

LEVEL

2950 Stone Hogan Connector Rd

ATLANTA OFFICE CONDO

Presented by:

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PROPERTY INFORMATION

2950 Stone Hogan Connector Rd SW, Atlanta, GA 30331

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Executive Summary



OFFERING SUMMARY	
Sale Price:	\$300,000
Building Size:	3,068 SF
Lot Size:	0.07 Acres
Price / SF:	\$97.78
Year Built:	1988
Renovated:	2017
Zoning:	RLC
Market:	Atlanta
Submarket:	South Atlanta/North Clayton/Airport
Traffic Count:	102,753

PROPERTY OVERVIEW

LEVEL is pleased to present for your investment consideration the single-tenant or multi-tenant office condominium located at 2950 Stone Hogan Connector Rd in Atlanta's Aerotropolis Development District. This ~ 3,068 square-foot condo gives investors the rare opportunity to acquire a well-located, value-add office condo in the heart of Atlanta's booming Southwest/Greenbriar market.

- PROPERTY HIGHLIGHTS**
- Outstanding Location in Atlanta
 - Value-Add Property
 - Superior Access to Public Transit Network
 - Excellent Freeway Access
 - Strong Local Demographic
 - Well Maintained & High-Quality Asset

Complete Highlights



LOCATION INFORMATION

Building Name	Atlanta Office Condo
Street Address	2950 Stone Hogan Connector Rd SW
City, State, Zip	Atlanta, GA 30331
County	Fulton
Market	Atlanta
Sub-market	South Atlanta/North Clayton/Airport
Cross-Streets	Hogan Rd SW
Signal Intersection	No
Nearest Highway	I-285
Nearest Airport	Hartsfield-Jackson Atlanta International Airport



BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1988
Year Last Renovated	2017
Gross Leasable Area	3,068 SF
Construction Status	Existing
Free Standing	No

