



BUILD-TO-SUIT OPPORTUNITY

1805 Piedmont Ave NE | Atlanta, GA 30324

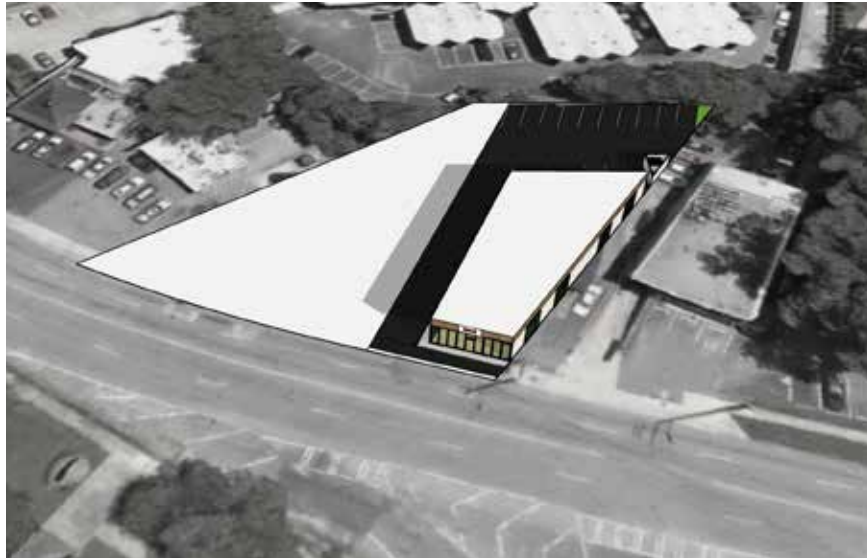


**ATLANTA LEASING
& INVESTMENT**



**UNREAL
CAPITAL**

4,000 SF Office/Retail Build-to-Suit or
Site Acquisition Opportunity



Build-to-Suit OPPORTUNITY

4,000 SF Office/Retail Build-to-Suit or Site Acquisition Opportunity

OFFERING PRICE *please inquire*

LOCATION 1805 Piedmont Ave NE
Atlanta, GA 30324

SQUARE FEET Up to 4,000 SF on .2791 acre

ZONING [Commercial Service District \(C-2\)](#)
Beltline Overlay, NPU-F

SALES HIGHLIGHTS

- Rare opportunity to secure a free-standing building on the highly sought after Piedmont corridor
- Ample parking for any use
- Conceptual site plan shows a 2-tenant building measuring 4,000 SF with 16 parking spaces
- Along strong retail corridor surrounded by an abundance of customers
- Highly visible sign directly on Piedmont Ave
- Incredible intown location just off I-85 with +/- 23,000 vehicles/day
- 1-mile radius demographics indicate \$95k MHI and 35% growth since 2010

