

# WILLIS AVONDALE RETAIL | RESTAURANT FOR LEASE

2702 - 2740 E College Avenue  
Avondale Estates, GA 30002



OAKHURST  
REALTY  
PARTNERS

**STEVE WOHL**  
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## AVONDALE ESTATES' NEWEST RETAIL MIXED-USE DEVELOPMENT

- The property is a dynamic mixed-use development where Decatur meets the western gateway of Avondale Estates.
- Amidst a myriad of development activity and in immediate proximity to the Avondale MARTA rail station
- The property features 8,400 square feet of high visibility, street front retail, adjacent to Avondale Estates newest pocket park, along Avondale's primary retail corridor
- Retail/office/studio spaces from approximately 1,038 to 1,256 square feet and 2,318 to 3,400 square feet of restaurant space with outside seating available.
- Both deck and on street parking available
- Daily traffic counts along E. College Avenue of over 27,000 vehicles per day and Covington Highway of 17,960 vehicles per day
- Seeking experienced quality retail and restaurant operators. The property brings the best of the city living, shopping and dining to Avondale Estates.



# LOCATION AERIAL



DOWNTOWN  
DECATUR/  
OAKHURST  
VILLAGE

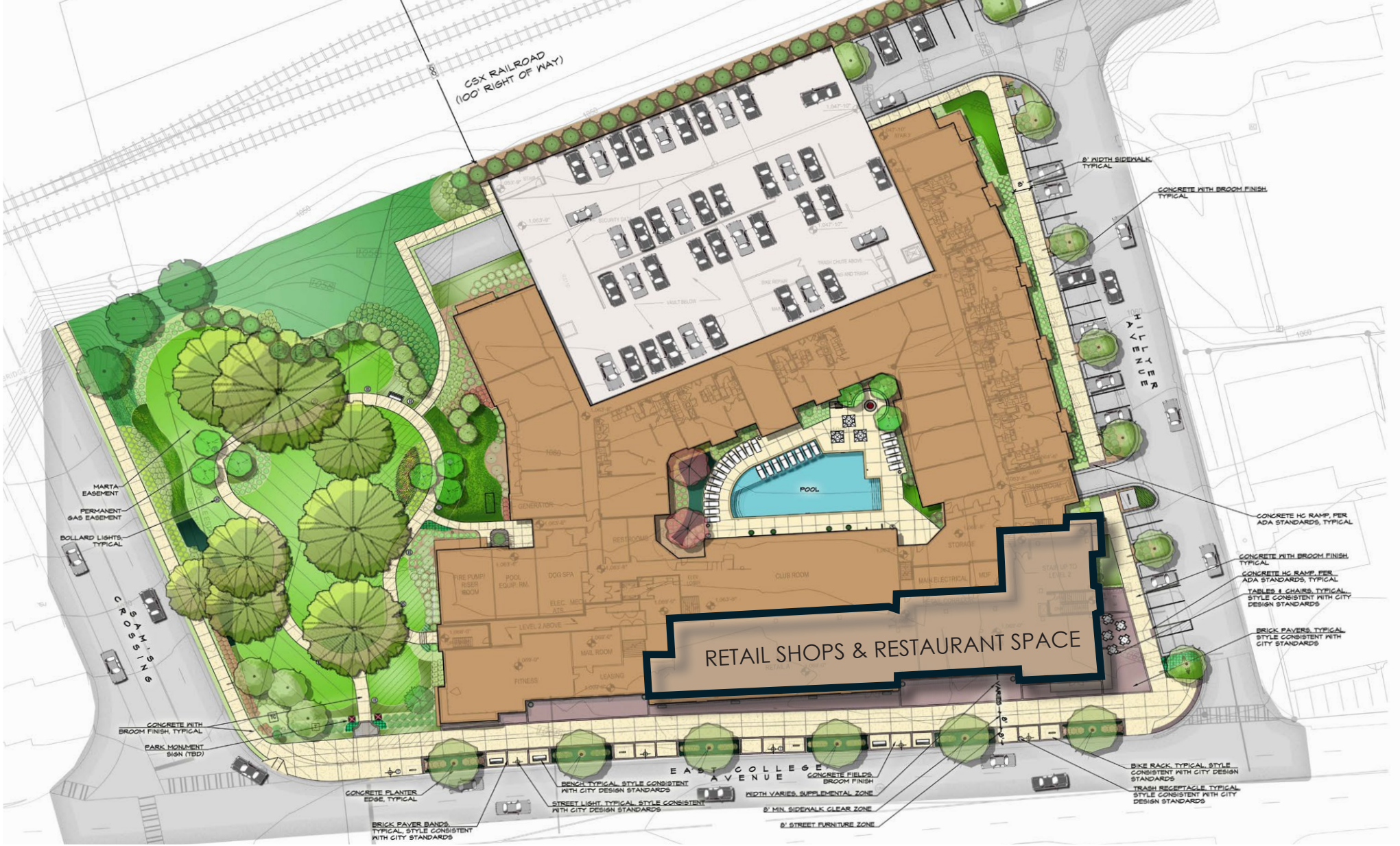
AVONDALE  
TUDOR  
VILLAGE

478 Apt Units  
Decatur East  
22,000 SF Retail/Office



Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

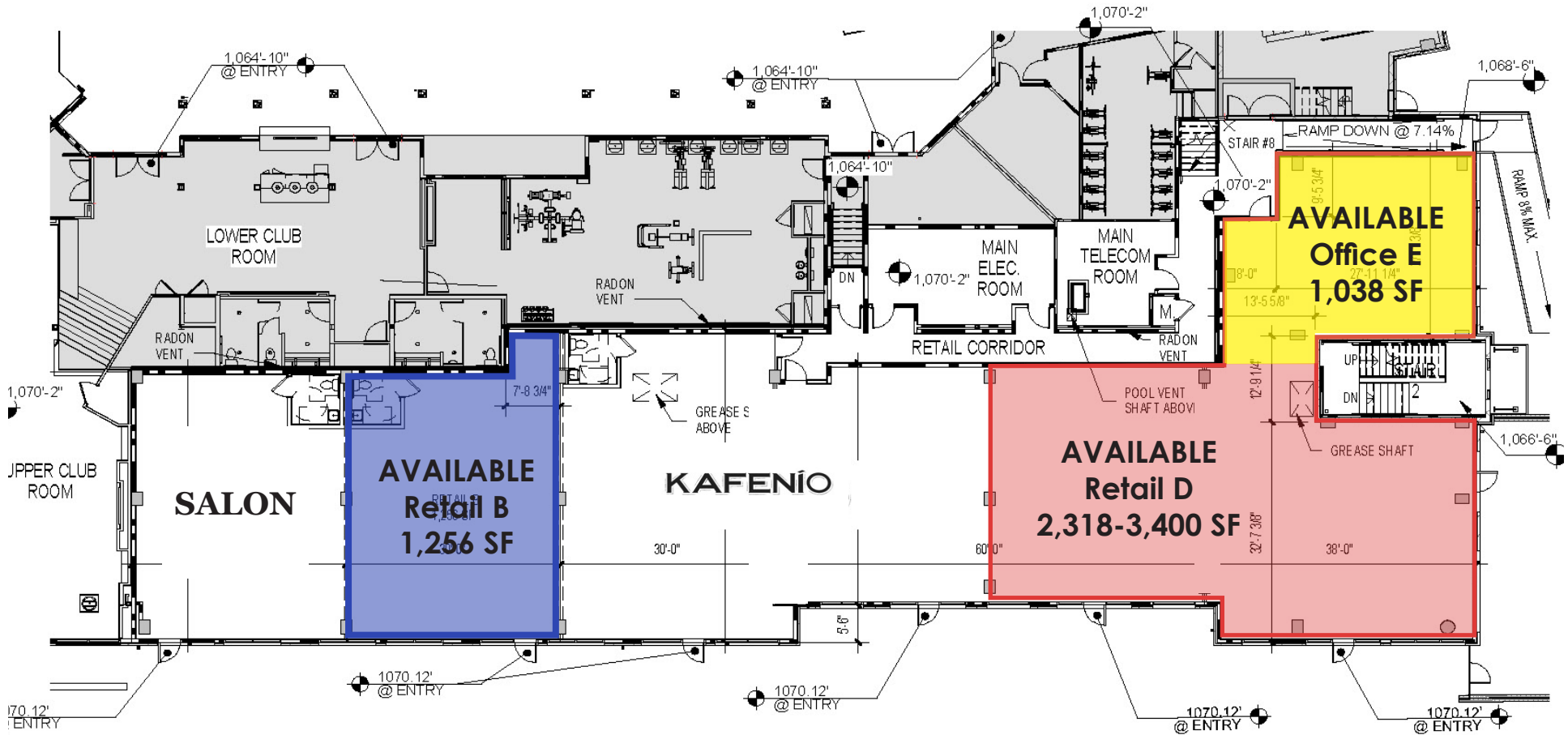
# SITE PLAN



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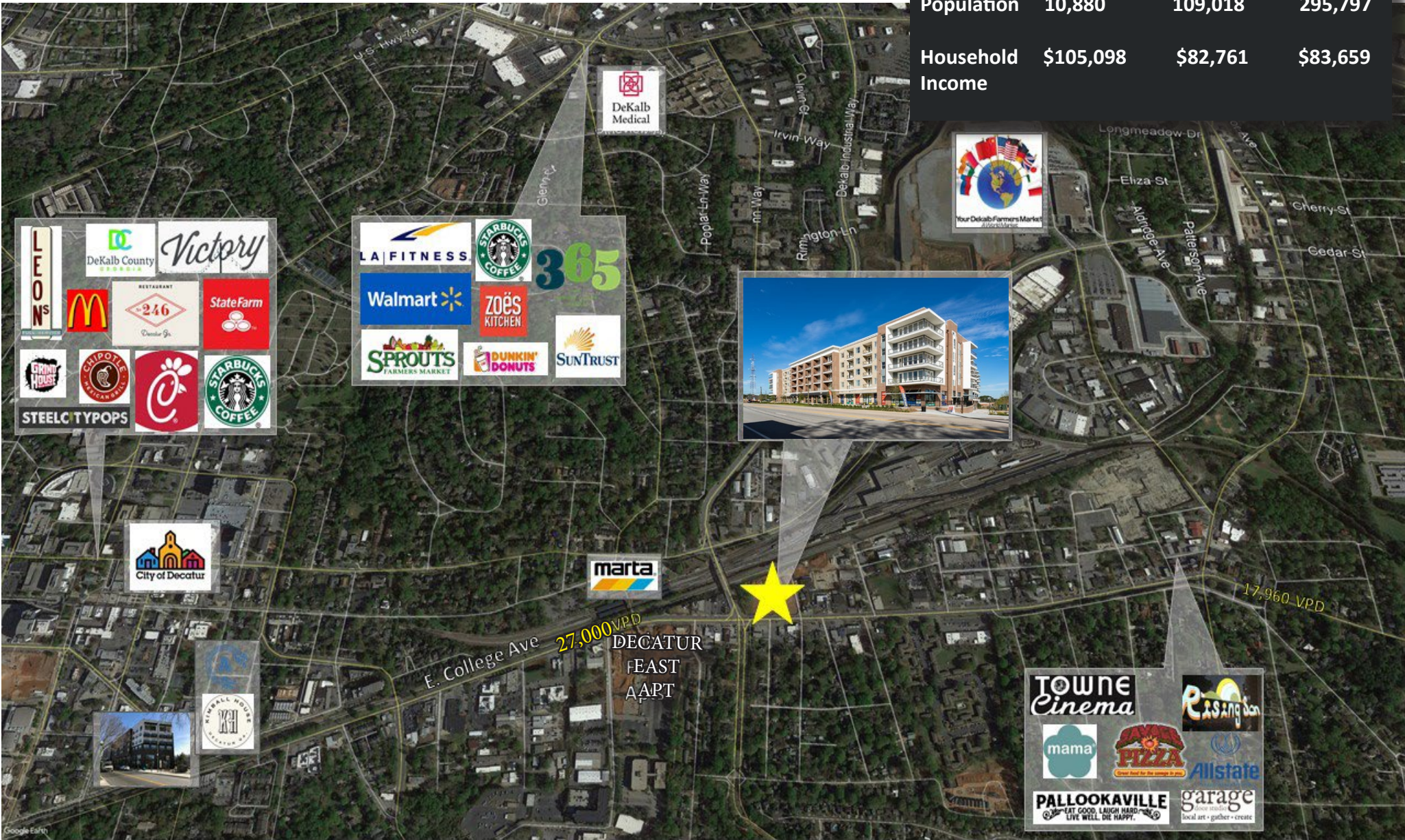


