

SIGNAL

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397 N. Central Ave.
Hapeville, GA 30354



South Atlanta's latest mixed-use development



OAKHURST
REALTY
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Downtown Hapeville is quickly transforming into one of Atlanta's most sought after locales. Home to several high profile corporations and known for its historic downtown retail district and quaint neighborhoods, Hapeville offers a true work, live, play experience. The Signal project will be a popular address as demand for luxury apartments is high among area working professionals and airline employees.

- » Seeking experienced quality retail, café and flex space operators
- » Hapeville was voted one of the most vibrant downtowns in the Atlanta Metro area by Atlanta Magazine
- » 285 Luxury Apartments, 4,295 SF of retail space and approx. 15k SF of future commercial office space
- » Prime Corner with High Visibility
- » Robust 10,500 daily traffic count
- » Located on busy North Central Avenue
- » Porsche North American Headquarters, located directly across the street
- » Delta Airlines Headquarters & Hartsfield Jackson Atlanta International Airport, located nearby
- » Convenient Access to I-75 / I-85



WHOLE PIE

SLICES
Salads
CALZONES
bread
sticks



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Area Demographics

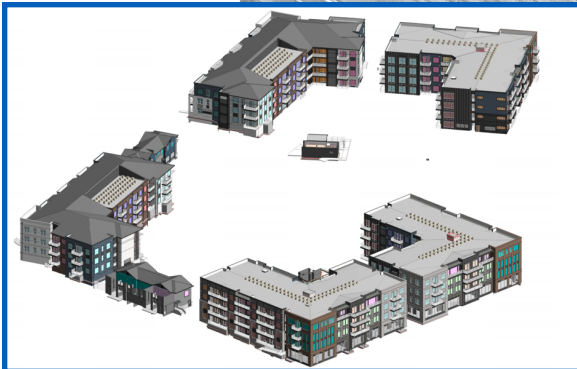
	1 Mile	3 Mile	5 Mile
Population	5,265	45,734	170,969
Daytime Population	7,284	67,327	194,822
Household Income	\$62,994	\$53,453	\$52,440



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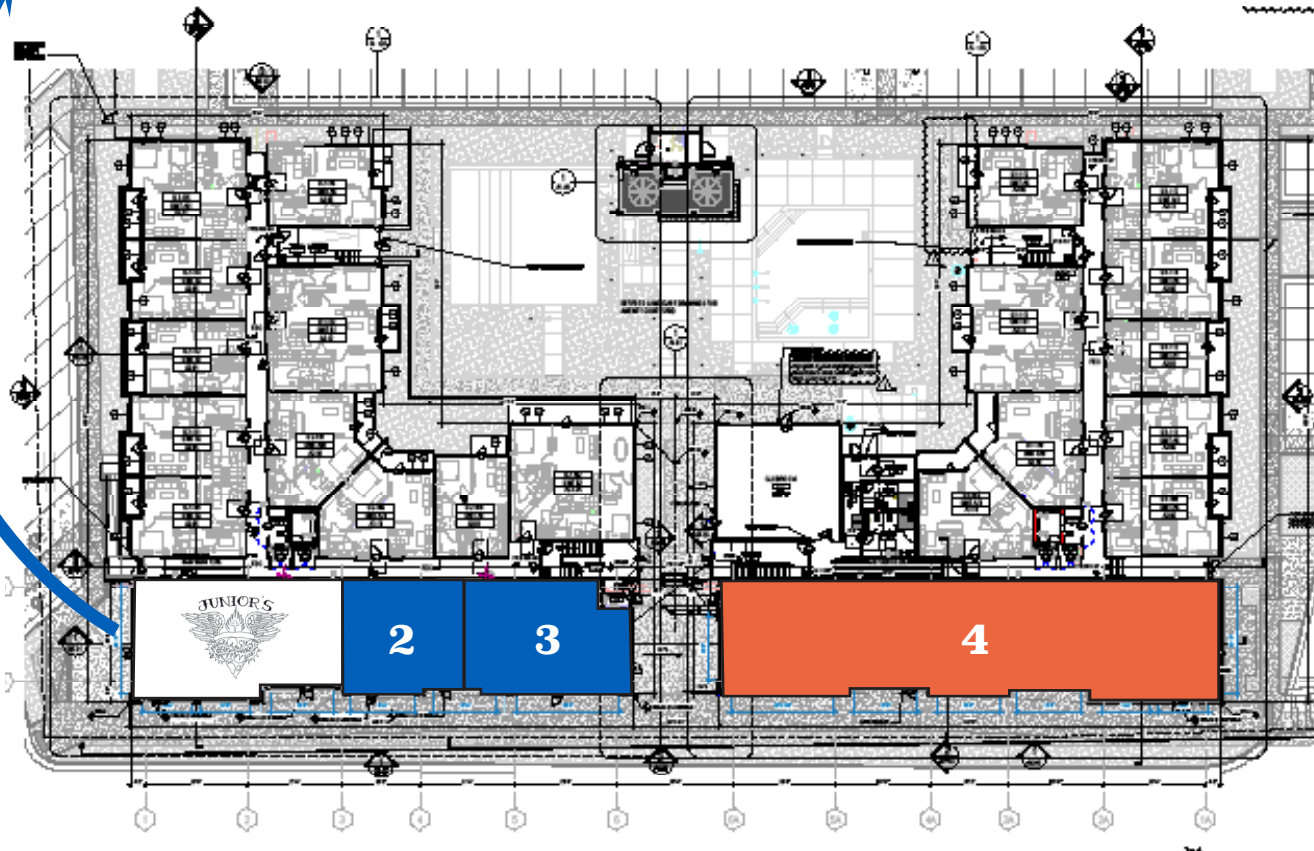
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BUILDING 200