Additional Photos



Additional Photos



Additional Photos





LOCATION INFORMATION

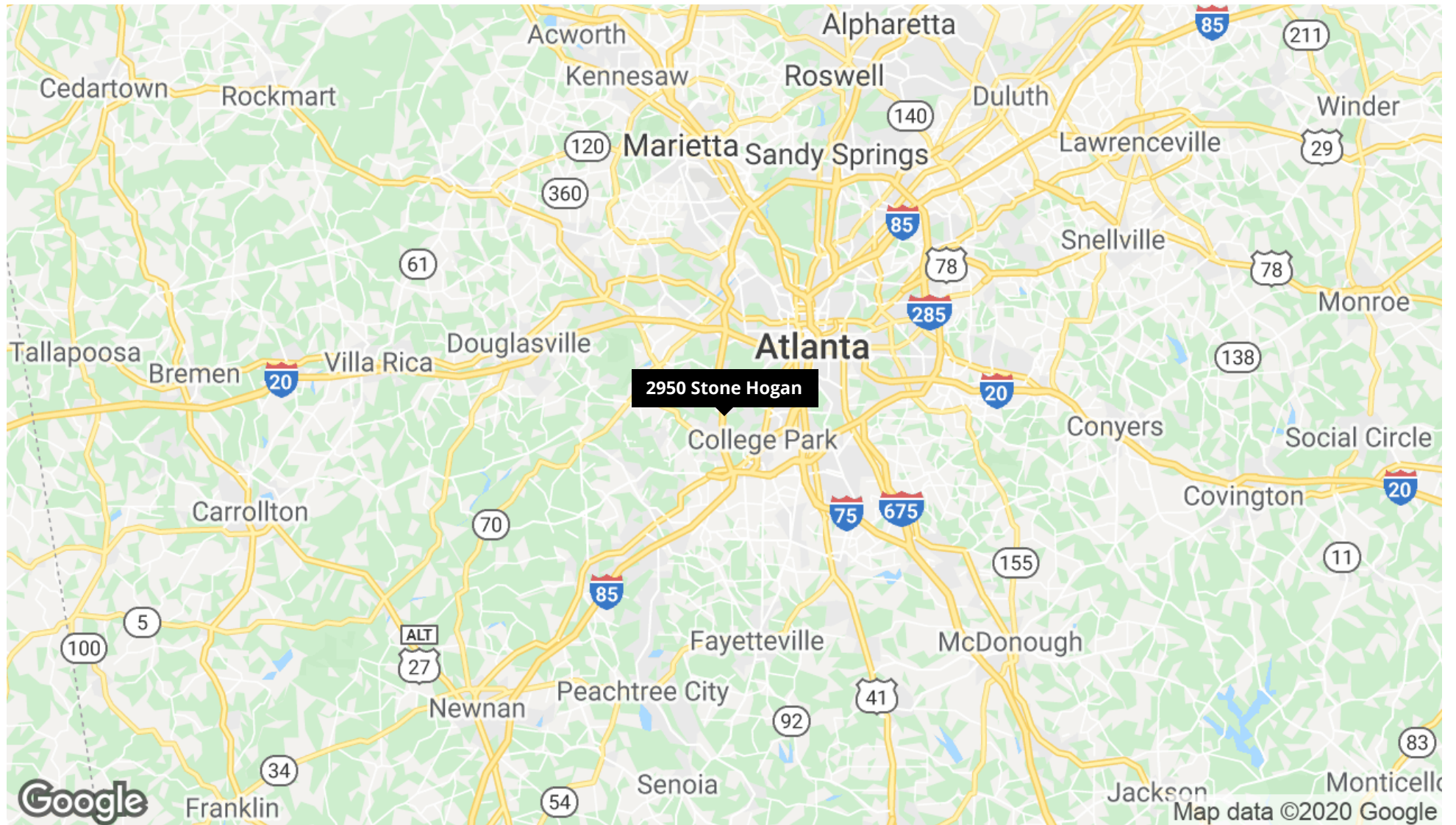
2950 Stone Hogan Connector Rd SW, Atlanta, GA 30331

