

FOR SALE

9,400+/- SF Flex Commercial Building

King Realty, Inc.



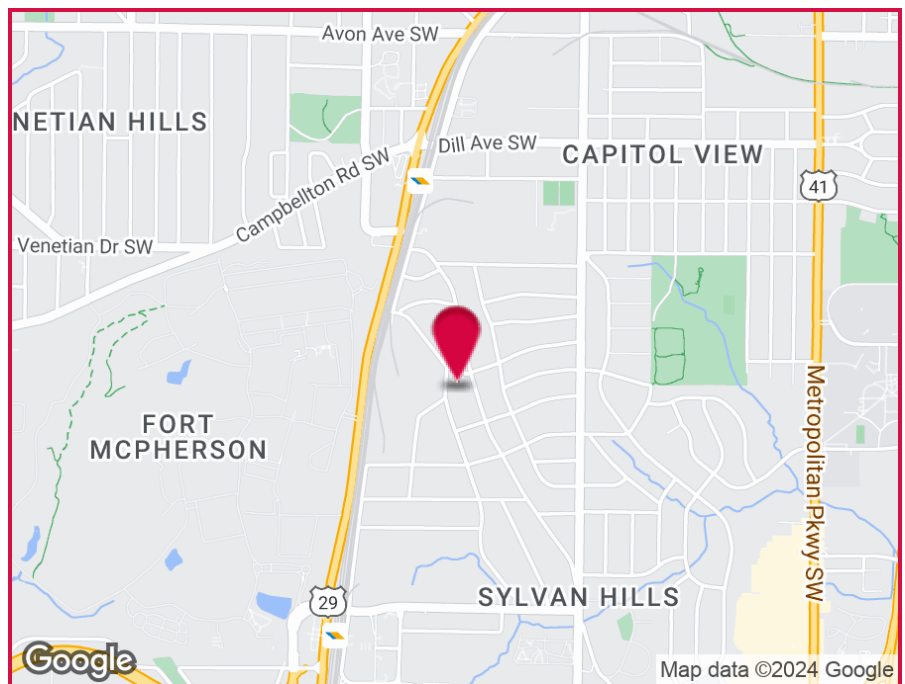
1080 Katherwood Drive, Atlanta, GA 30310

OFFERING SUMMARY

Lot Size: 0.4 Acres
Building Size: 9,400 SF
Zoning: C1

PROPERTY HIGHLIGHTS

- Great Adaptive Reuse Property In Fast Growing Redevelopment Area
- C-1 Zoning Allows for Office, Studio, Retail or Professional Uses
- 2 Spaces Separately Metered
- 400 Amps / 220 Volts / 3 Phase Power
- Clear Span Open Area
- Secured Parking
- Near Westside Beltline, Marta, Tyler Perry Studios, & 352 University Ave. which is a Mixed Used 32 Acre Redevelopment Project
- Easy Access to I-75 & I-85
- Located in Newly Created Federal Opportunity Zone



For More Information Contact:

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Senior Vice President

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NEAL SHIVER, CCIM

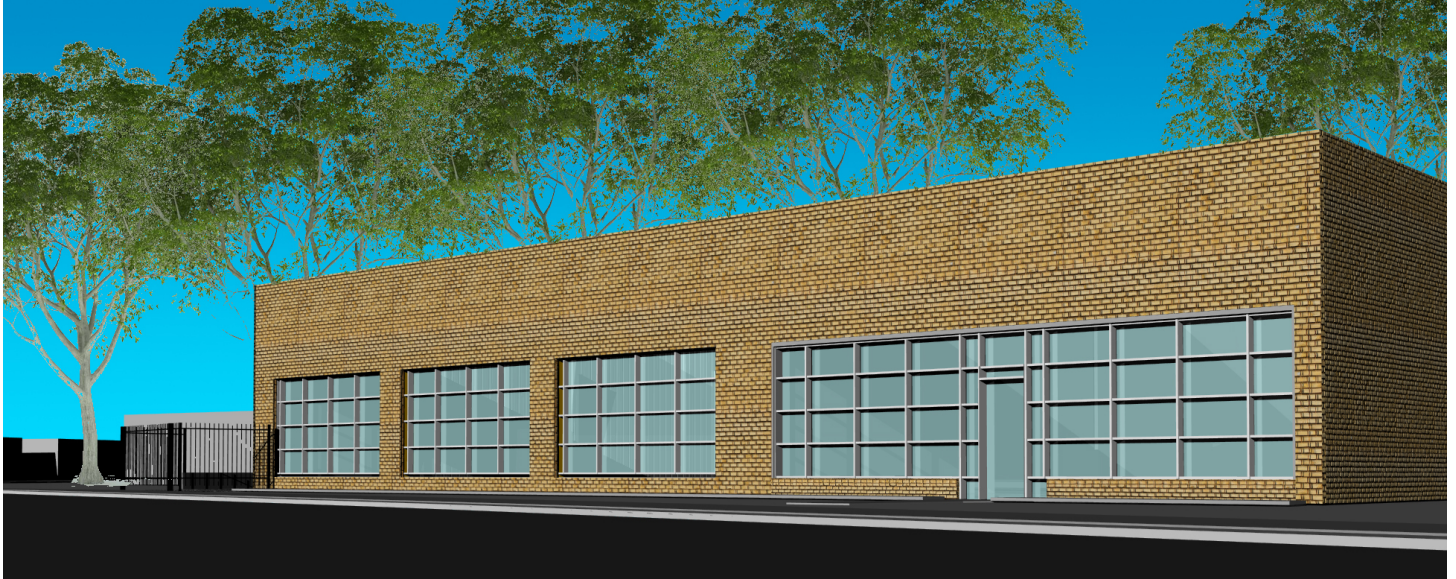
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Artist Rendering Photo

Left Side Suite A:

- 6,000+/- SF Space
- 325+/- SF Office
- 13' Clear Height
- 2 Glass Drive-In Rear Doors
- Separately Metered
- Open Floor Plan

Right Side Suite B:

- 3,400 SF Space
- Restroom with Shower
- 9' Clear Height
- 1 Glass Drive-In Rear Door
- Separately Metered
- Open Floor Plan

