

# FOR SALE

2800 N Druid Hills Road | Building B  
Atlanta, Georgia 30329





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## 2800 N Druid Hills Road | Building B

Atlanta, Georgia 30329



Price:  
**\$1,200,000.00**

GLA:  
**4,730± SF**

Land Area:  
**0.54± AC**

Occupancy:  
**Vacant**

Year Built:  
**1986**

Year Renovated:  
**2011**

### PHYSICAL DESCRIPTION

Address	2800 North Druid Hills Road Building B Atlanta, GA 30329
Stories	2
RSF	First Floor - 2,365 SF Second Floor - 2,365 SF
Property Type	Class A Office Condominium
Zoning	OI
Parcel ID	18-111-05-015, 18-111-05-016, 18-111-05-017
Parking	20 Designated Spaces
Construction	4-sided Brick Exterior with Custom Masonry

### DEMOGRAPHIC HIGHLIGHTS

Population	394,794
Average HH Income	\$151,898
Daily Traffic Volume	38,317
Daytime Employees	236,058

Source: Placer.ai 5-mile radius data



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### PRIME LOCATION

The Property is in one of the most highly sought after submarkets in metro Atlanta. This prime Northeast Atlanta location, 8.3 miles from downtown, offers accessibility to I-85, proximity to the newly opened Children's Hospital of Atlanta, Emory University, Emory Hospital, and VA Medical Center.



### EXCELLENT OWNER/USER OPPORTUNITY

Hard to find small, freestanding office building perfect for Medical or Professional Office Users. This property also enjoys phenomenal exposure and frontage along N Druid Hills Road with Pylon signage available.



### NEARBY AMENITIES

The area provides an exceptional walkable amenity base with countless national retailers and restaurants, providing high-end dining and shopping. Nearby Toco Hills Promenade and Toco Hills Shopping Center are receive over 5.1 million visits annually.



### HIGH TRAFFIC AREA

The Property is ideally-located just 0.2 miles from the signalized intersection of North Druid Hills Road and Lavista Road (GA 236), providing direct exposure to 38K+ vehicles per day.



### EXCEPTIONAL DEMOGRAPHICS

The Property enjoys exceptional demographics with a 5-mile population of 394K and an average household income of \$152K within a 5-mile radius.



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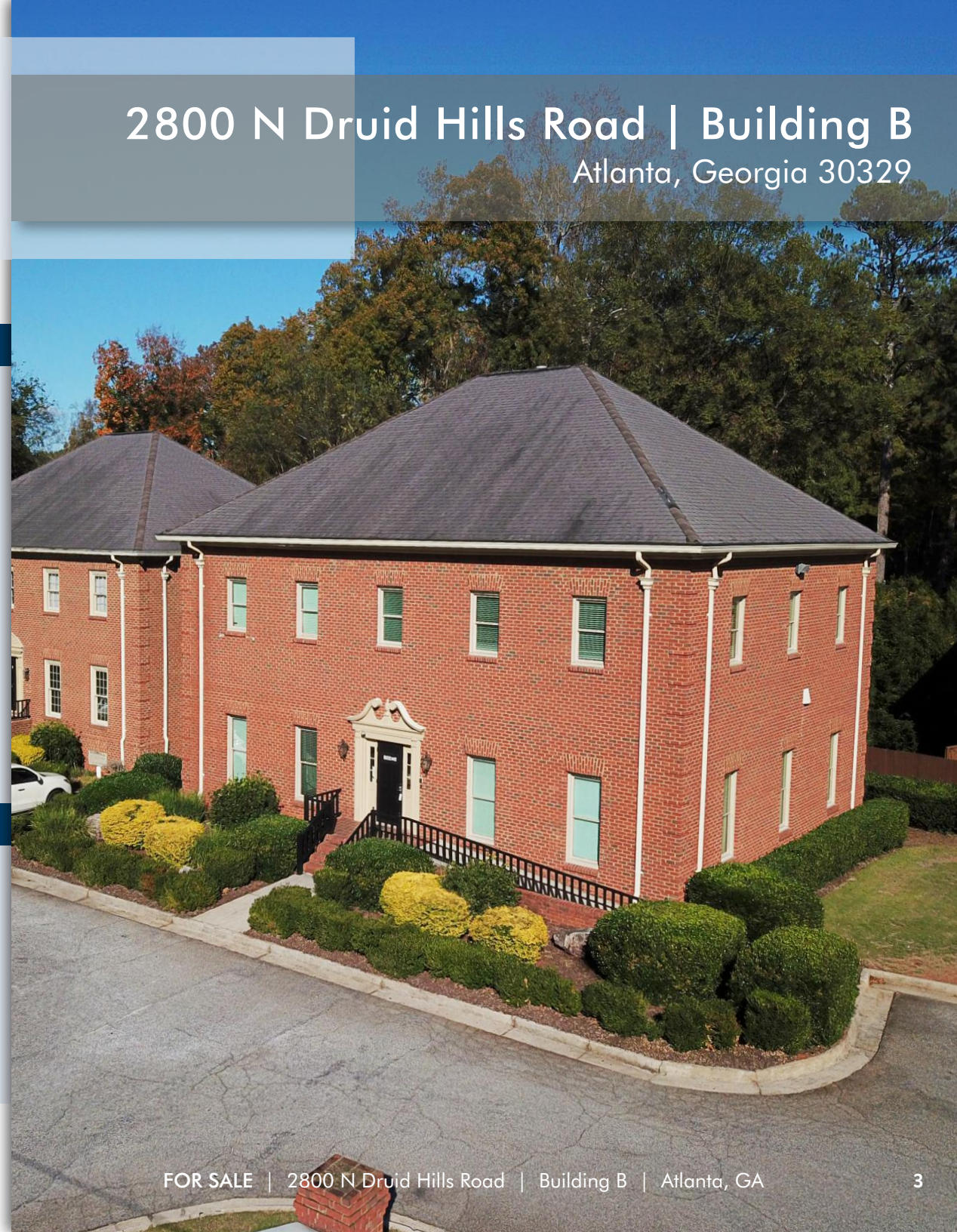
Atlanta, Georgia 30329