ATLANTA OFFICE CONDO

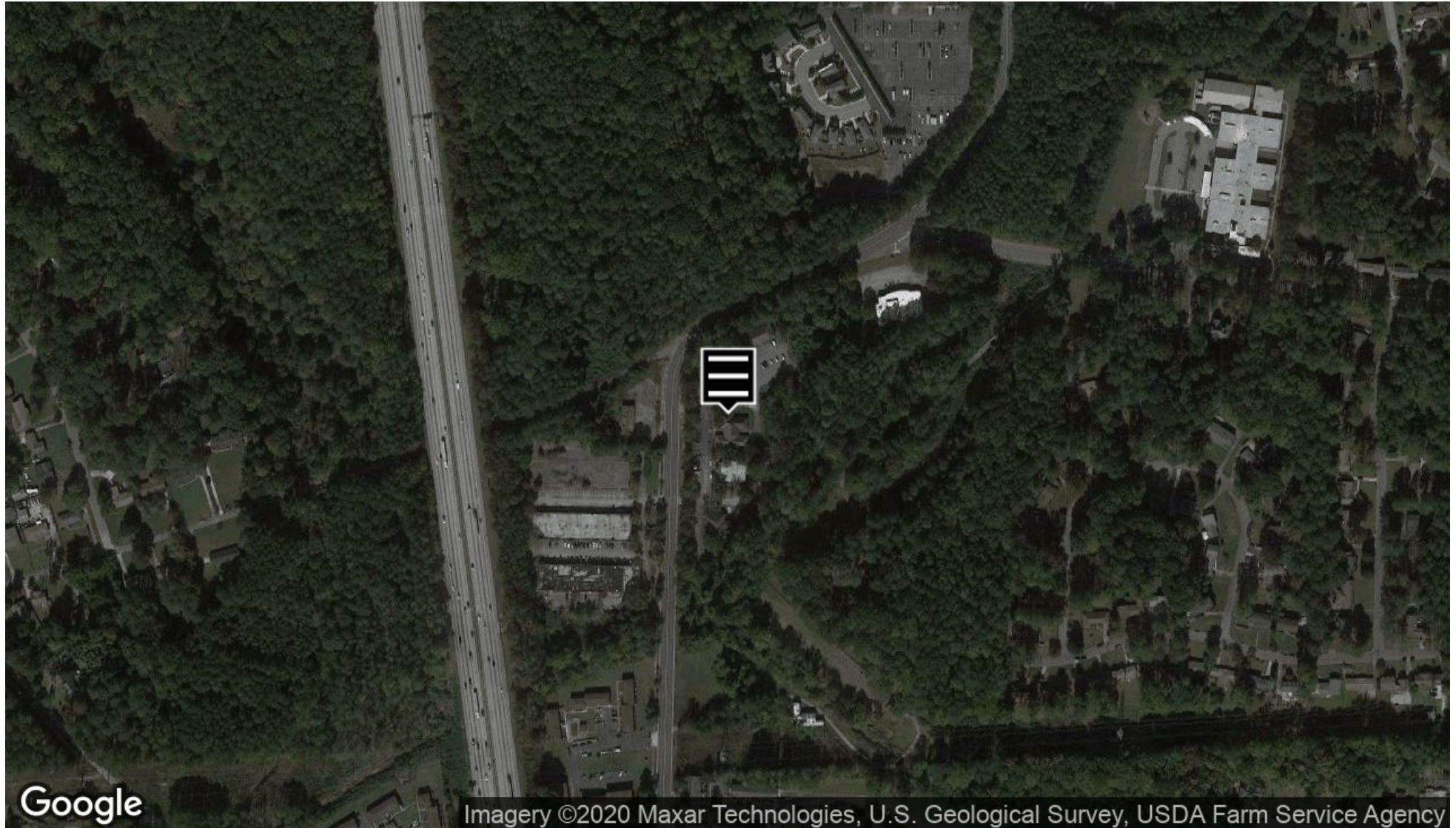
