FOR LEASE

OAKHURST REALTY PARTNERS

PROPERTY OVERVIEW

The available retail space is 1,539 SF.

- The available space has excellent storefront visibility with great natural light, and both front and rear entry doors.
- The Avondale Estates Tudor building is a two-story 26,687 square foot building with retail spaces on the ground floor and office spaces on the 2nd floor.
- Located in the heart of downtown Avondale Estates, adjacent to the city of Decatur and less than eight miles east of downtown Atlanta.
- The historic building was constructed in 1926 and was placed on the National Register of Historic Places in 1986.
- Located at the primary intersection of North Avondale Road and N. Clarendon Avenue, the uniquely designed property is the most recognized building in the city and offers parking in both the front and rear.

Avondale Tudor Village First Floor Retail Space

112 N. Avondale Road
Avondale Estates, GA 30002

Rent: $32.00/SF + $5.75/SF in estimated expense reimbursements = $4,841 total rent per month

FOR MORE INFORMATION, PLEASE CONTACT
Fisher Paty | 404-371-4100 | fpaty@oakrep.com

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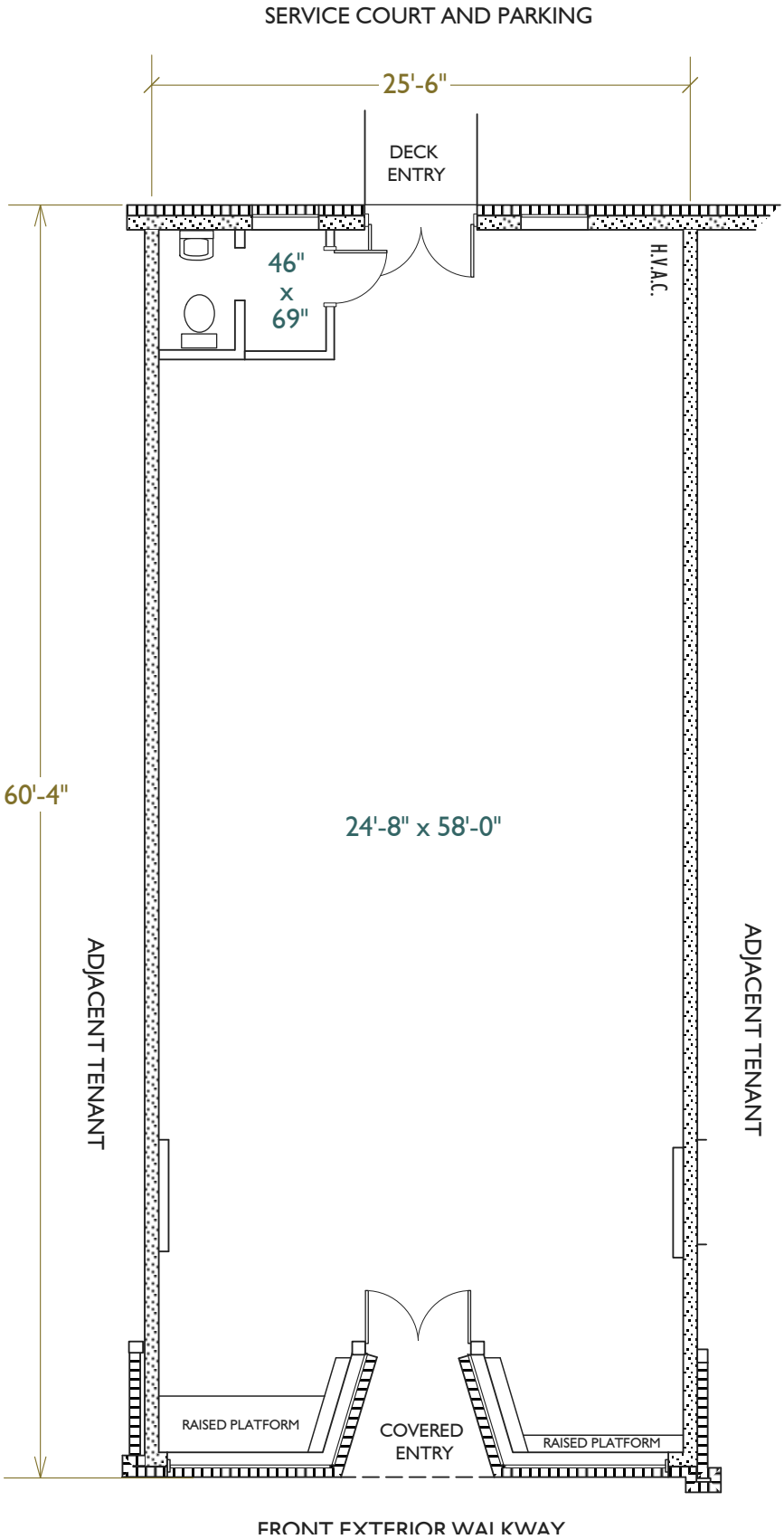