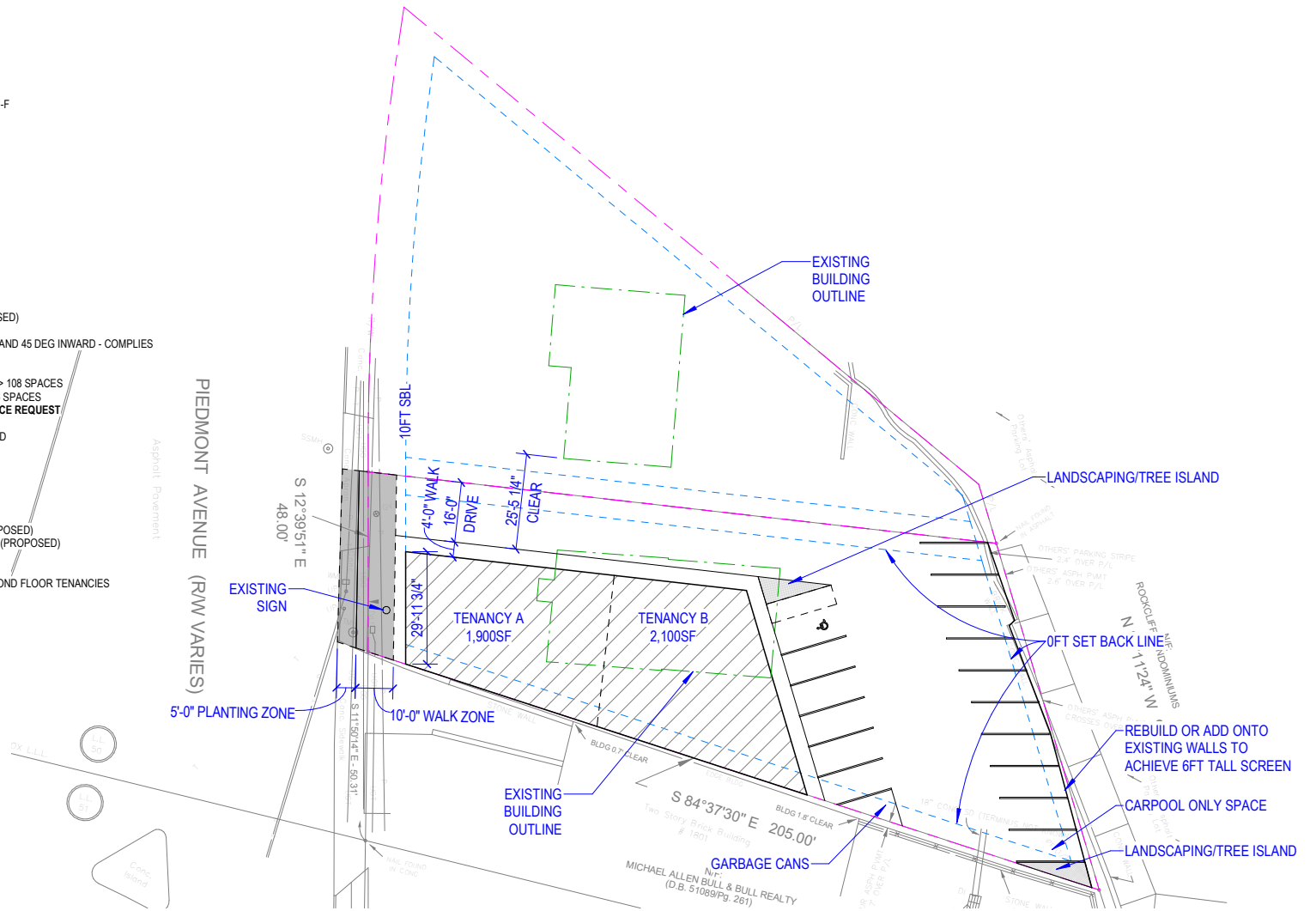
EXECUTIVE SUMMARY

Atlanta Leasing Investment and Unreal Capital are pleased to offer 1805 Piedmont Ave NE (the "Property") for purchase or build-to-suite. Per 2021 survey, the Property consists of a .2791 acre land parcel with 48 feet along Piedmont Ave. Recently accepted into Georgia EPD's Brownfield Program, the Property can be fully remediated within +/- 3 months leaving the new owner with zero environmental exposure and dollar for dollar property tax credit benefits.

Located in the Piedmont Heights (aka Morningside/ Lenox Park) neighborhood, this property is zoned C-2 and falls within NPU F.

