

STEPHAN DICKIE
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OFFERING MEMORANDUM

FOR LEASE | RETAIL / AUTO SALES / SERVICES

± 1,944 SF | ± 1 ACRE | 2 CORNERS

2520 Donald Lee Hollowell Pkwy NW, Atlanta, GA 30318



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

Atlanta Leasing Investment is proud to present 2520 Donald Lee Hollowell Parkway NW, an auto sales service and/or retail opportunity. Located in the Center Hill neighborhood of Northwest Atlanta, this offering includes up to one acre situated on Donald Lee Hollowell with 3 curb cuts + 2 pin corners. One corner parcel contains an existing auto repair facility, three adjacent parcels could be further developed for parking and/or operations, providing flexibility for expansion.



2520 DONALD LEE HOLLOWELL PKWY NW, ATLANTA, GA 30318

► 404.348.4448 ext #9

► AtlantaLeasing.com/2520DLH



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Lease rate:

See broker email for pricing

Submarket:

Chattahoochee Retail

Retail Vacancy

4.1%

Building:

±1,944 SF

Acreage:

± 1.05

Zoning:

C-1

Parcel IDs:

14020800080318
14020800080383
14020800080029
14020800080011

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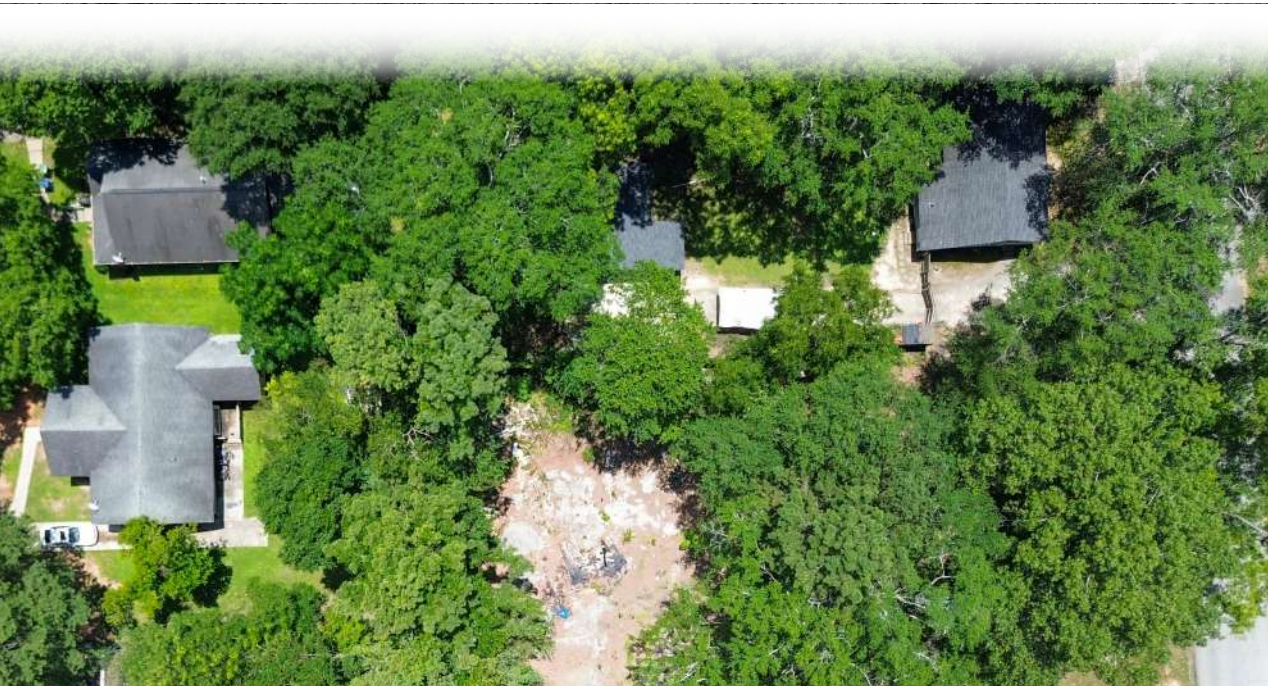
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**ATLANTA LEASING
& INVESTMENT**

LEASE HIGHLIGHTS

- **Possible Uses:** Suitable for automotive-related businesses, retail, or convenience services.
- **Strategic Westside Location:** Located in a high-density urban corridor. Transportation access via rail, I-75/85, or I-285.
- **High Growth Corridor:** Surrounded by large-scale development, infrastructure upgrades, and increased residential density.