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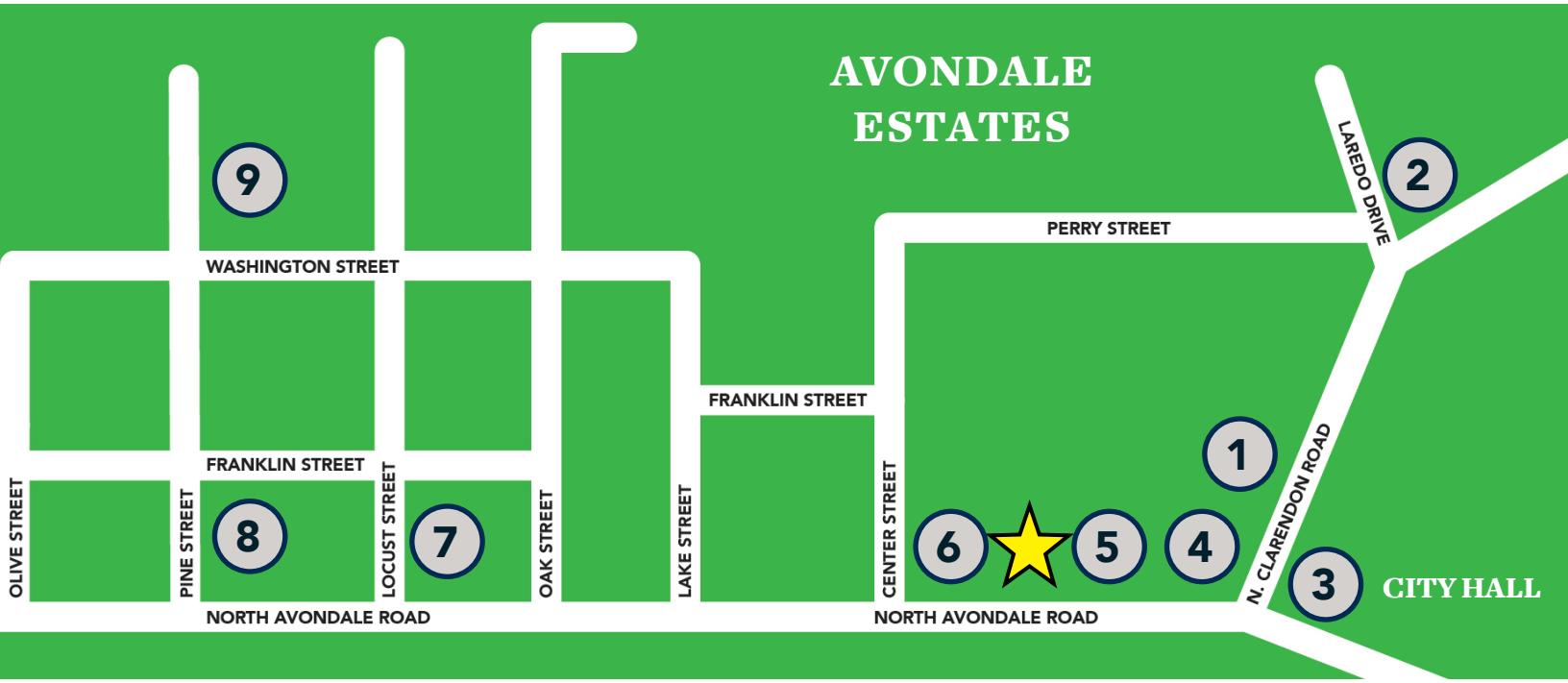

1. **Arepa Mia**
2. **Savage Pizza**
3. **The Stratford**
4. **Last Dance**
5. **Reunion Salon**
6. **Avon Theater**
7. **Banjo Coffee**
8. **Pine Street Market**
9. **Lost Druid Brewery**

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 Avon Theater, Reunion Salon, Rising Son, Allstate Insurance, Savage Pizza, Pine Street Market, Banjo Coffee, The Stratford restaurant, and others.

