



**OAKHURST
REALTY
PARTNERS**

2nd Generation Restaurant - End Cap With Patio

2700 College Ave., Avondale Estates, GA 30030

FOR LEASE

Take A Virtual Tour →

For more information, please contact:
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Property Highlights

The subject location is a beautiful 2,319 SF, 2nd generation, fully built-out restaurant with large patio available in the highly sought after Avondale Estates / Decatur submarket. The quick service restaurant space is equipped with an in-ground grease trap and large vent hood system as part of the fully equipped turn-key restaurant. ***This is an open and operating business, please do not contact management or employees. Call to schedule a tour.***

HIGHLIGHTS

- » **Fully equipped, turn-key restaurant**
- » **Located in the 197 unit Willis Avondale Mixed-use development with daily traffic counts along E. College Avenue of over 27,000 vehicles per day**
- » **High visibility on E. College Avenue**
- » **Close to major employment centers including Emory Decatur Hospital**
- » **Ample on-site parking**
- » **Within ~¼ mile of Avondale MARTA station and close proximity to more than 2,000 multifamily units**



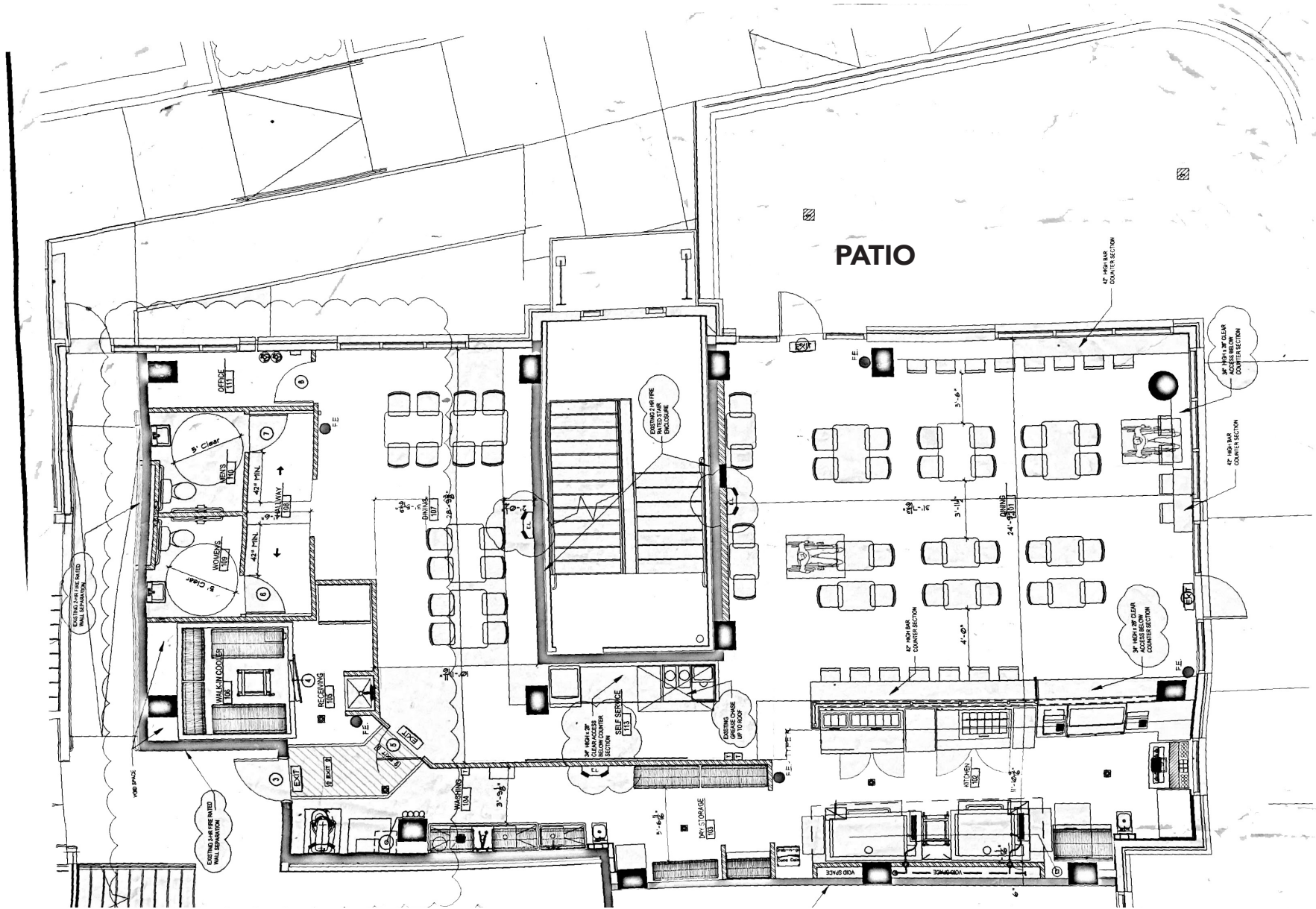


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Avondale Estates - At A Glance