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**ATLANTA LEASING
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EXTERIOR



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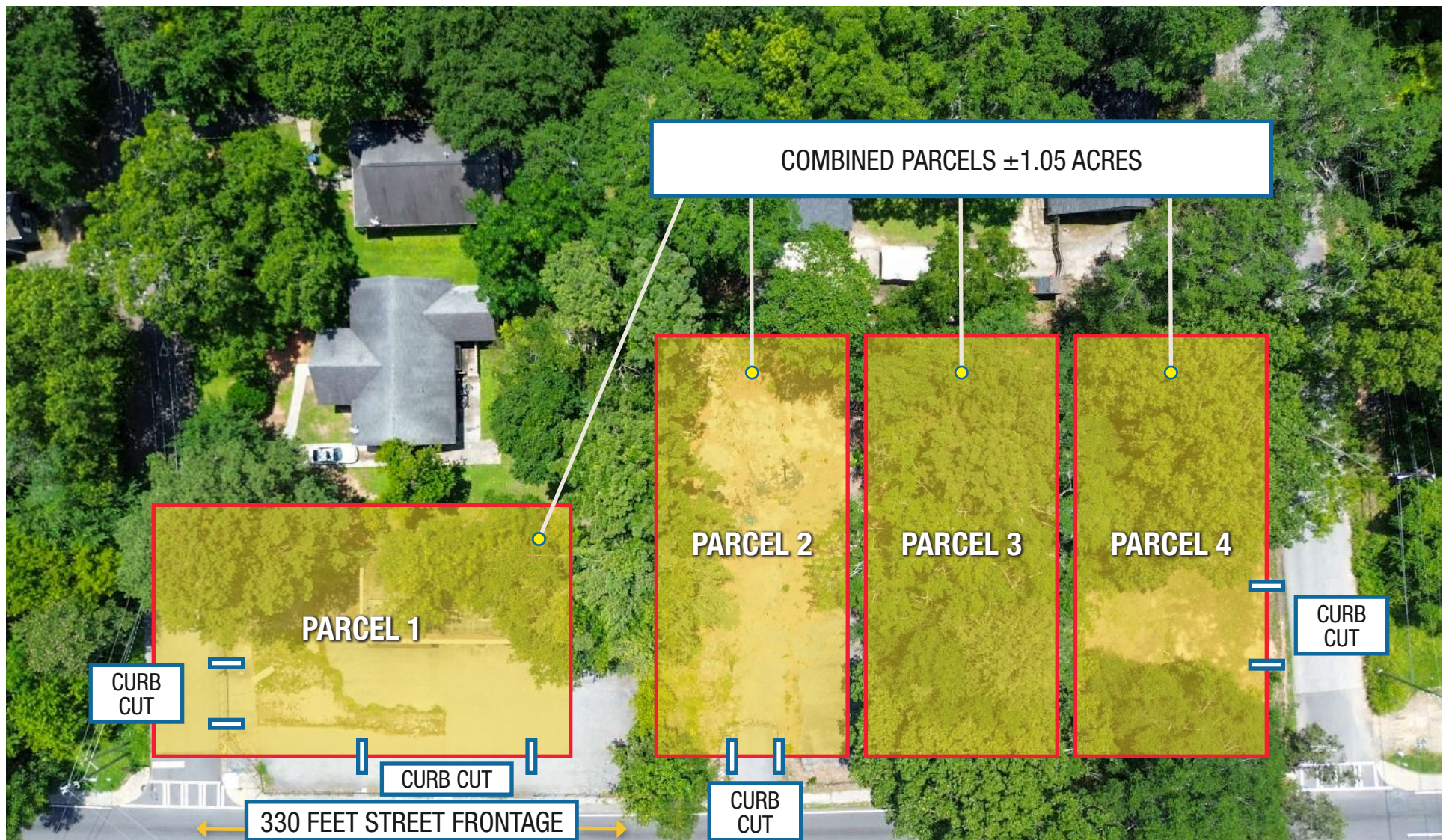
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DRONE PHOTO WITH PARCELS



