



LAKWOOD AVE SW & ARTHUR B. LANGFORD PKWY RETAIL CENTER FOR LEASE

Near US 41 & Arthur B Langford Pkwy (GA 166)
Less than 1 mile to Lakewood Amphitheatre
2790 Lakewood Ave SW, Atlanta, GA 30315

ADJACENT TO ANCHORED CENTER W/FITNESS,
GROCERY, SHOPPING AND DINING

DON EDWARDS

Associate Broker/KW Director
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119563, GA





Property Summary

Available SF:	2,001
Building SF:	6,000
Lease Rate:	\$20.00 sf/yr
Lot Size:	0.30 Acres
CAM Rate	\$4.95
Zoning:	C2
Lease Type:	NNN

Property Overview

Position your business for success at 2790 Lakewood Ave SW, Atlanta, GA 30315. This 2,001 square foot retail space, is now available in a fully leased retail center. The suite, although separate, offers the convenience of a shared common restroom located in the back hallway, providing efficiency and convenience for both tenants and their clientele. This Lakewood Retail Center is currently housing tenants such as Great Smoke Tobacco Shop, and P&E Mirror and Glass.

Location Overview

Situated in a rapidly growing area in the heart of Atlanta, just north of Hartsfield-Jackson International Airport with fast and easy access to I-75 and I-285. Situated conveniently off Arthur B Langford Pkwy (GA 166) and US 41. Close to the Beltline expansions, Lakewood Amphitheater, new residential, and mixed use developments, and entertainment productions like Tyler Perry Studios. Additionally, you'll find an array of surrounding retail, including restaurants, directly across the street from a Dollar General anchored center, fitness facilities, hair salons, and even a bowling alley, creating a vibrant and dynamic commercial landscape and ensuring a steady flow of traffic.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY PHOTOS

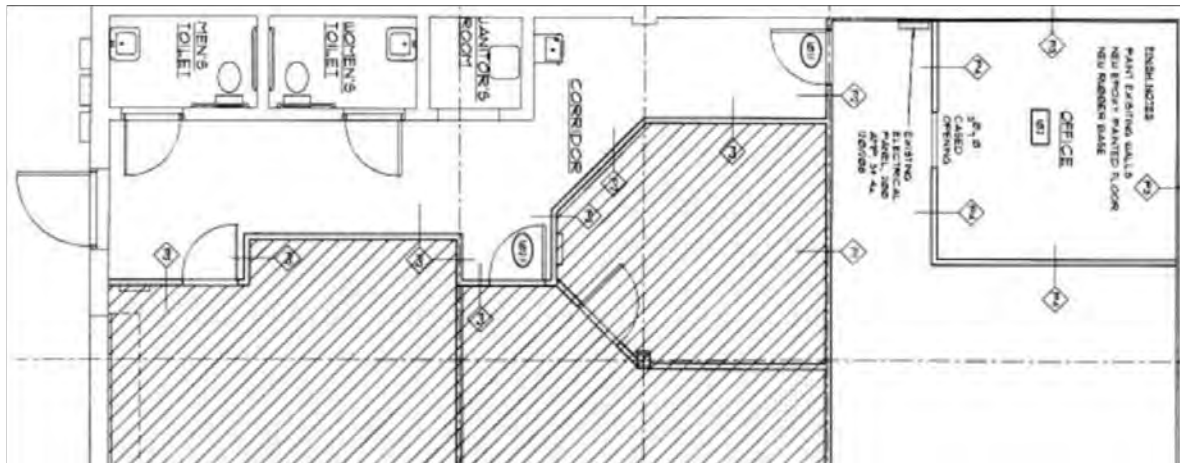
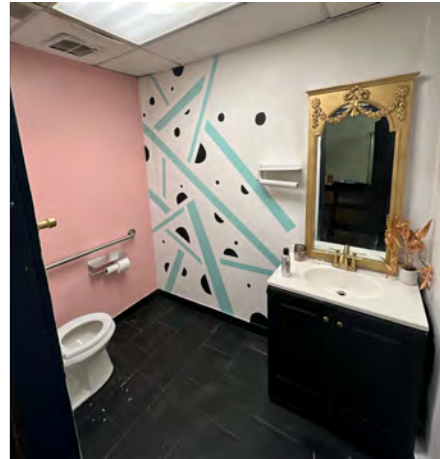


