



11,450 SF FLEX BUILDING AVAILABLE

6,258 SF Warehouse | 5,192 SF Office

Two (2) buildings

Gated and fenced outdoor storage yard with gates on both the Chattahoochee Ave frontage and Maid Lane frontage

Ideal for Owner/User

Light Industrial zoning (I1) - City of Atlanta



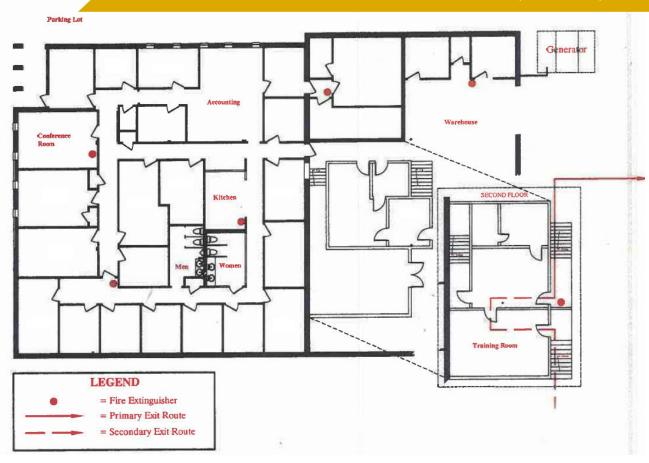


FOR MORE INFORMATION PLEASE CONTACT THOMAS MARTIN 770.729.2814 tmartin@lavista.com **GRAHAM PERRY, SIOR** 770.729.2842 gperry@lavista.com

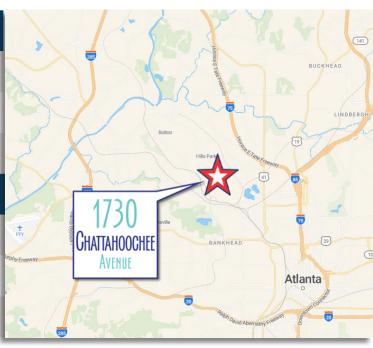


FOR SALE

1730 CHATTAHOOCHEE AVE | ATLANTA, GA 30318



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	11,344	107,637	317,339
Households	5,682	50,621	156,802
Average HH Income	\$125,153	\$161,093	\$145,735
TRAFFIC COUNT			
Chattahoochee Ave	18,275 VPD		
Marietta Blvd NW	13,653 VPD		
I-75	109,096 VPD		
	Population Households Average HH Income TRAFFIC COUNT Chattahoochee Ave Marietta Blvd NW	Population 11,344 Households 5,682 Average HH Income \$125,153 TRAFFIC COUNT Chattahoochee Ave 18,275 VPD Marietta Blvd NW 13,653 VPD	Population 11,344 107,637 Households 5,682 50,621 Average HH Income \$125,153 \$161,093 TRAFFIC COUNT Chattahoochee Ave 18,275 VPD Marietta Blvd NW 13,653 VPD



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