### FEATURES

- ◆ Freestanding building suitable for medical use
- ◆ High traffic area with excellent visibility
- ◆ Prime location in highly sought after submarket
- ◆ Proximity to new Children's Hospital of Atlanta (CHOA)
- ◆ Convenient access to I-85
- ◆ Exceptional walkable amenity base with dedicated sidewalk along N Druid Hills Road

### AREA HIGHLIGHTS

The property is located in a highly desirable commercial/office location, directly across from Toco Hills Shopping Center and Promenade with numerous restaurant and shopping options. This prime Northeast Atlanta location offers immediate access to Interstate 85 and proximity to Emory, CHOA, and the VA Medical Center.



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2800  
N DRUID HILLS  
ROAD

MERRY LN NE

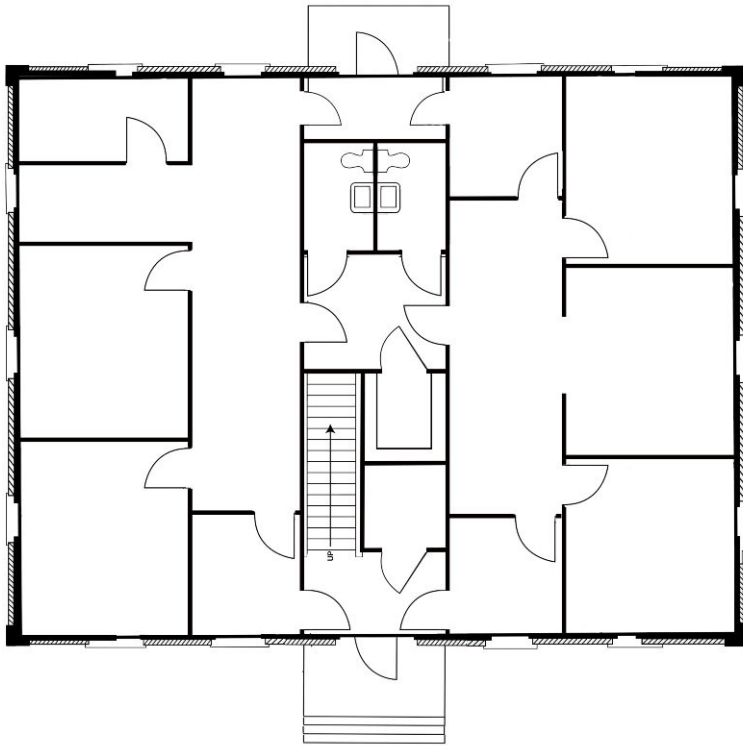
N DRUID HILLS RD



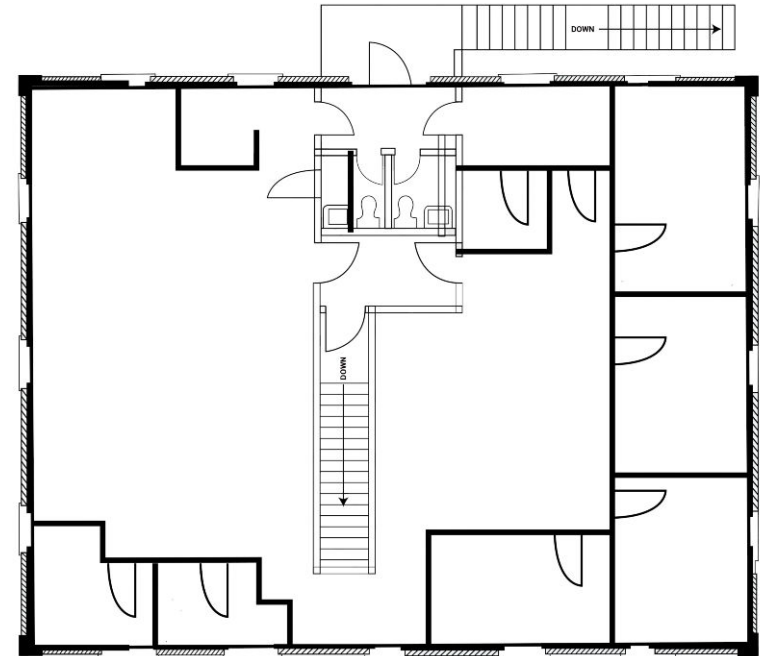
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2800 N Druid Hills Road | Building B  
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FIRST FLOOR



SECOND FLOOR



CLICK FOR VIRTUAL TOUR





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2800 N Druid Hills Road | Building B  
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2800  
N DRUID HILLS  
ROAD



LAVISTA  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
50  
YEARS  
EST. 1972