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Suite A Open Work Area



Suite B Open Office



Suite B Open Office



Suite B Open Office

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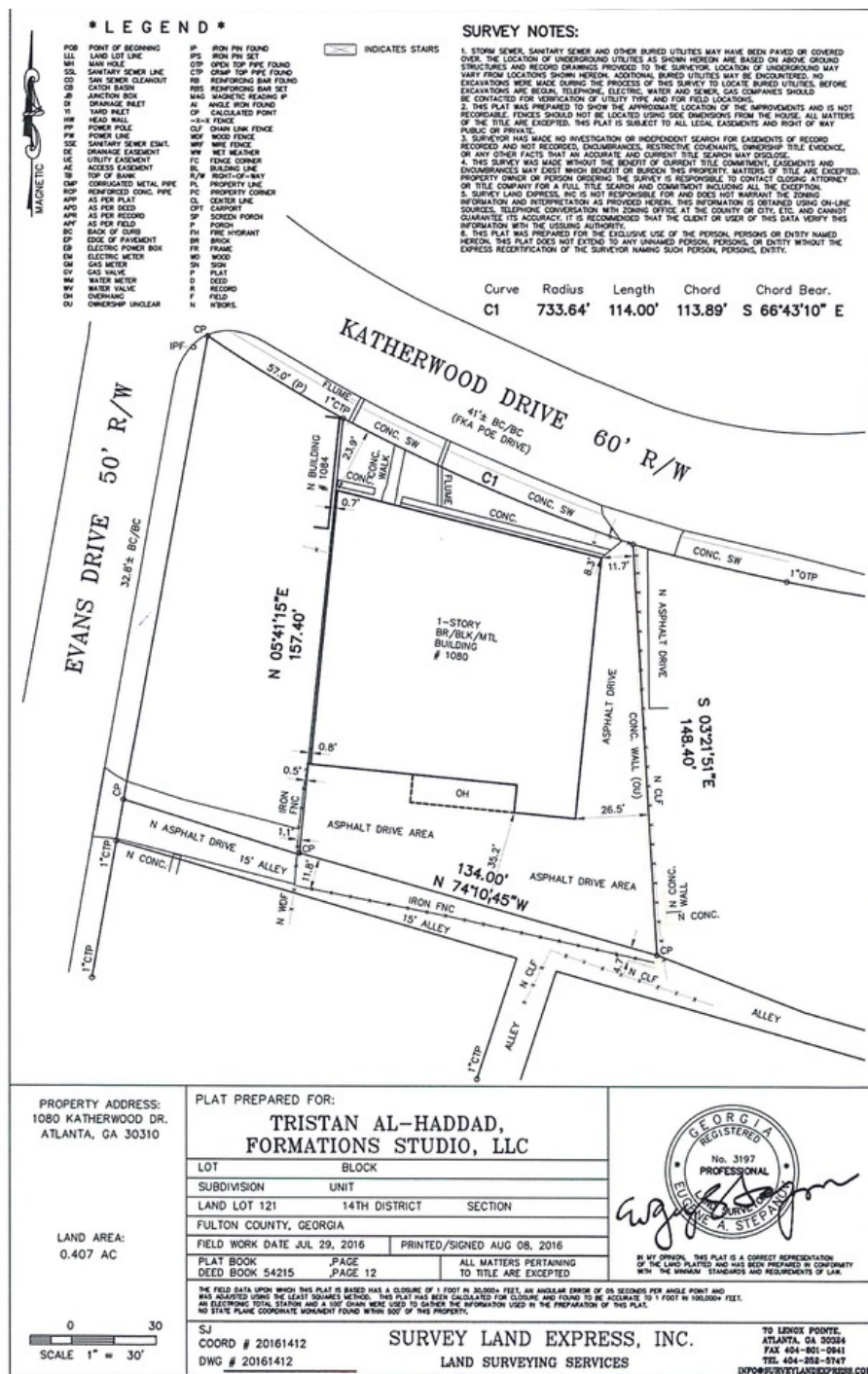
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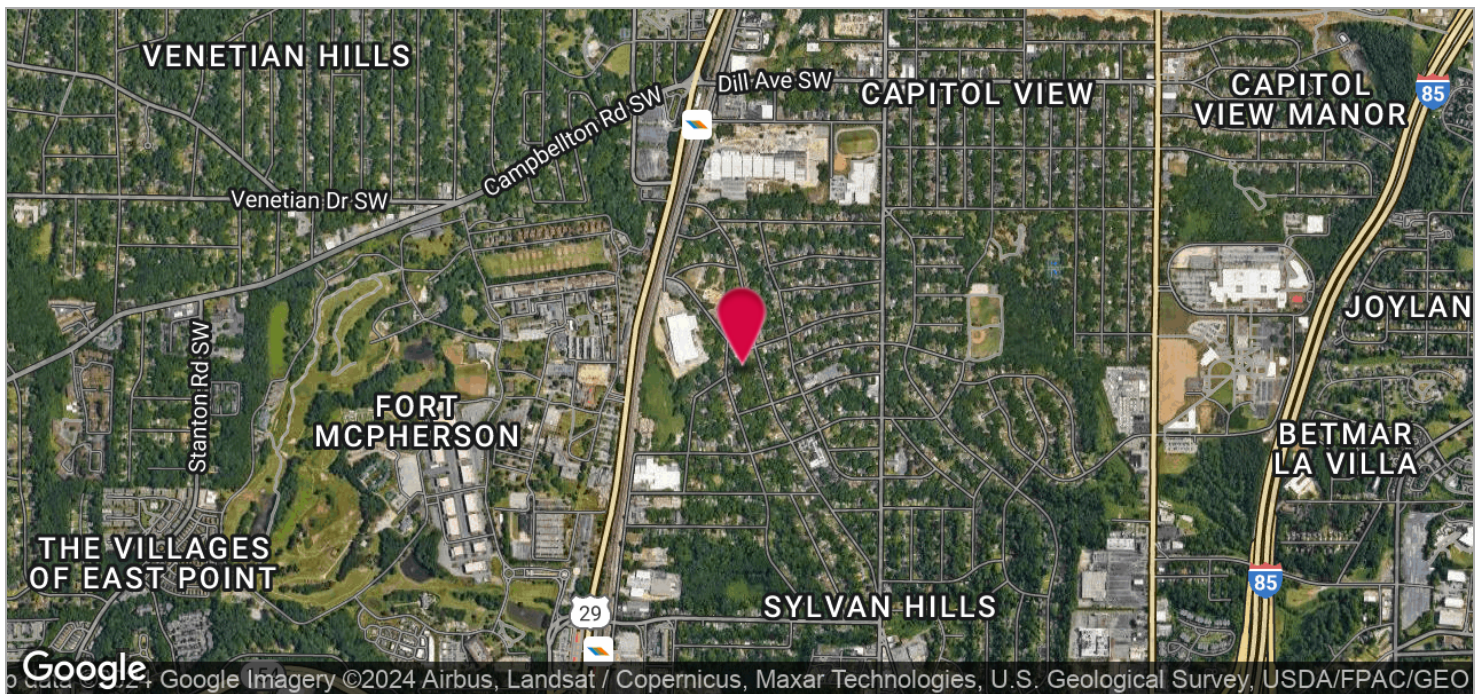
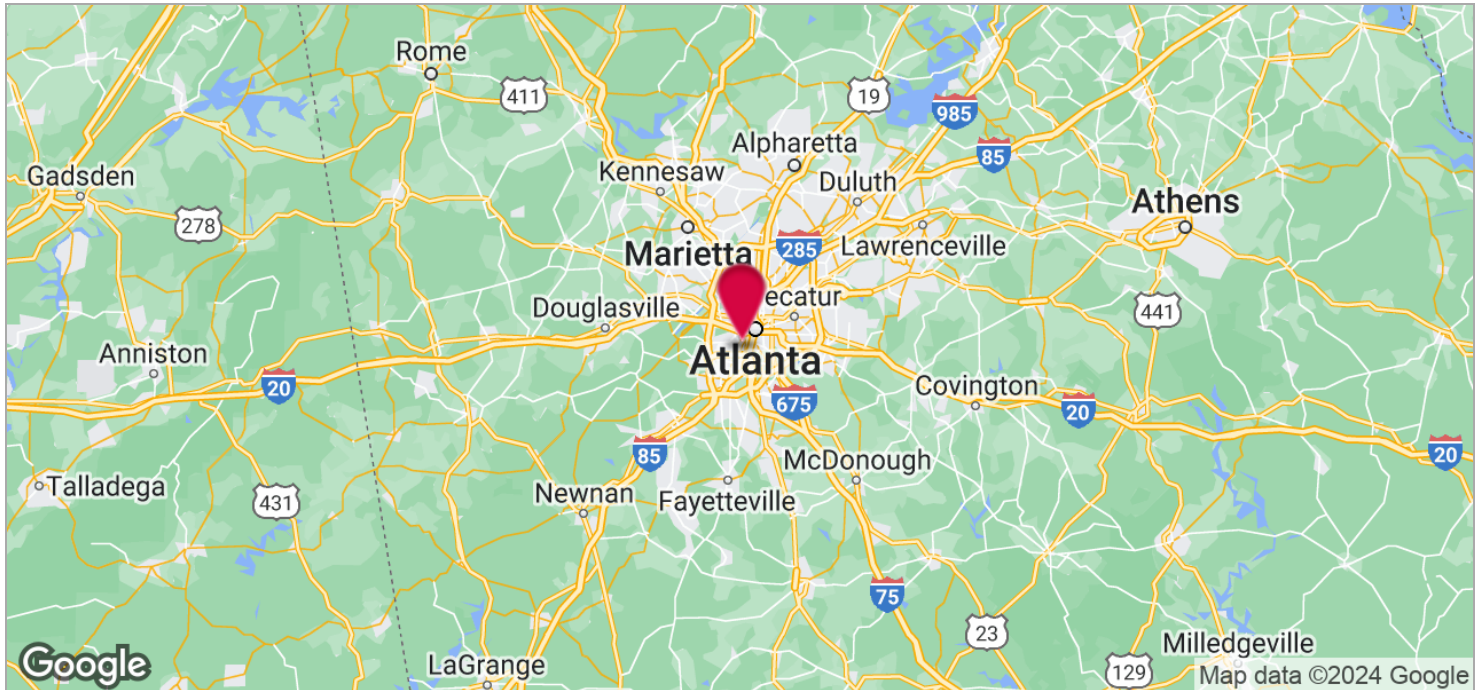


