

# LEVEL

2950 Stone Hogan - Summary

## ATLANTA OFFICE CONDO

Presented by:

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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 suite 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



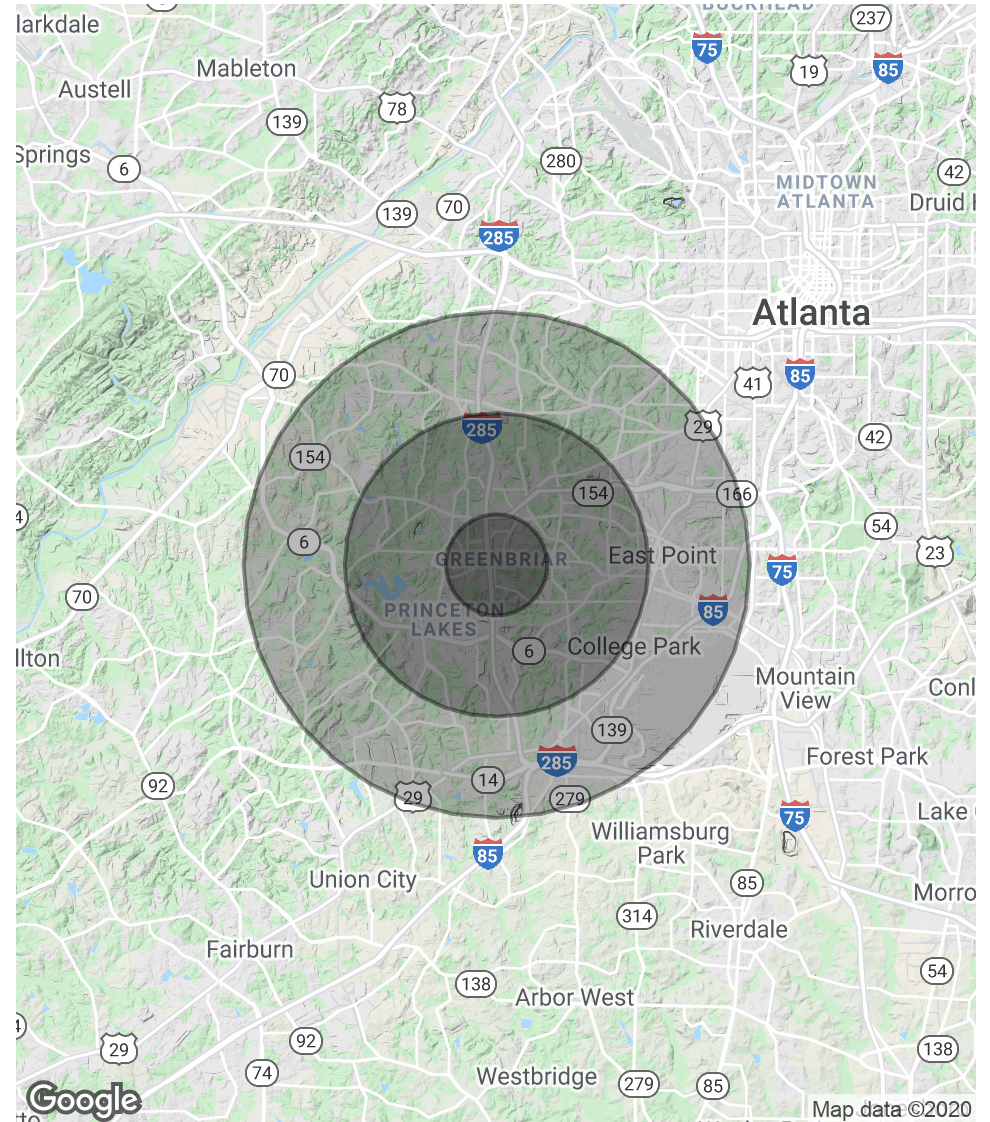
# Demographics Map & Report

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





## Additional Photos



# Advisor

**ADRIAN PROVOST****Executive Managing Director**

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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.