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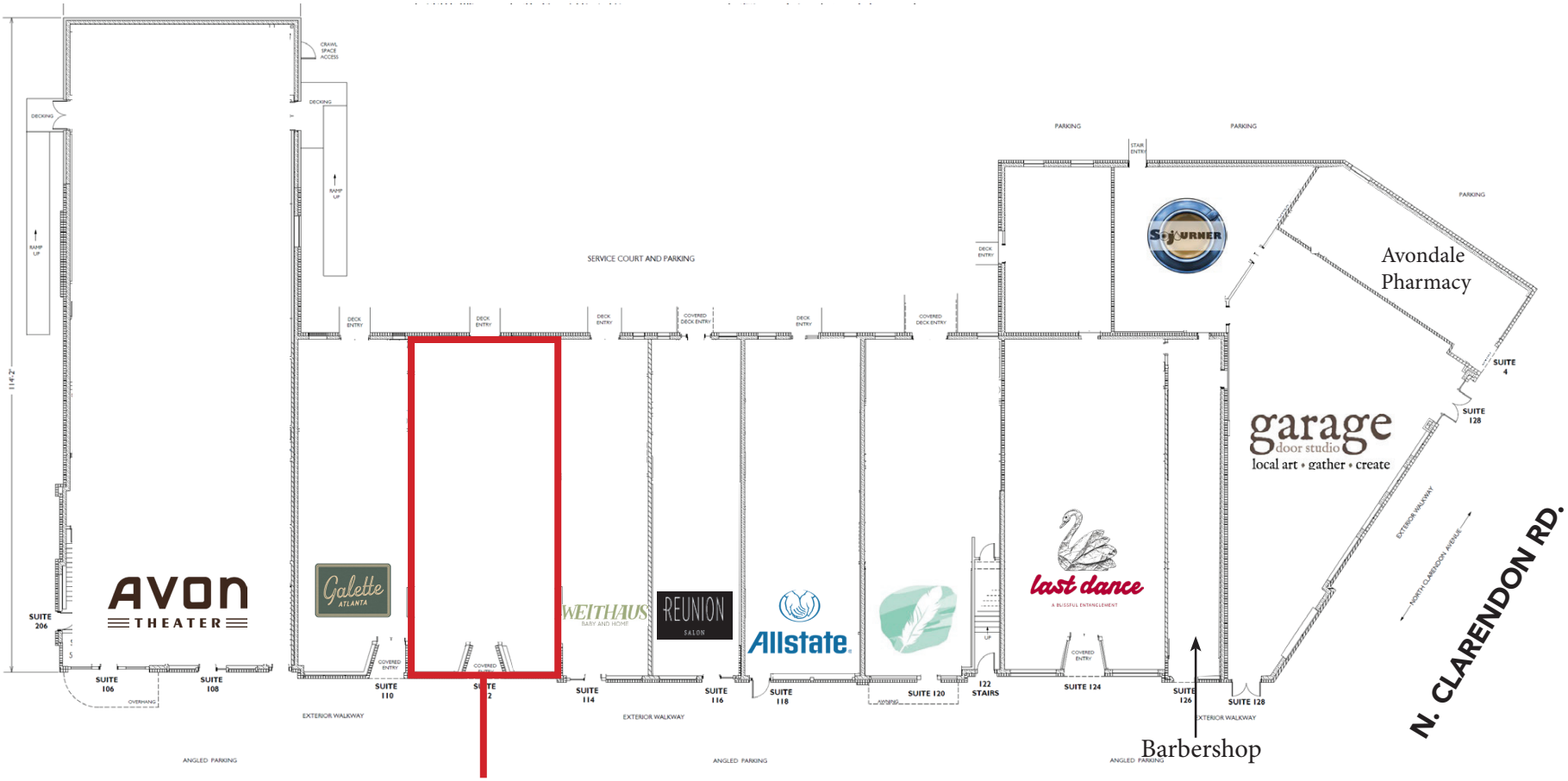

$4,841/month
1,539 SF

N. AVONDALE RD.

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