELAND AVE OFFICE BUILDING

Gross Area: 71,000 SF +/-
Number of Stories: 3
Year Built: 1958
Last Year Renovated: 1983
Parking: 310 parking spaces
Layout: Mix of private offices and cubicles with meeting rooms
Roof: Flat, built-up composition (last replaced in 1983)
Foundation: Slab on grade
Structure: Flat plate reinforced concrete.
Exterior: Brick and stucco over concrete block
Interior Walls/Ceilings: Drywall/Acoustical Tile
Floor Finish: Carpet and Tile
Electrical: Three phase service. Assumed adequate and to code
Heating and A/C: Large air handlers with chilled water for cooling and hot water for heating. Central boiler. Four (4) rooftop chillers. Supplementary through wall AC units in a few locations,
Plumbing: Assumed adequate and to code



1st Floor



2nd Floor



3rd Floor

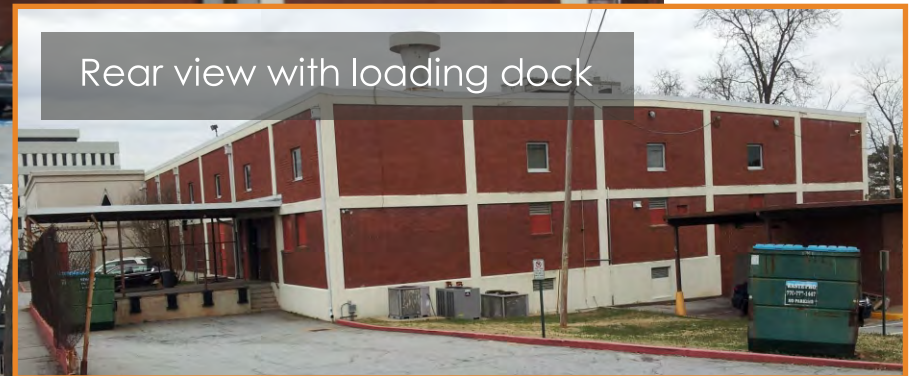
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786 CLEVELAND AVE
OFFICE BUILDING



Main entrance



Rear view with loading dock



Side View

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