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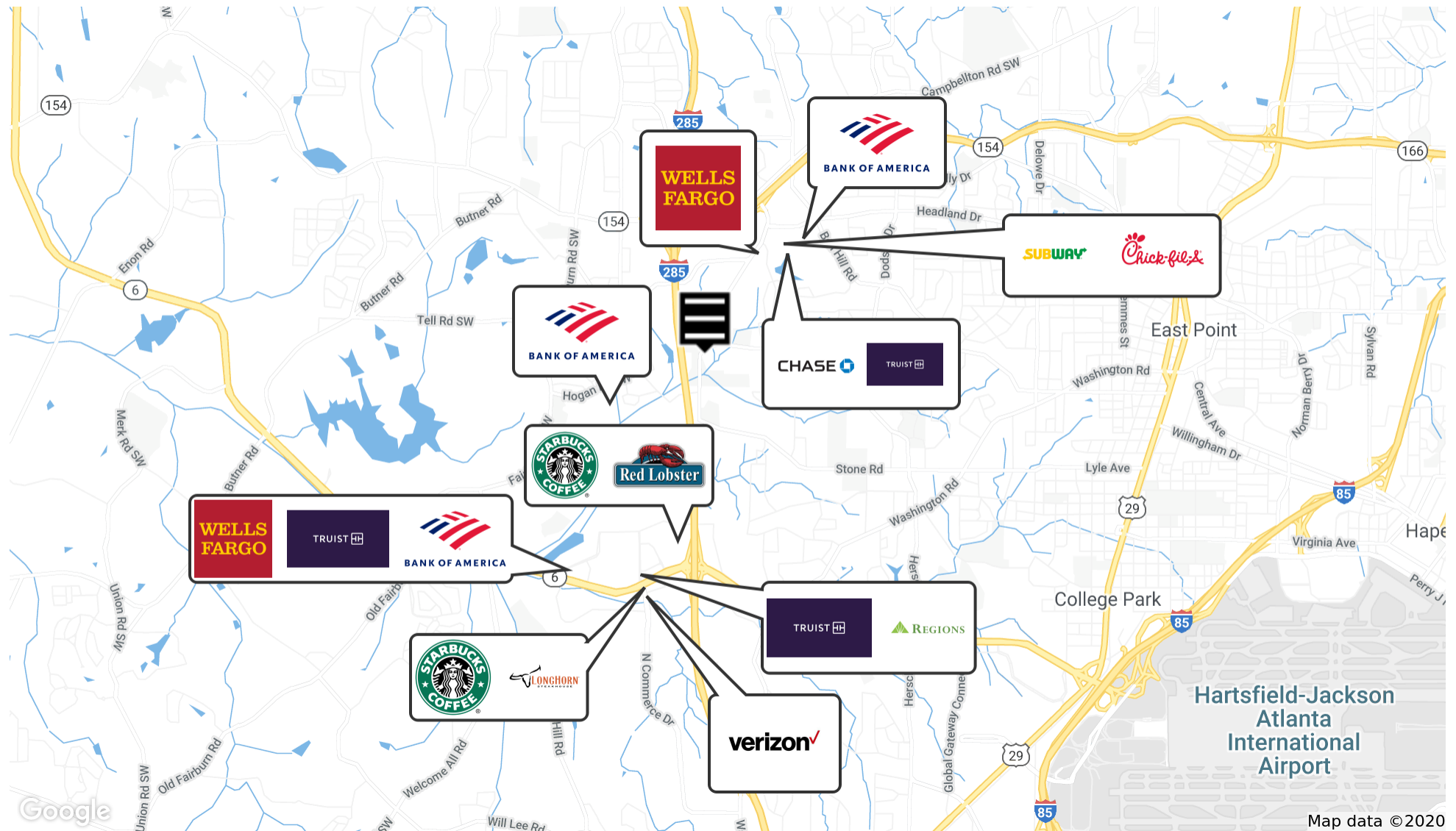
Regional Map