CONCEPTUAL SITE PLAN - per Fathom Architecture dated 6.28.22

| | |
|-----------------------------------|---|
| ZONING: | C-2, BELTLINE OVERLAY, NPU-F |
| DISTRICT: | |
| LOT AREA: | 12,157 (2791 ACRES) |
| FAR: | 3.0 => 36,471SF (ALLOWED) |
| TOTAL FLOOR AREA: | 8,000SF (PROPOSED) |
| BUILDING FOOTPRINT: | 4,000SF (PROPOSED) |
| SETBACKS: | |
| FRONT: | 10FT BUILDING |
| SIDE: | 0FT BUILDING |
| REAR: | 0FT BUILDING |
| TRANSITIONAL YARD: | NONE |
| SCREENING: | AT REAR, OPAQUE FOR 6FT |
| HEIGHT: | NO MAXIMUM - 25FT (PROPOSED) |
| TRANSITIONAL HEIGHT PLANE: | 35FT ABOVE REAR SETBACK AND 45 DEG INWARD - COMPLIES |
| PARKING: | |
| MIN COMMERCIAL: | RESTAURANT: 1 PER 100SF => 108 SPACES BUSINESS: 1 PER 300SF => 36 SPACES PROPOSED: 16 VIA A VARIANCE REQUEST |
| LOADING: | 0 PER TABLE IN 16-28.015 |
| ENCLOSED BIKE/MOPED: | 1 PER 8,000SF => 3 PROPOSED |
| BUILDING CODE: | |
| IBC 2018: | B OR A2 |
| OCCUPANCY: | NOT REQUIRED |
| SPRINKLERS: | VB |
| TYPE: | 60FT (ALLOWED) - 22FT (PROPOSED) |
| HEIGHT: | 6,000SF (ALLOWED) - 5,372SF (PROPOSED) |
| AREA PER FLOOR: | |
| ACCESSIBILITY: | 1 LULA FOR ACCESS TO SECOND FLOOR TENANCIES |
| ELEVATORS: | |