# LEASING PLAN



# AREA RETAIL, RESTAURANTS AND POINTS OF INTEREST

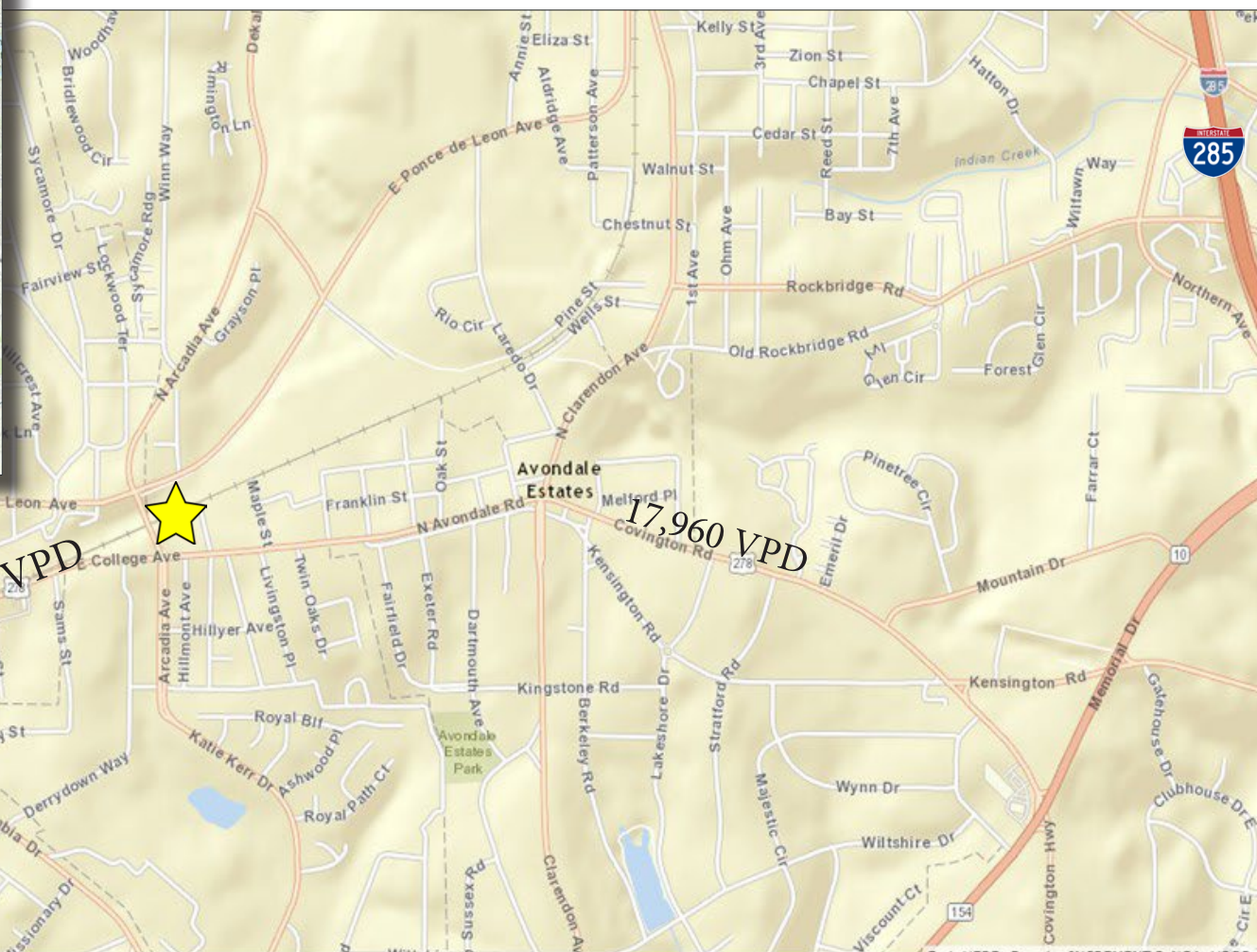
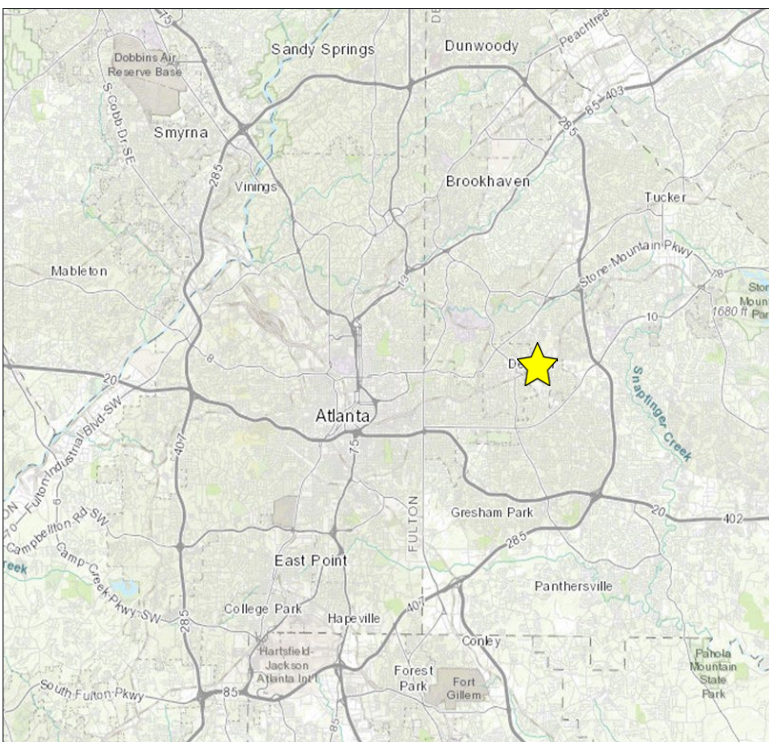
	1 Mile	3 Mile	5 Mile
Population	10,880	109,018	295,797
Household Income	\$105,098	\$82,761	\$83,659