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**ATLANTA LEASING
& INVESTMENT**

DEMOGRAPHIC OVERVIEW

Radius	2-Mile	5-Mile	10-Mile
2020 Households	12,682	103,221	407,299
2024 Households	15,201	112,133	424,587
2029 Household Projection	16,165	117,147	437,808
Annual Growth 2020-2024	2.6%	1.6%	1.1%
Annual Growth 2024-2029	1.3%	0.9%	0.6%
Owner Occupied Households	5,642	46,073	188,888
Renter Occupied Households	10,523	71,075	248,920
Avg. Household Size	2.4	2.1	2.1
Avg. Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$302M	\$3.1B	\$12.9B
INCOME			
Avg Household Income	\$52,928	\$96,207	\$108,705
Median Household Income	\$33,603	\$66,759	\$77,943
< \$25,000	6,155	25,136	74,478
\$25,000 - 50,000	3,734	19,339	67,999
\$50,000 - 75,000	2,243	16,903	63,857
\$75,000 - 100,000	1,188	12,927	50,625
\$100,000 - 125,000	525	9,076	38,155
\$125,000 - 150,000	369	6,619	29,740
\$150,000 - 200,000	518	9,030	37,252
\$200,000+	472	13,102	62,480

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**ATLANTA LEASING
& INVESTMENT**

ATLANTA URBAN REVITALIZATION PROJECTS

ECHO STREET WEST DEVELOPMENT

Echo Street West is a 19-acre mixed-use development on Atlanta's Westside that combines office space, apartments, retail, dining, art studios, and green space into a vibrant community hub. Anchored by 765 Echo, a timber-built office building, it also features 292 residential units (20% affordable), over 30,000 square feet of retail and dining, and Guardian Studios – home to 30+ local artists.



PRIORITIZING SUSTAINABILITY AND WELLNESS

Connected to the Westside BeltLine, the project includes a 6.5-acre outdoor event space and emphasizes sustainability with design elements reflecting the site's industrial roots. Strategically located near Georgia Tech and the future Microsoft campus, Echo Street West is a major step forward in Westside revitalization.

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**ATLANTA LEASING
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ATLANTA URBAN REVITALIZATION PROJECTS

ATLANTA BELTLINE

A nationally recognized redevelopment effort, the Atlanta BeltLine transforms 22 miles of old rail lines into parks, trails, and transit routes connecting intown neighborhoods. Designed to boost mobility and economic inclusion, the project promotes sustainability and healthier urban living. Since 2005, the BeltLine Partnership has led the charge by expanding green spaces, engaging the community, and supporting affordable housing initiatives.



CENTENNIAL YARDS

Centennial Yards is a \$5 billion, 50-acre development reshaping downtown's historic Gulch into a vibrant mixed-use destination. The project includes residences, hotels, retail, and entertainment. Early milestones include the launch of The Lofts at Centennial Yards and a planned 5,300-seat Live Nation music venue set to open in 2027, further anchoring the district's cultural impact.

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**ATLANTA LEASING
& INVESTMENT**

ATLANTA: BUSINESS & EDUCATION

A THRIVING BUSINESS ENVIRONMENT

Atlanta is one of the fastest-growing metro areas in the U.S., attracting over 5.9 million residents and thousands of new businesses. The city's low corporate tax rate, pro-business policies, and affordable operating costs have helped establish it as a major national hub for commerce and innovation.