1805 PIEDMONT ROAD NE, ATLANTA GA, 30324

▶ 404.348.4448

▶ AtlantaLeasing.com/1805Piedmont

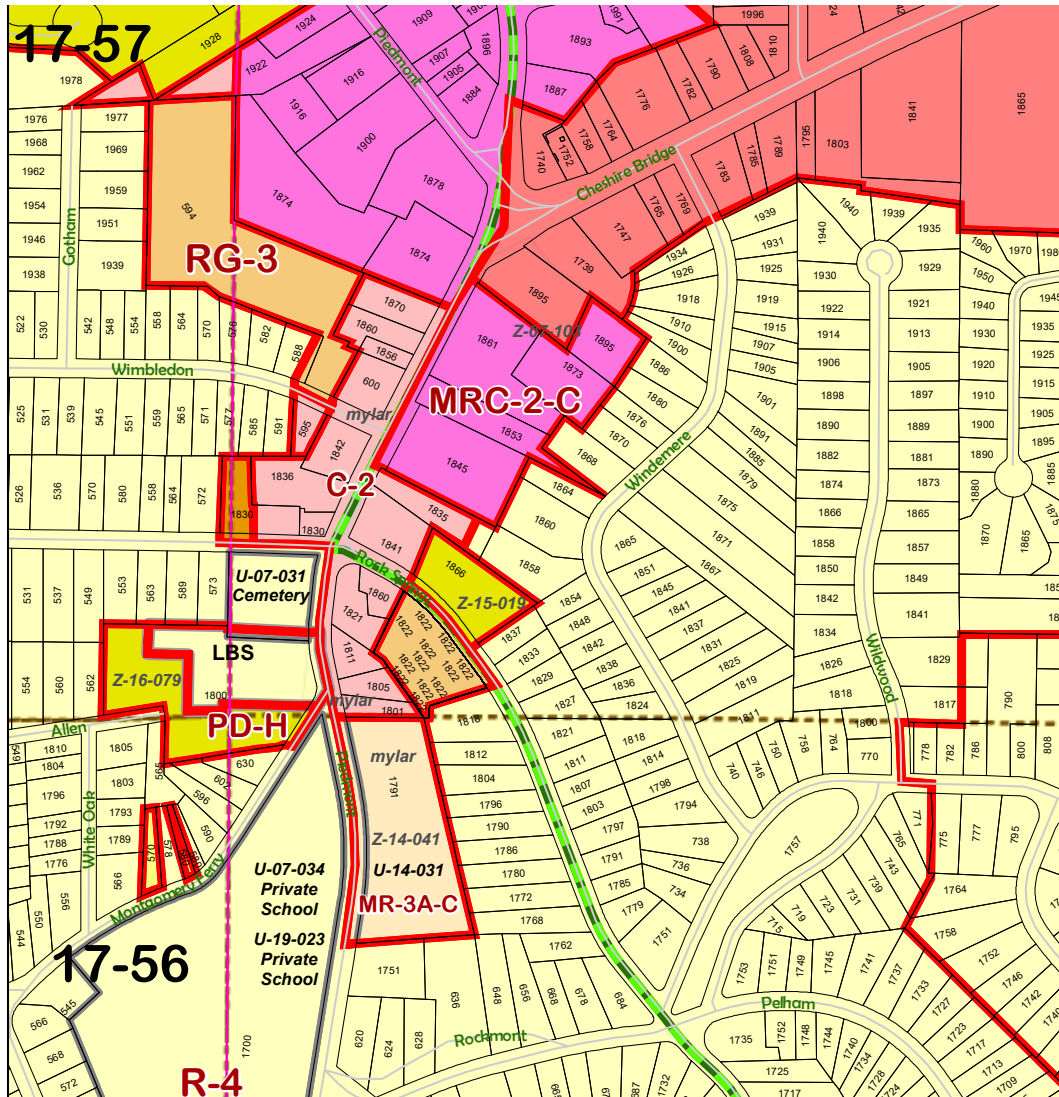


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ZONING



ZONING ORDINANCE CITY OF ATLANTA, GEORGIA OFFICIAL ZONING MAP

SHEET 85 OF 136 SHEETS

ORDINANCE Z-78-5

LAND LOTS

DISTRICT
COUNTY

CERTIFICATION

THIS SHEET 85 OF 136 SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 13, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED.

DIRECTOR, BUREAU OF PLANNING
CITY OF ATLANTA, GEORGIA

MUNICIPAL CLERK, CMC
CITY OF ATLANTA, GA

Legend

- | | |
|-----------------------------|----------------------------------|
| Tax Parcels | Base Zoning |
| Zoning District Outline | SPI - Special Public Interest; |
| OVERLAY DISTRICTS | Industrial; |
| Beltline | Historic & Cultural; |
| Buckhead Parking Overlay | Live-Work |
| Gulch Sign Overlay | QOL Multi-Family; |
| Arts and Entertainment Sign | QOL Mixed Use; |
| SPI Sign Overlay; | Commercial |
| Fort McPherson Sign Overlay | Neighborhood Commercial; |
| All Other; | Residential - Single Family |
| Human Service Facilities | Office Institutional |
| Special Use Permits | Planned Development |
| LBS/HBS | Residential - Duplex |
| | Residential - Multi-Family |
| | Residential - Limited Commercial |

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MRC-2 ZONING (CITY OF ATLANTA)

Sec. 16-34.005. - Permitted principal uses and structures.