Aerial Maps



Retailer Map



3 DEMOGRAPHICS

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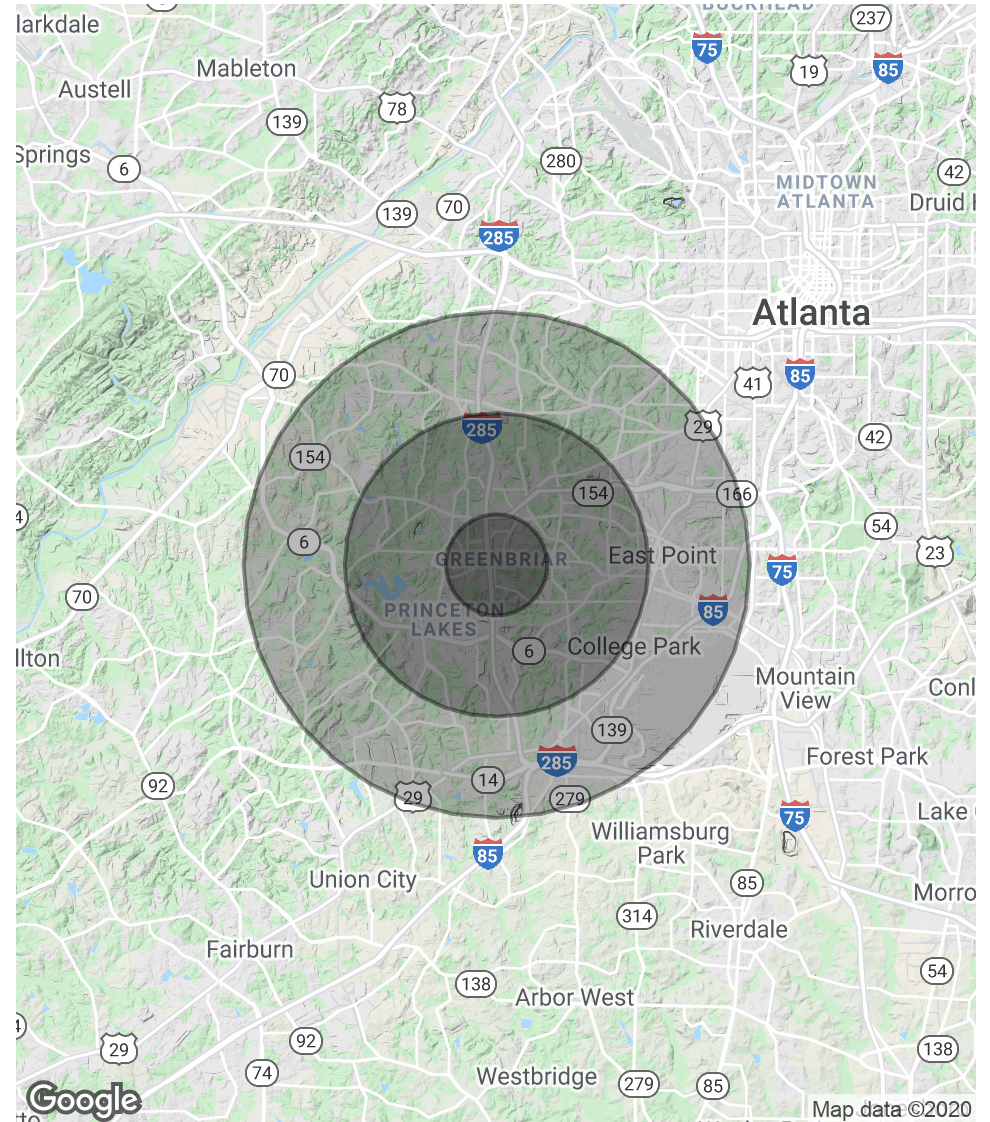
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,859	55,959	135,708
Average age	37.3	34.3	34.9
Average age (Male)	29.3	30.6	32.1
Average age (Female)	42.8	36.7	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,067	22,222	53,242
# of persons per HH	2.2	2.5	2.5
Average HH income	\$44,987	\$53,206	\$53,208
Average house value	\$153,472	\$182,081	\$172,010

* Demographic data derived from 2010 US Census



4 ADVISOR BIOS

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Advisor Bio 1

**ADRIAN PROVOST**

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PROFESSIONAL BACKGROUND

Adrian Provost is an award-winning real estate investment sales advisor and is currently the Executive Managing Director at LEVEL. Mr. Provost is an expert in the subtleties that define elaborate real estate investment sales transactions; leveraging specialized market knowledge, superior technology, proprietary systems, exclusive data, and industry relationships to help achieve their clients' most opportunistic objectives.

Mr. Provost offers a wide range of advisory and transactional services for private and institutional real estate investors including; Acquisitions, Analysis, Branding, Critical Asset Review, Development Guidance, Dispositions, Feasibility Studies, Lease-Up Assistance, Marketing, Projections, Refurbishment, Renovation, Repositioning, Transactional Sales, and more.

EDUCATION

Georgia Southern University.

Cornell University - SC Johnson School of Business.

MEMBERSHIPS

Adrian is a member of the prestigious Forbes Real Estate Council, a contributor for Inman News, a member of National Multifamily Housing Council, a member of the Commercial Council of the Empire Board of Realtists, a founding member of Russell Center for Innovation and Entrepreneurship, a top-producing member of the Atlanta Commercial Board of Realtors, a licensed appraiser, a member of International Real Estate Federation, a member of National Apartment Association, a member of Georgia Apartment Association, a member of Atlanta Apartment Association, and a Certified Commercial Investment Member amongst other awards, designations, and board memberships.