BUILDING 100



RETAIL PLAN

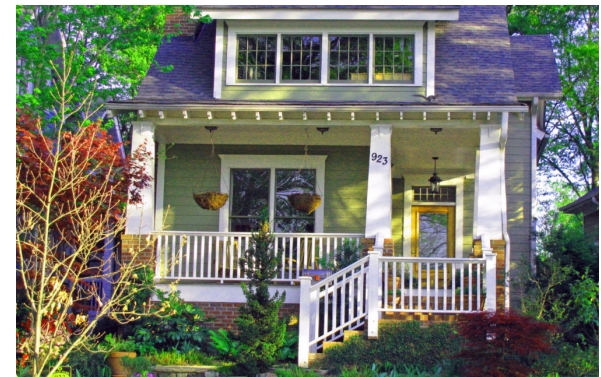
1	Junior's Pizza
2	1,051 SF
3	1,397 SF
4	Residential Leasing & Amenities Center

Spaces can be subdivided or reconfigured.



Hapeville is a Main Street city known for its vibrant arts culture, eclectic dining experiences, and burgeoning economic development opportunities. The historic downtown area features a sprawling park, newly renovated theatre, shops, and restaurants, as well as unique displays of artistic expression – including sculptures, murals, and the city's signature butterflies – lending Hapeville its “A Home for the Arts” signature tagline. The walkable and endearing community is also home to ongoing concert series, art walks, and cycling races.

Conveniently located about seven miles from downtown Atlanta, Hapeville offers big city amenities with small-town charm, not to mention is centrally located between I-75 and I-85 immediately adjacent to Hartsfield-Jackson Atlanta International Airport. It's the best of both worlds and big names know this to be true – Hapeville is home to the original Dwarf House Chick-fil-A, Delta Airlines, and Porsche Cars North America Headquarters & Experience Center.



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Delta Headquarters & Flight Museum



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Porsche Experience Center

Porsche recently announced a new multi-million dollar investment to further develop its North American headquarters and U.S. footprint in Georgia. Located at the Northeast corner of Hartsfield-Jackson Atlanta International Airport, the new 33-acre development will add to the existing 27-acre headquarters.



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Todd Semrau
Vice President, Oakhurst Realty Partners
(404) 254-1379 | tsemrau@oakrep.com
www.oakrep.com