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# FOR SALE

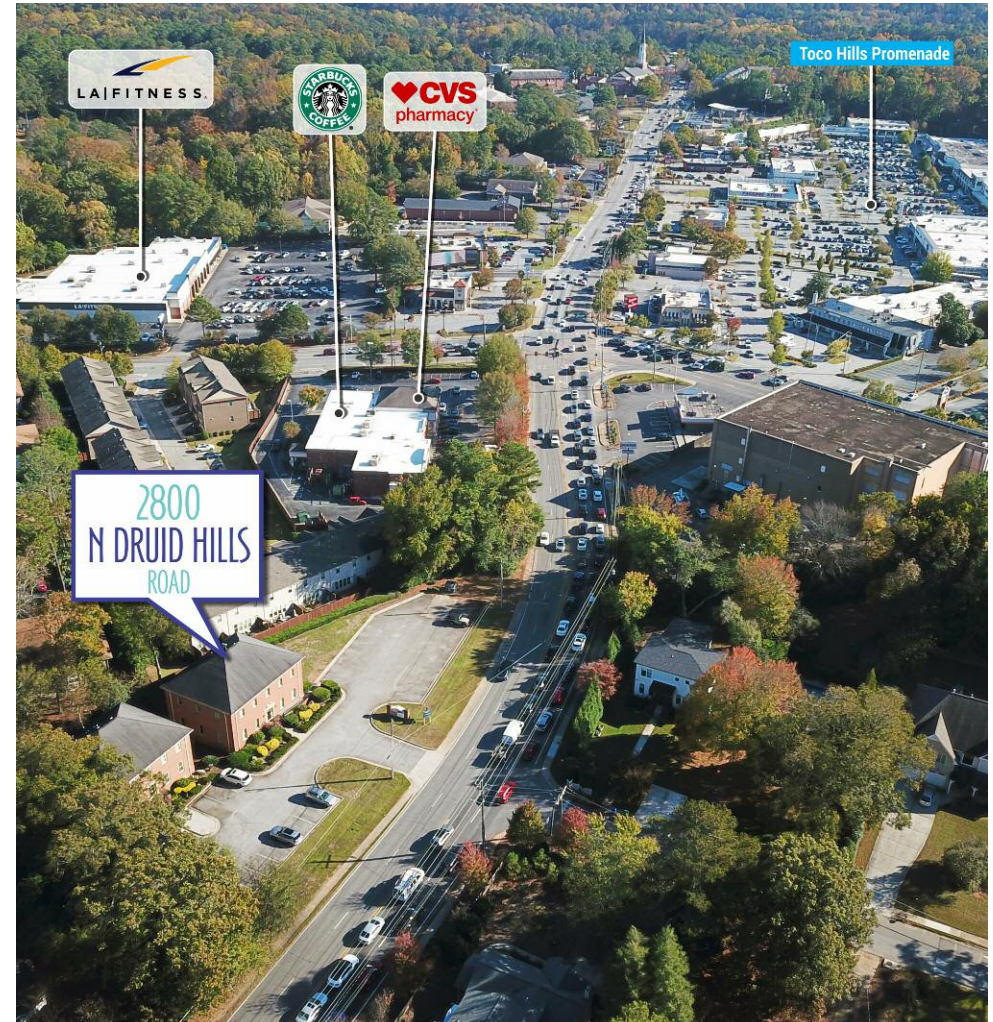
## 2800 N Druid Hills Road | Building B

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### NORTH



### SOUTH





# 2800 N DRUID HILLS ROAD



GA 236 LAVISTA RD



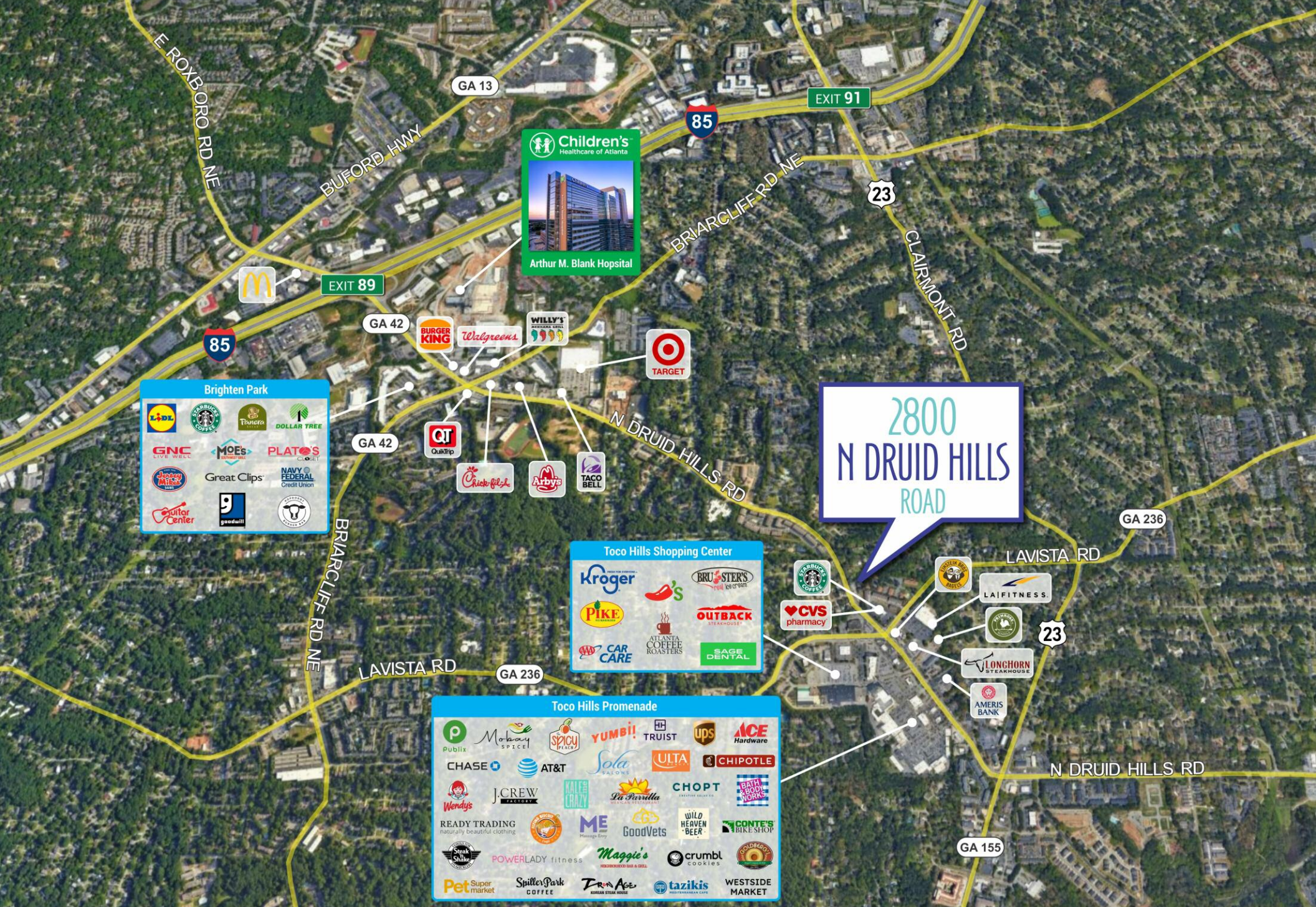
GA 155

CLAIMONT RD

23









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## DRIVE TIME MAP

2800  
N DRUID HILLS  
ROAD

1

CHOA Arthur M. Blank Hospital

2

Atlanta VA Medical Center

3

Emory University

4

Emory University Hospital

5

Lenox Square

6

Hartsfield-Jackson Atlanta  
International Airport

Trade Area  
Drive Time

- 5 min
- 10 min
- 20 min



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### DEMOGRAPHIC SNAPSHOT



#### POPULATION

1-mile	9,972
3-mile	125,149
5-mile	394,794



#### HOUSEHOLDS

1-mile	4,555
3-mile	55,997
5-mile	188,338



#### AVERAGE HH INCOME

1-mile	\$161,706
3-mile	\$144,713
5-mile	\$151,898



#### EMPLOYEES

1-mile	7,617
3-mile	73,176
5-mile	236,058

**2800 N DRUID HILLS RD**

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## Lavista Associates, Inc.

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