

FOR SALE

9,400+/- SF Flex Commercial Building

King Realty, Inc.



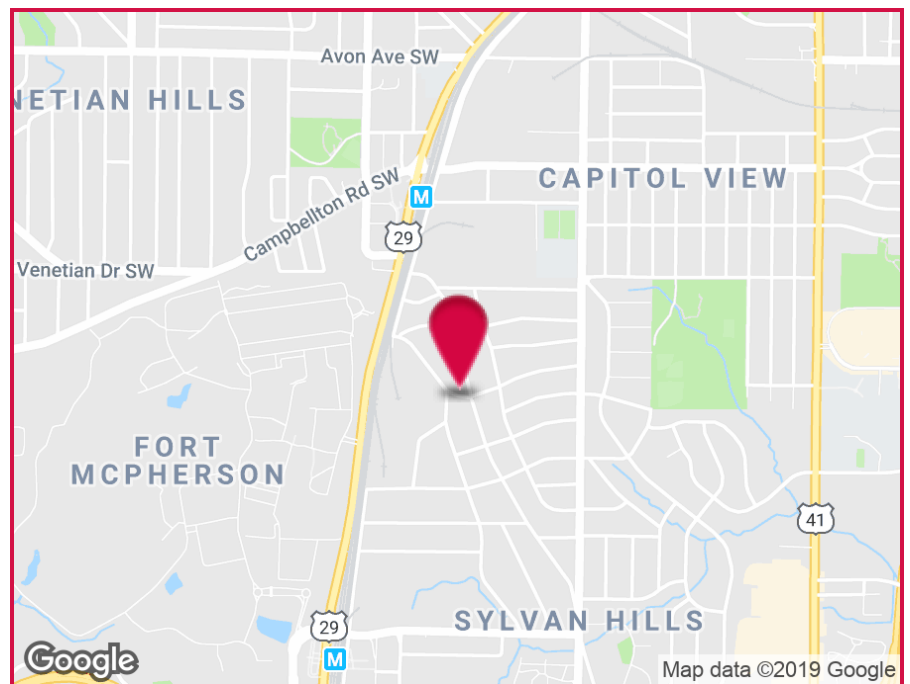
1080 Katherwood Drive, Atlanta, GA 30310

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:

SALLY TENNANT
Senior Vice President
404.942.2021

NEAL SHIVER, CCIM
Vice President
404.942.2046

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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