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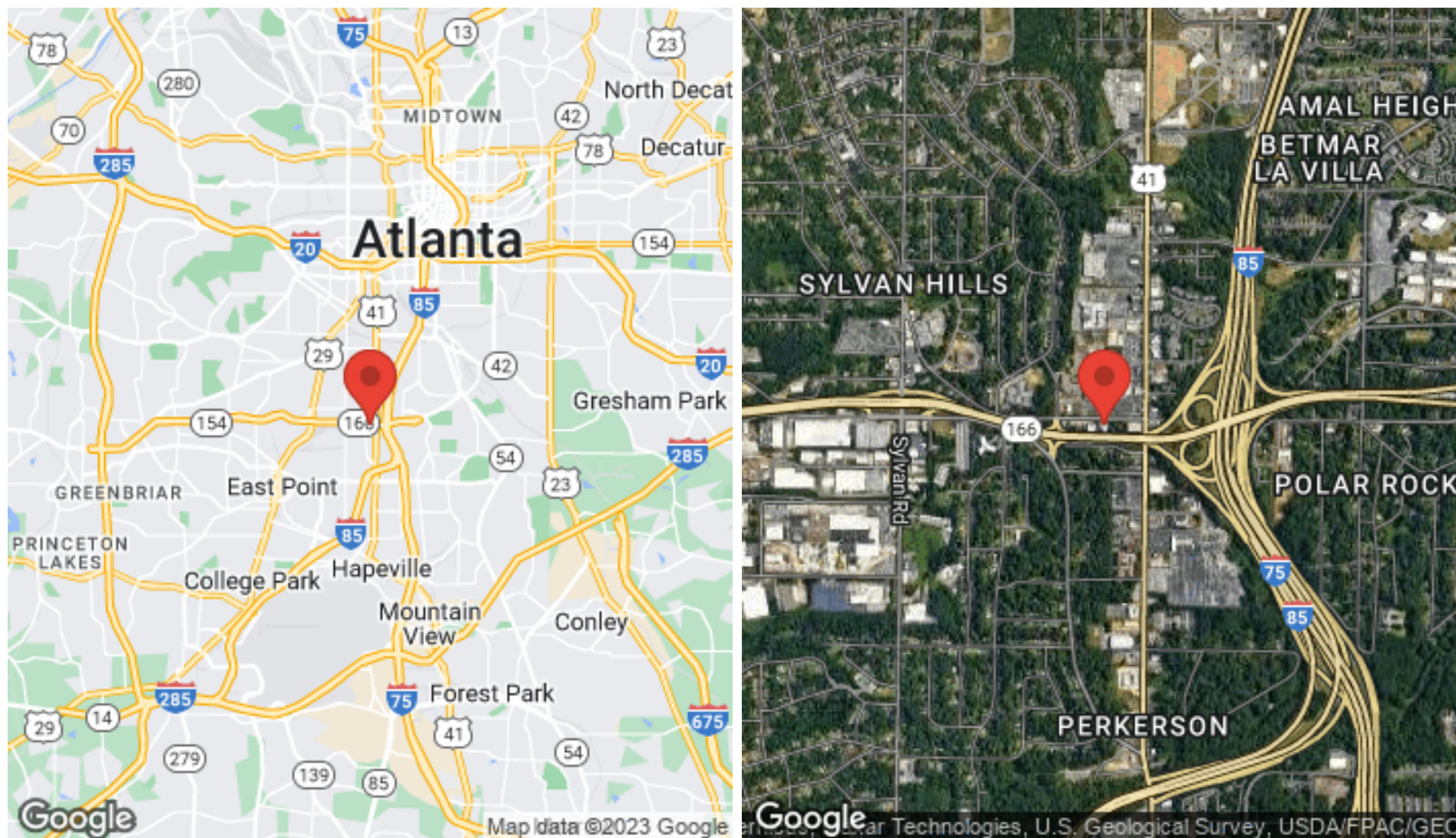
PROPERTY PHOTOS AND FLOORPLAN



