

RETAIL FOR LEASE

5430 New Northside Dr, Atlanta, GA 30339



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	1,850 SF
LEASE RATE:	\$32.00 SF/yr (NNN)
BUILDING SIZE:	6,228 SF
MARKET:	Atlanta
SUBMARKET:	Cumberland/Powers Ferry Landing

PROPERTY OVERVIEW

- Excellent Location - Powers Ferry Landing, near 285 and 75.
- Traffic count - Over 18,000 cars per day, Signage available.
- Great building access, front-door parking, privacy. Double-door vestibule for security (if needed). Two offices on glass.
- Nearby amenities: Publix grocer, CVS drugstore, dry-cleaners onsite, UPS Shipping Center, restaurants, bars, liquor store.

PROPERTY HIGHLIGHTS

- Location is excellent for a Jewelry or Coin Store, Retail or Office.
- Former bank branch with two (2) safes available for tenant use.
- Good reconfiguration would have 2-4 private offices, bullpen, storage and restroom.
- TI Available

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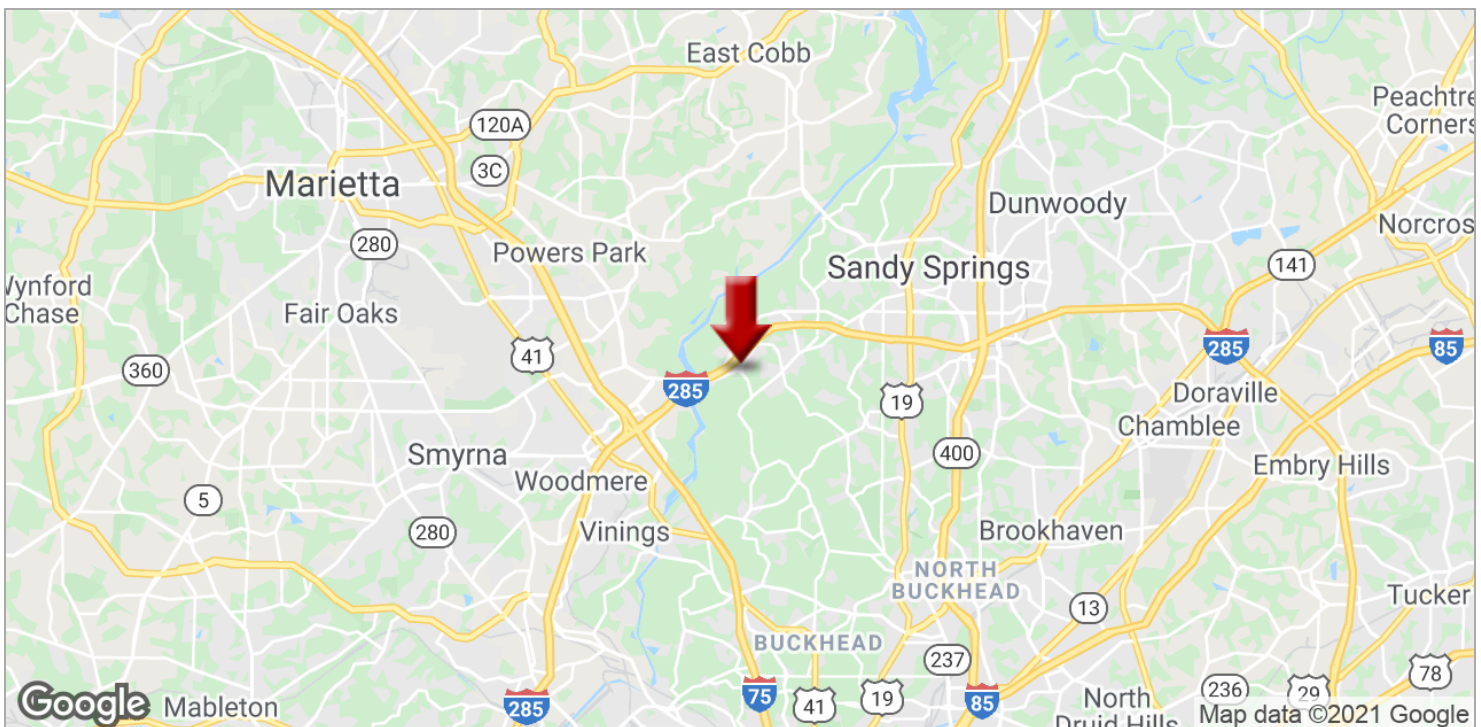
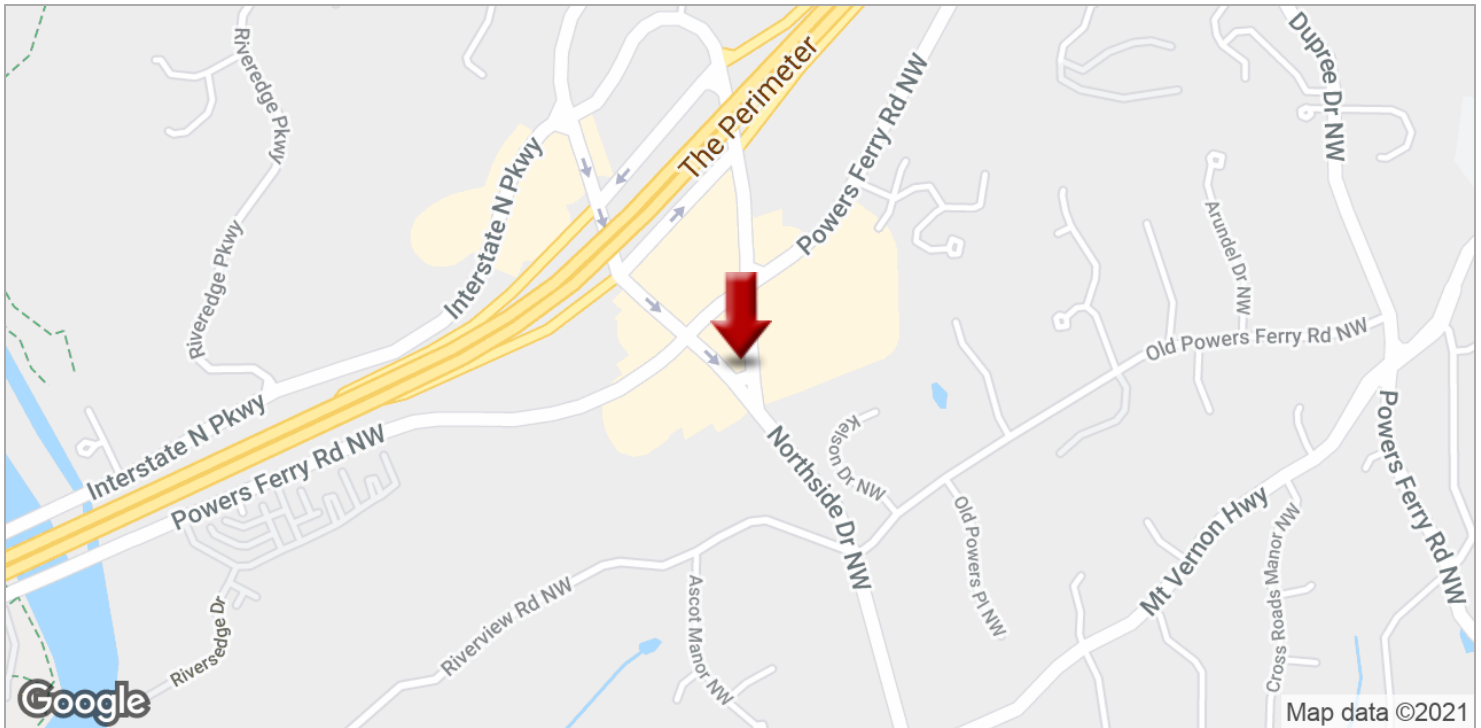
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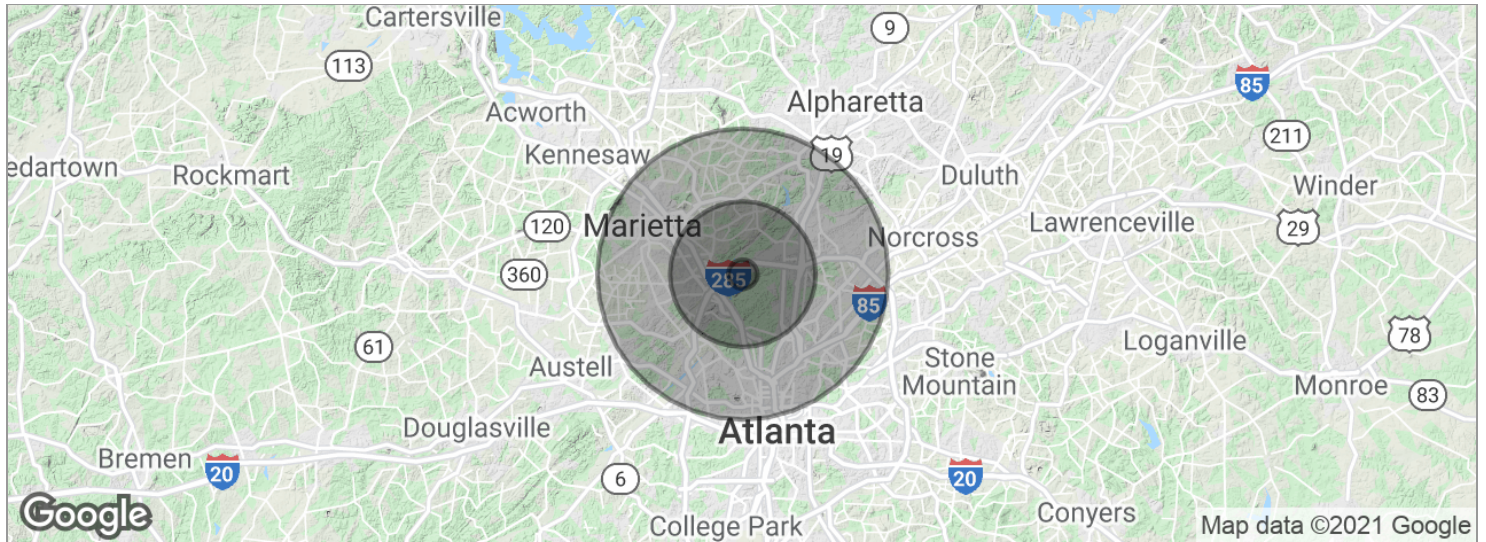
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,308	177,288	868,999
Median age	45.9	37.0	35.2
Median age (male)	46.7	37.1	35.0
Median age (Female)	44.9	36.9	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,247	80,592	369,730
# of persons per HH	2.7	2.2	2.4
Average HH income	\$249,839	\$115,142	\$98,140
Average house value	\$949,706	\$453,918	\$388,035

* Demographic data derived from 2010 US Census

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