1. Automobile service stations, provided that no service station may be located within 1,500 feet of another service station, battery exchange stations, car washes.
2. Banks, savings and loan associations, and similar financial institutions.
3. Barber shops, beauty shops, manicure shops and similar personal service establishments.
4. Business or commercial schools.
5. Childcare centers, kindergartens and special schools.
6. Clubs and lodges.
7. Commercial greenhouses.
8. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings.
9. Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment when located on subterranean levels or the second floor above sidewalk level and higher, or on ground floors provided that retail, office, institutional, or residential uses are provided for a minimum depth of 20 feet from any building facade along the public sidewalk.
10. Restaurants, bars, coffee shops, delicatessens, taverns and other eating and drinking establishments including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
11. Institutions of higher learning, including colleges and universities.
12. Laundry and dry-cleaning stores, collection stations or plants.
13. Mortuary and funeral homes.
14. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
15. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
16. Nursing homes and convalescent centers.
17. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within 300 feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic, subject to the provisions in chapter 74
18. Park-for-hire parking decks.
19. Plumbing, air conditioning service and repair.
20. Photocopying or blueprinting shops.
21. Professional or service establishments, but not hiring halls.
22. Public schools or private schools having similar academic curricula and special schools for exceptional children.
23. Repair garages, paint and body shops.
24. Retail establishments.
25. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, & similar household goods.
26. Subject to the requirements of section 16-34.010(7) and not when any part of the property is within 500 feet of the beltline corridor as defined in City Code Section 16-36.007, mixed-use storage facility having less than 100,000 SF of total floor area of storage use. An existing mixed-use storage facility within 500 FT of the beltline corridor may be redeveloped at its existing floor area ratio and consistent with the requirements of this part.
27. Single-family, two-family and multi-family dwellings.
28. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
29. Tailoring, custom dressmaking, millinery and similar establishments.
30. Supportive housing.
31. Urban gardens.
32. Market gardens.
33. Microbrewery and microdistillery (as defined by City of Atlanta Code Section 10-1).
34. Small discount variety stores, provided that no small discount variety store may be located within 5,280 feet of another small discount variety store.

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DEMOGRAPHICS

| Radius from 1805 Piedmont | 1-Mile | 3-Mile | 5-Mile |
|---|-----------|-----------|-----------|
| 2021 Population Estimate | 17,030 | 189,867 | 410,676 |
| 2010-2021 Population Growth % | 35.08% | 33.42% | 24.33% |
| 2021-2026 Projected Population Growth % | 7.18% | 6.69% | 5.43% |
| 2010-2021 Household Growth % | 25.88% | 31.17% | 23.48% |
| 2021-2026 Projected Household Growth % | 6.32% | 6.57% | 5.46% |
| 2021 Est. Average HH Income | \$121,071 | \$134,729 | \$129,421 |
| 2021 Est. Median HH Income | \$95,411 | \$101,924 | \$96,088 |
| 2021 Est. Median Housing Values | \$569,362 | \$536,380 | \$488,721 |
| Median Home Year Built | 1994 | 1991 | 1984 |



Fairfield Piedmont Heights Project



Morningside Atlanta by Windsor



Beckham Place at Morningside (Under Construction)

“ **PIEDMONT HEIGHTS CAPTURES SOME OF THE NEAT FEATURES OF MIDTOWN (EXCITING RESTAURANTS, CONVENIENT SHOPPING) ...AND THE RESIDENTIAL GREENERY OF NEARBY MORNINGSIDE** ”

(Atlanta Beltline (beltline.org -

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SPECIAL PERMITS

Sec. 16-34.007. - Special permits.

(1) Special use permits:

- (a) Bingo parlors.
- (b) Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height, except alternative design mounting structures as contemplated by subsection 16-25.002
- (c) Churches, synagogues, temples, mosques and other religious worship facilities having a minimum lot area greater than one acre.
- (d) Community centers and similar establishments, when not owned by a governmental agency.
- (e) Community centers.
- (f) Dormitories, fraternity houses and sorority houses.
- (g) Group home, congregate care home and rehabilitation centers.
- (h) Helicopter landing facilities or pickup or delivery stations.
- (i) Hospitals.
- (j) Hotels.
- (k) 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.
- (l) Park-for-hire surface parking lots.
- (m) Poolrooms, billiard parlors, amusement arcades.
- (n) Repealed.
- (o) Rooming houses and boardinghouses.
- (p) Single room occupancy residence.
- (q) Truck stops.
- (r) Transfer of development rights. Transfer of development rights is permissible provided each of the following criteria are met in addition to those set forth in section 16-28.023.
- (s) Shelter