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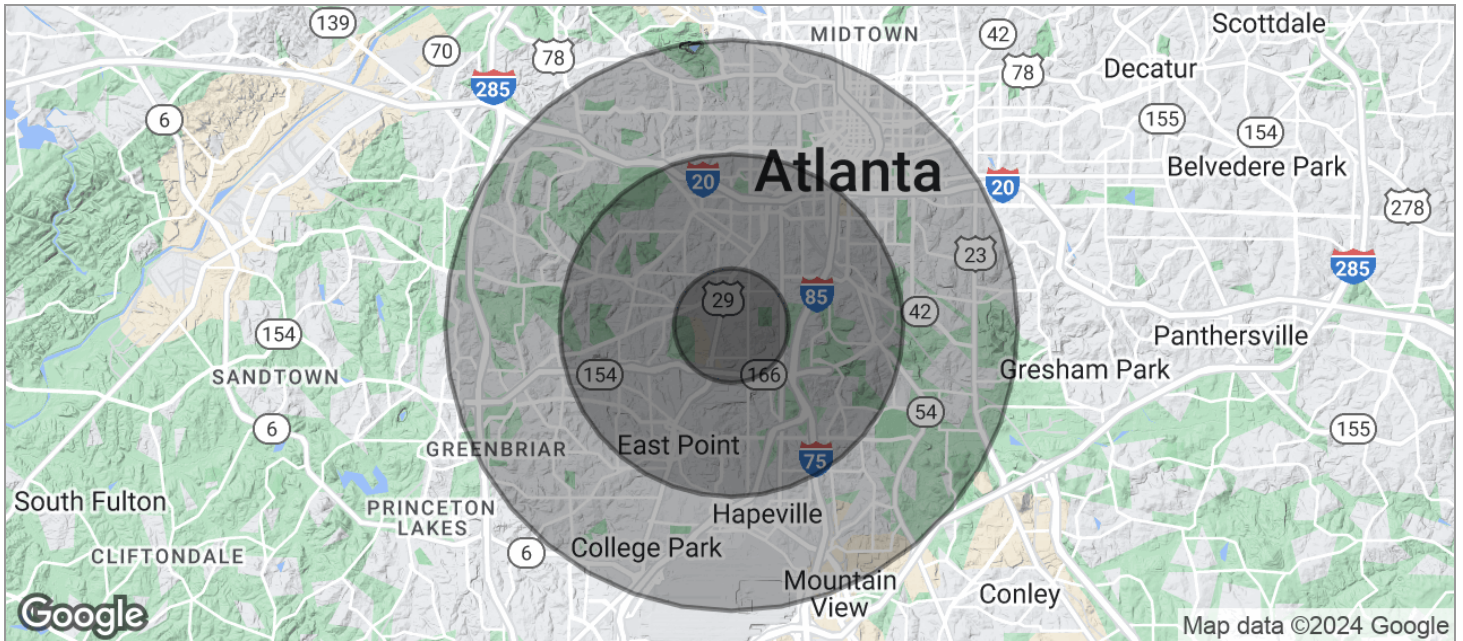
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,431	90,366	239,037
MEDIAN AGE	35.8	33.9	33.2
MEDIAN AGE (MALE)	34.2	32.0	32.3
MEDIAN AGE (FEMALE)	36.2	35.7	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,014	35,004	90,238
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$37,570	\$37,827	\$43,569
AVERAGE HOUSE VALUE	\$128,984	\$143,471	\$167,660
RACE	1 MILE	3 MILES	5 MILES
% WHITE	9.4%	8.4%	15.8%
% BLACK	88.0%	85.2%	76.2%
% ASIAN	0.1%	1.0%	2.3%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.9%	0.2%	0.3%
% OTHER	0.4%	3.6%	3.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.4%	6.1%	6.9%

* Demographic data derived from 2020 ACS - US Census

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