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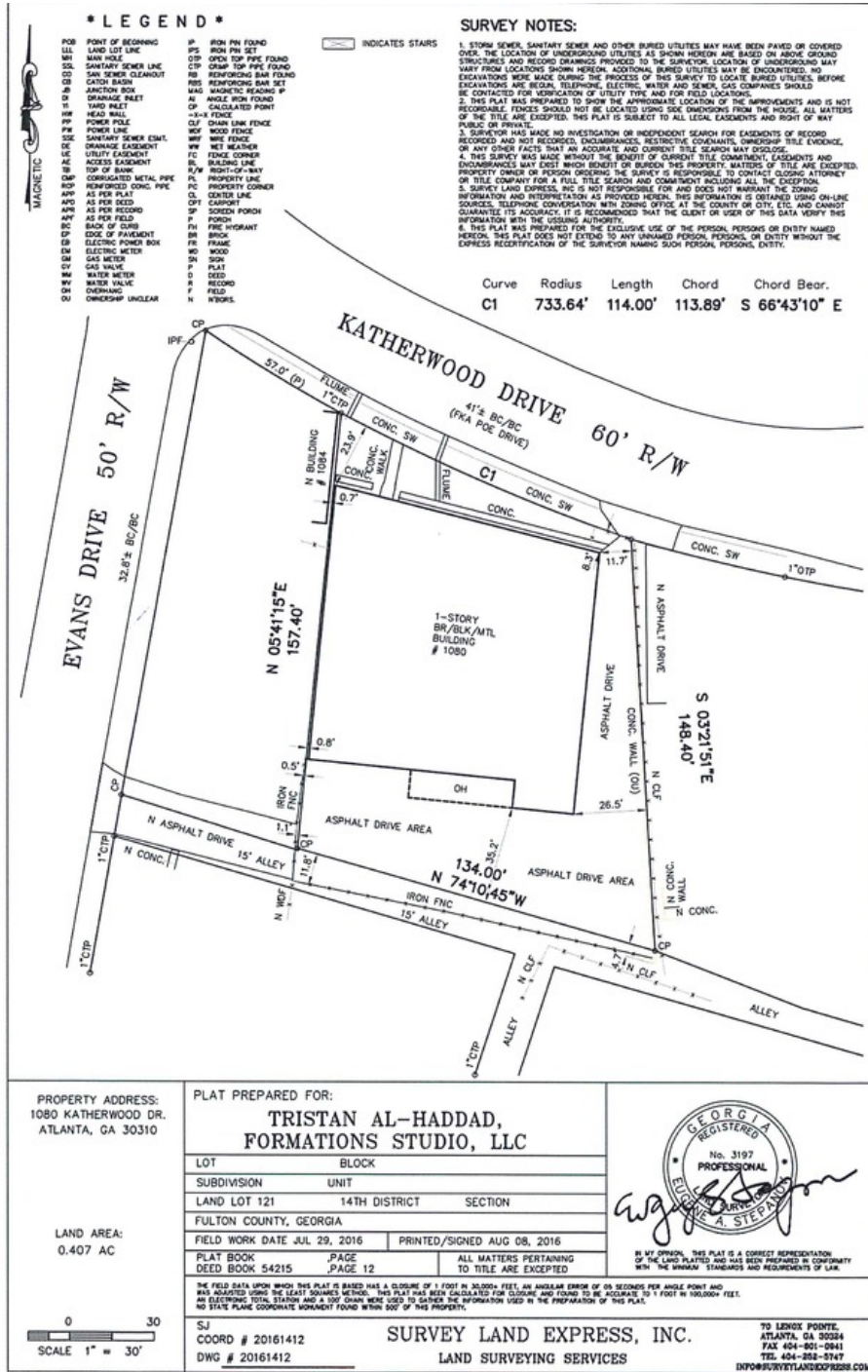
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PROPERTY ADDRESS:
1080 KATHERWOOD DR.
ATLANTA, GA 30310

LAND AREA:
0.407 AC



PLAT PREPARED FOR:
**TRISTAN AL-HADDAD,
FORMATIONS STUDIO, LLC**

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 121	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE JUL 29, 2016	PRINTED/SIGNED AUG 08, 2016

PLAT BOOK _____ PAGE _____
DEED BOOK 54215 PAGE 12 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SJ
COORD # 20161412
DWG # 20161412

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



IN WITNESS WHEREOF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW.

TO LENOX POINTE,
ATLANTA, GA 30084
FAX 404-851-0841
TEL 404-252-0747
INFO@SURVEYLANDEXPRESS.COM

For More Information Contact:

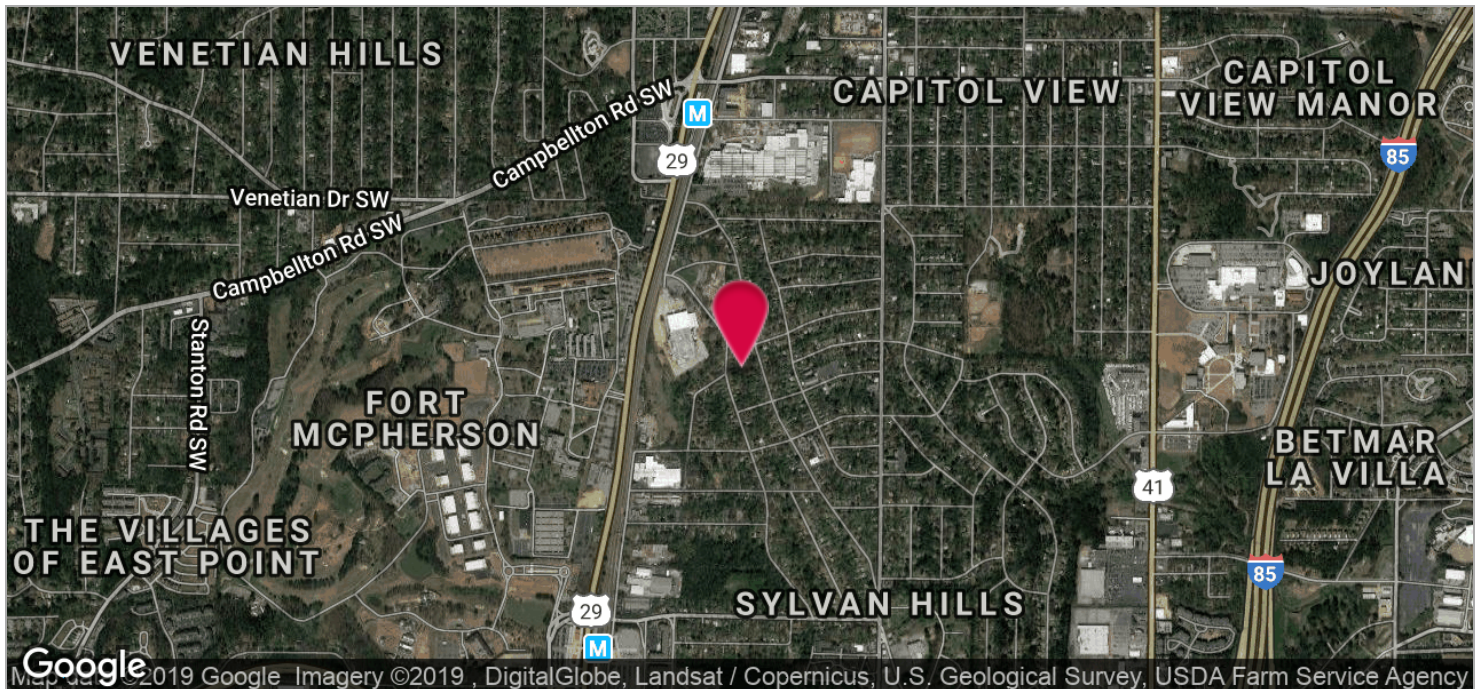
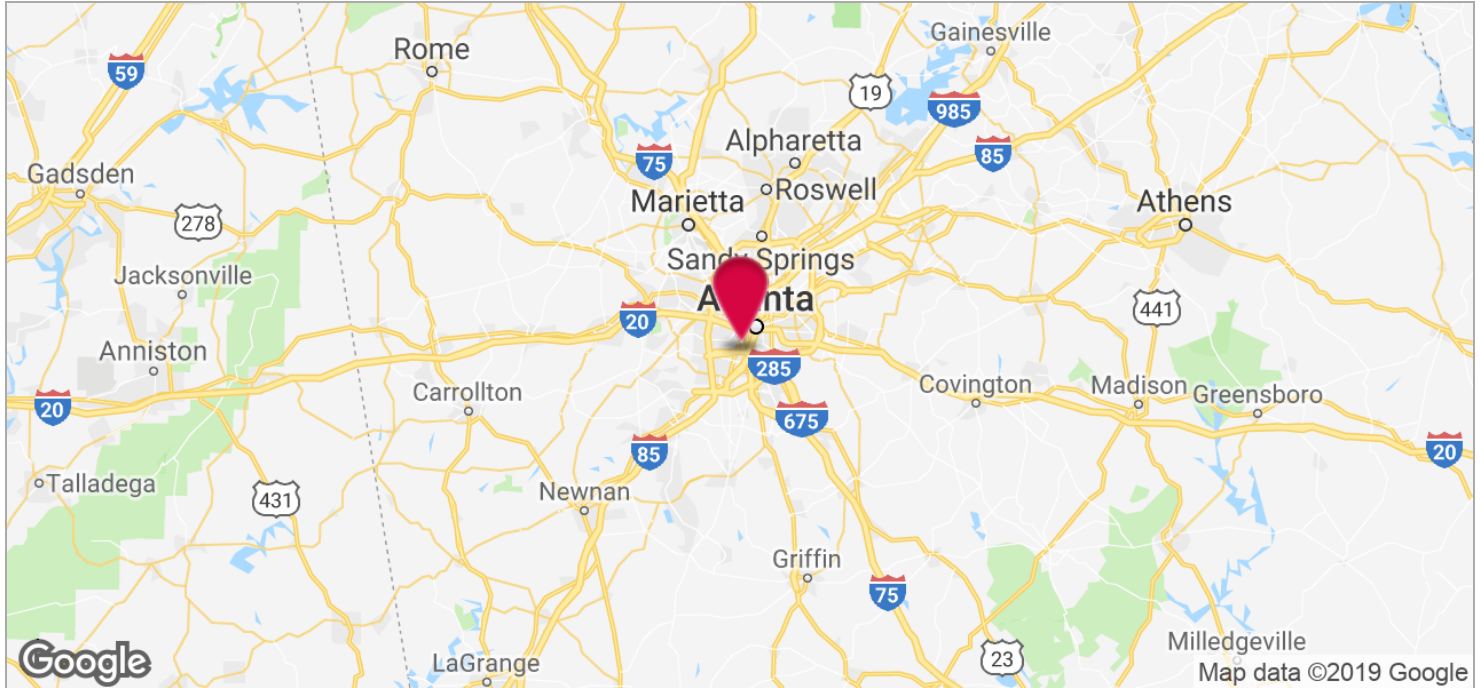
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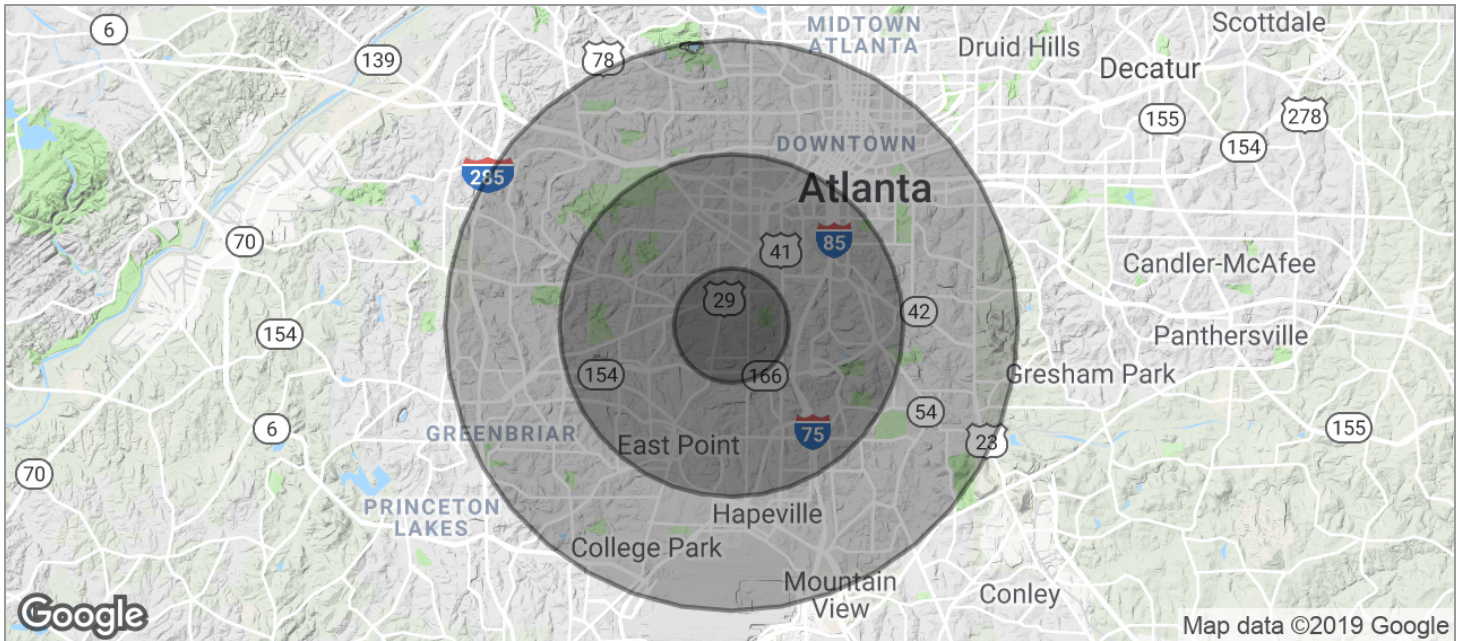
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,431	90,366	239,037
MEDIAN AGE	35.8	33.9	33.2
MEDIAN AGE (MALE)	34.2	32.0	32.3
MEDIAN AGE (FEMALE)	36.2	35.7	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,014	35,004	90,238
# 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 2010 US Census

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