

Jade at Avondale

Mixed-Use Retail Space in the Heart of Avondale Estates

2740 E. College Ave., Avondale Estates, GA 30030



**OAKHURST
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FOR LEASE



For more information, please contact:

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Property Overview

Jade at Avondale 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 270 residential units and 6,970 square feet of prime retail/restaurant space along Avondale Estate's primary retail corridor.

HIGHLIGHTS

- » 2,008 SF of 1st generation restaurant space + 1,200 SF patio
- » ~14 parking spaces along Hillyer Avenue and 55 deck parking available
- » Daily traffic counts along E. College Avenue of over 21,500 vehicles per day and Covington Highway of 18,800 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



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Avondale Estates - At A Glance



LOCATION OVERVIEW

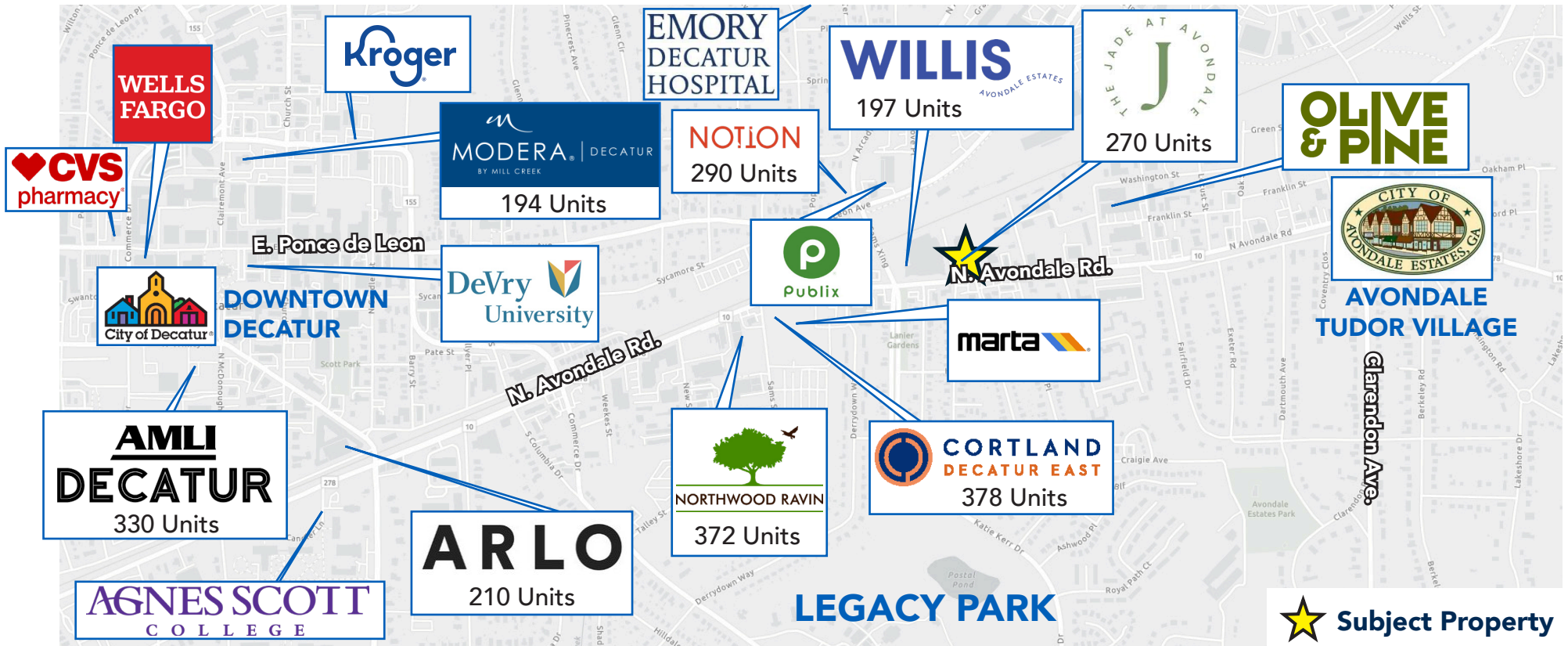
- » Avondale Estates is known for its close-knit community, beautiful setting and diverse architectural styles.
- » The City of Avondale Estates was featured as one of the "Best Old House Neighborhoods" in This Old House online magazine.
- » North Avondale Road is a primary east-west corridor with daily traffic counts of 27,000+.
- » Over 115,000 people live within a three mile radius of the property and the city of Avondale Estates' average household income exceeds \$140,000 (higher than both the City of Decatur and DeKalb County).
- » Businesses in downtown Avondale Estates include Reunion Salon, Rising Son, Allstate Insurance, Savage Pizza, Pine Street Market, Banjo Coffee, The Stratford restaurant and others.

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Within 5 Miles



311,482

Population



\$116,501

Average Household Income



127,052

Total Households



10,183

Businesses



241,473

Employees



27,000

Cars Per Day

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