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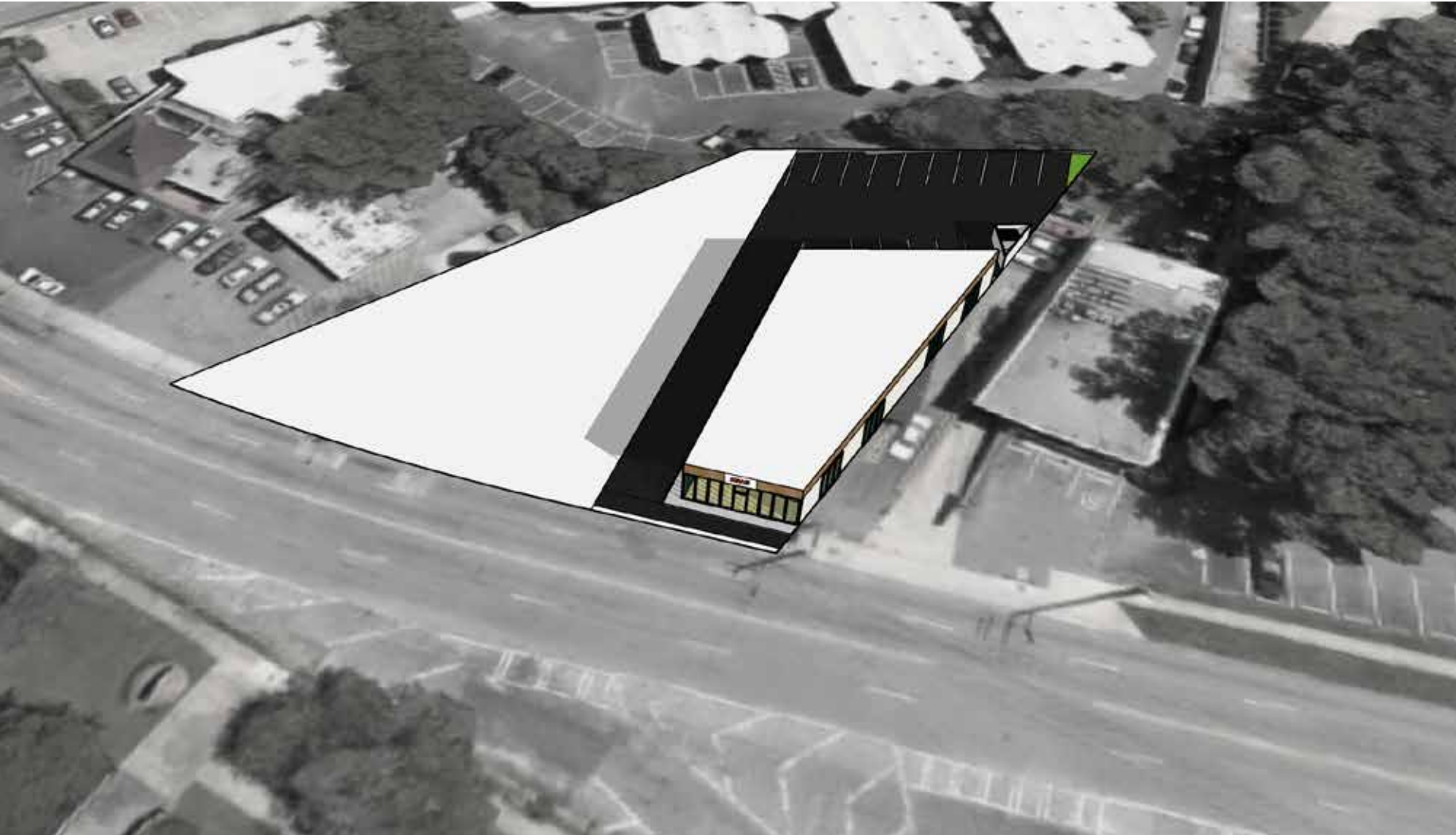
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