LOCATION OVERVIEW

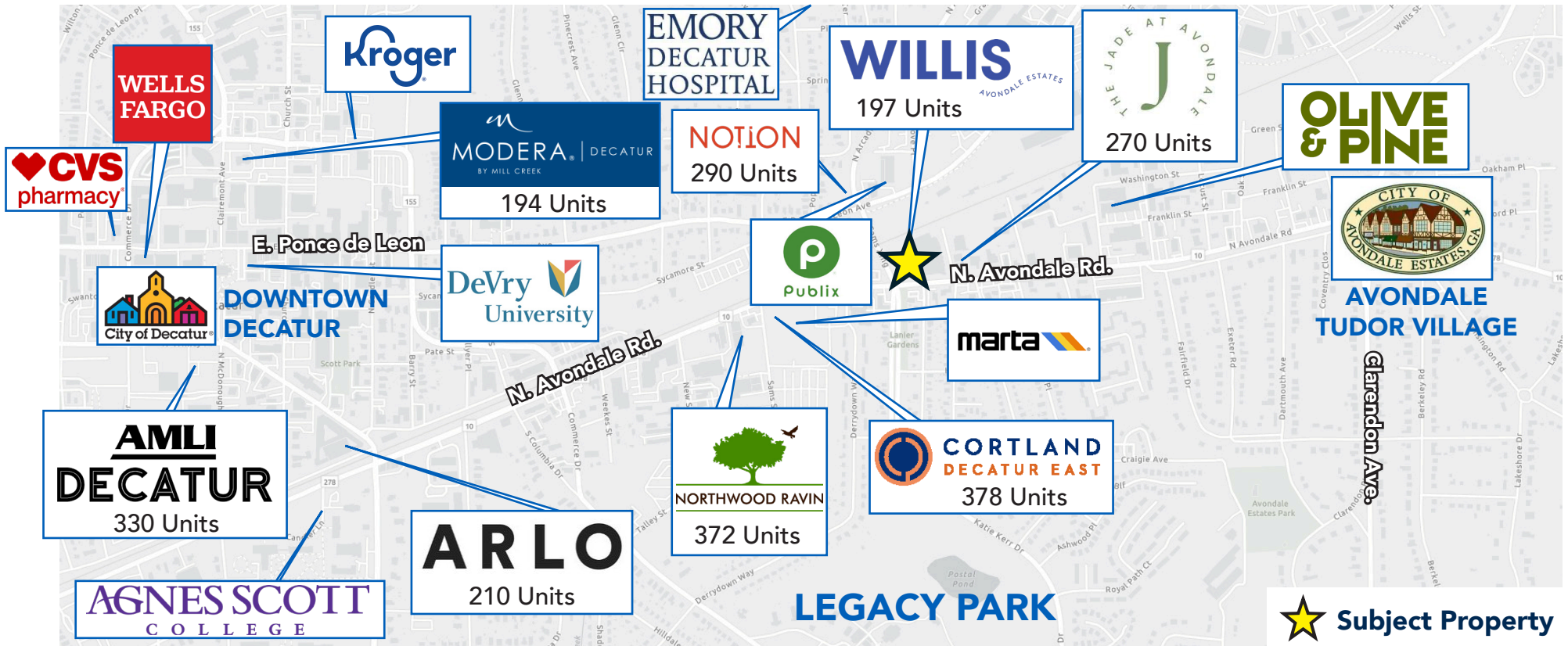
- » Avondale Estates is known for its close-knit community, beautiful setting and diverse architectural styles.
- » The City of Avondale Estates was featured as one of the “Best Old House Neighborhoods” in This Old House online magazine.
- » North Avondale Road is a primary east-west corridor with daily traffic counts of 19,370.
- » Over 300,000 people live within a five mile radius of the property and the city of Avondale Estates’ average household income exceeds \$85,000 (higher than both the City of Decatur and DeKalb County).
- » Businesses in downtown Avondale Estates include 37 Main, 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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