EDUCATIONAL ECOSYSTEM

Atlanta's academic landscape includes a diverse mix of top-tier universities, HBCUs, and technical colleges. The metro area contributes over 130,000 jobs from its education sector and consistently ranks among the nation's leaders in research funding and graduate output. Notable institutions include Georgia Tech, Emory University, Georgia State University, Morehouse, Spelman, and Clark Atlanta University.

METRO HIGHLIGHTS



**WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)**



**TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT**

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

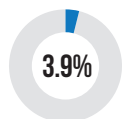


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

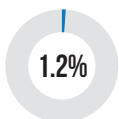
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% **Millennial Population**



46% **Gen Z Population**

within 1 mile of Downtown

MAJOR EMPLOYERS

Google

Coca-Cola



DELTA



NCR

Honeywell



Microsoft

QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS

Atlanta has earned national recognition for its mix of affordability, entertainment, and opportunity.



**#1 TOP TRENDING TRAVEL
DESTINATION**
(BOOKING.COM)



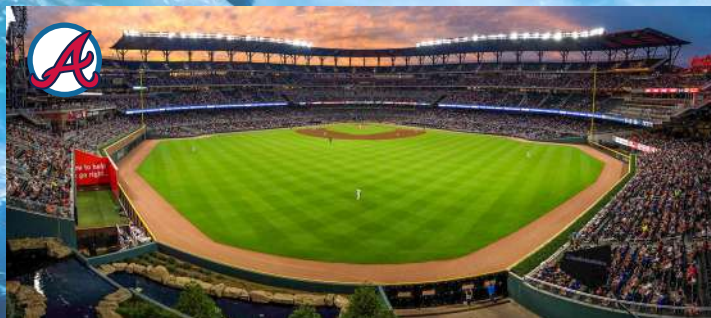
**#2 MOVING DESTINATION
IN THE U.S.**
(PENSKE)



**#8 BEST CITY IN THE
SOUTH**
(SOUTHERN LIVING)

CULTURAL & SPORTS ATTRACTIONS

Atlanta is a vibrant destination with a thriving arts scene, renowned dining, and passionate sports fans.



ATLANTA BRAVES | TRUIST PARK



**GEORGIA AQUARIUM,
THE KING CENTER, CNN STUDIO TOUR**

TRANSPORTATION ACCESS

Hartsfield-Jackson remains one of the world's most connected and efficient airports, reinforcing Atlanta's position as a business and tourism gateway.



ATLANTA HAWKS | STATE FARM ARENA



**ATLANTA FALCONS & UNITED FC |
MERCEDES-BENZ STADIUM**



**ATLANTA LEASING
& INVESTMENT**

ATLANTA, GA

Atlanta is primed for significant appreciation in the coming years, driven in part by its selection as a host city for the 2026 FIFA World Cup. This global event is expected to bring a surge in international attention, tourism, infrastructure investment, and long-term economic impact, further elevating property values and accelerating growth across the region.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It serves as the cultural and economic hub of the ninth-largest metropolitan area in the country. The city has a well-diversified economy with strong concentrations in logistics, media, information technology, entertainment, tourism, financial services, and education.

Recognized as a global city, Atlanta ranks 8th in the U.S. and 36th worldwide in gross domestic product, boasting a GDP of \$270 billion. The city hosts the headquarters of more than 30 Fortune 500 and Fortune 1000 companies and is home to over 30 colleges and universities, reinforcing its role as a hub for innovation, business, and higher education.



**#1 BEST PLACES TO LIVE IN THE
U.S. (MONEY.COM 2022)**



**#4 OF THE SOUTH'S BEST CITIES
(SOUTHERN LIVING 2023)**



**#4 MOVING DESTINATION
IN THE NATION (2024)**

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AL&I Marketing



PHILLIP RYZKOV
Agent



BROOKE SEALS
Research and Communications



**ATLANTA LEASING
& INVESTMENT**