Restroom access through common area hall



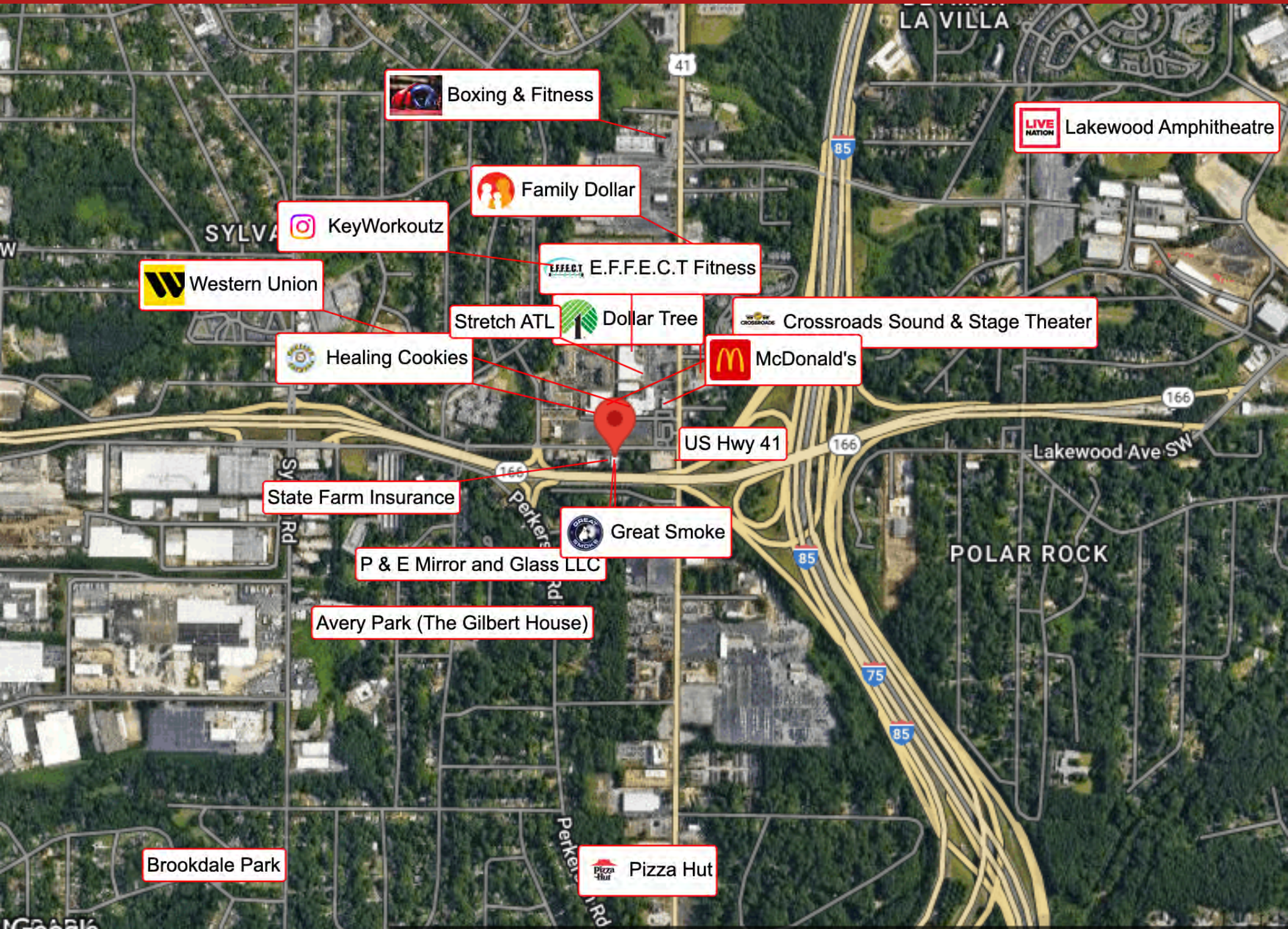
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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.

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