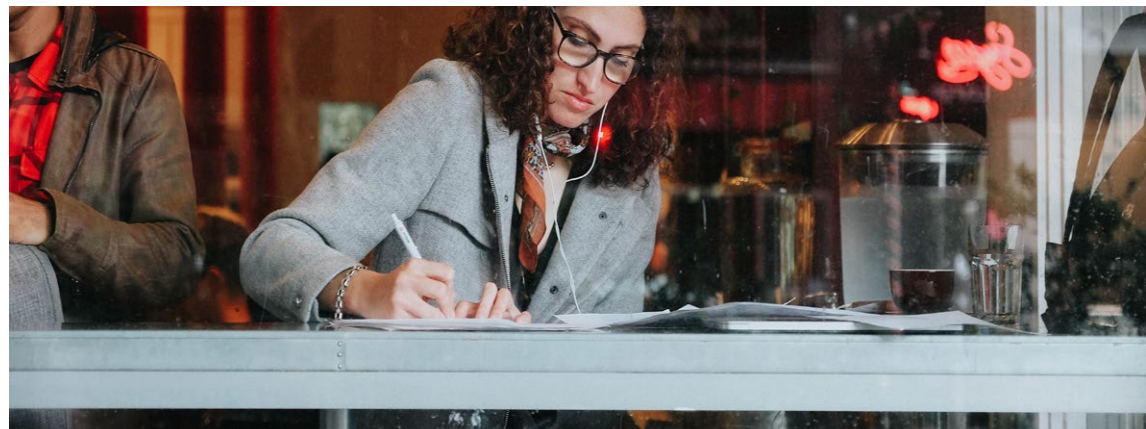
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# AREA AND LOCATION MAPS



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