

UPPER WEST SIDE / MIDTOWN

FOR SALE OR LEASE | 11,500 SF Renovated Free Standing Building



1431 Woodmont Lane NW
Atlanta, GA 30318

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EXECUTIVE SUMMARY

PROPERTY ADDRESS	1431 Woodmont Lane NW Atlanta, GA 30318
SIZE	11,500 Square Feet
ZONING	I-2 (Heavy Industrial)
PARCEL NUMBER	17-0192-0001-004-3
SUBMARKET	Chattahoochee / Westside
PARKING	22 Spaces (2.1/1,000 SF)
HVAC	100%
2023 TAXES	\$12,553.63
2024 INSURANCE	\$29,172
SALES PRICE	\$4,450,000 (Includes all Furniture & Fixtures)
LEASE RATE	\$25.00/SF NNN

PROPERTY SUMMARY

FOUNDATION	Concrete slab with concrete footings.
ROOF	Standing Seam Metal (Installed 2009)
EXTERIORS	Concrete slab block siding
INTERIOR FINISH	Building was completely renovated in 2009 for office / loft use
HVAC	Nine split systems ranging in age from 2009 to 2023. In addition, there is a mini split in the computer room installed in 2016.

EXECUTIVE SUMMARY

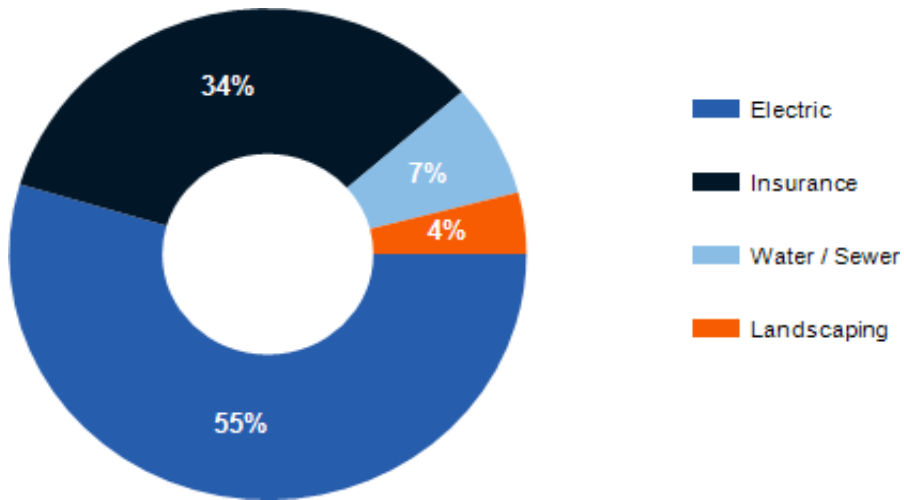
Joel & Granot Real Estate is pleased to present this 11,500 SF loft office building, featuring a 5,000 SF mezzanine, which is strategically located off Woodmont Lane and Chattahoochee Avenue in the bustling area of Westside Atlanta, GA 30318. This versatile space offers an ideal blend of modern amenities and historic charm, making it suitable for a variety of business operations. With its unique loft design, ample natural light, and open floor plan, the building provides a creative environment that can be easily customized to meet the specific needs of tenants. Its prime location offers easy access to major transportation routes, ensuring convenient connectivity for employees and clients alike.

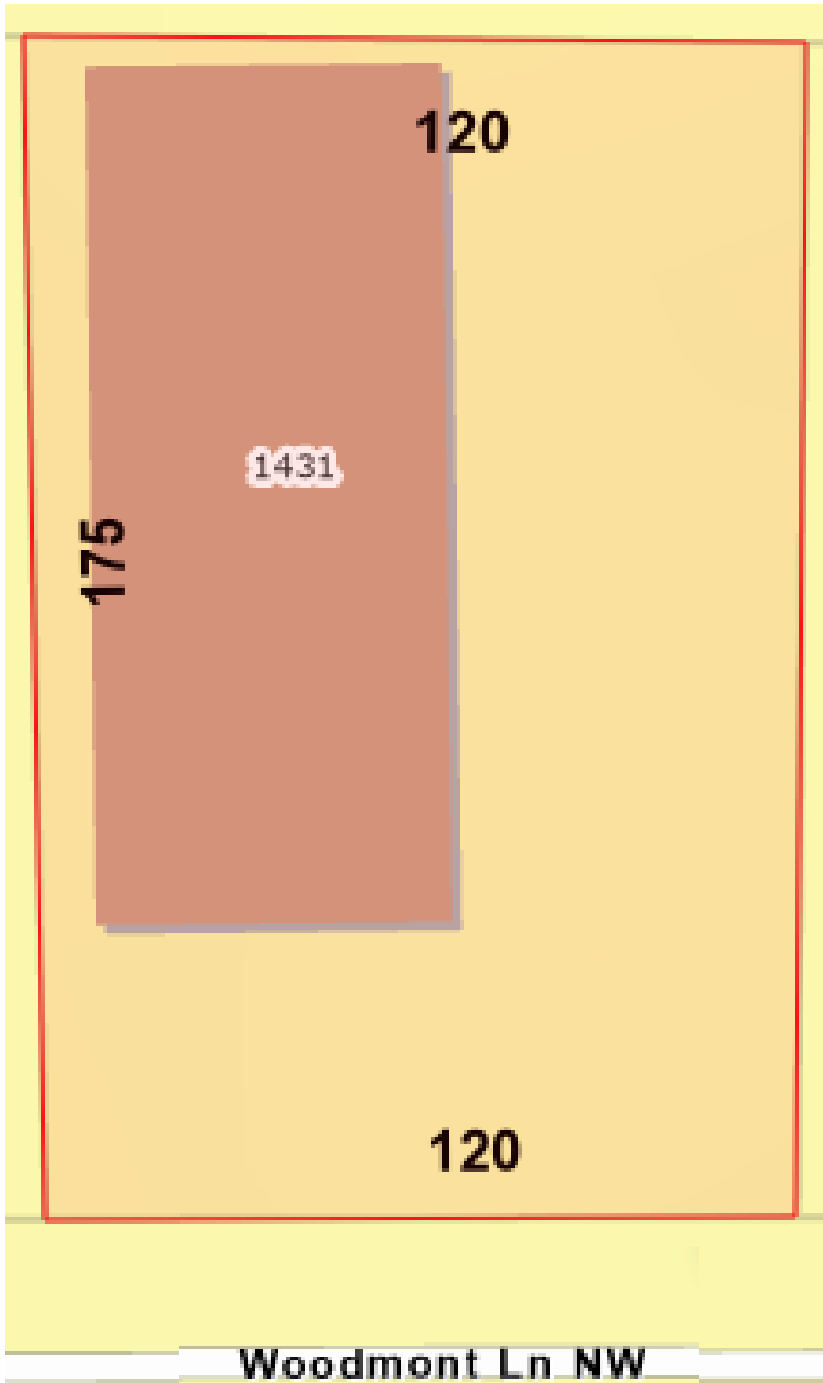


EXPENSES

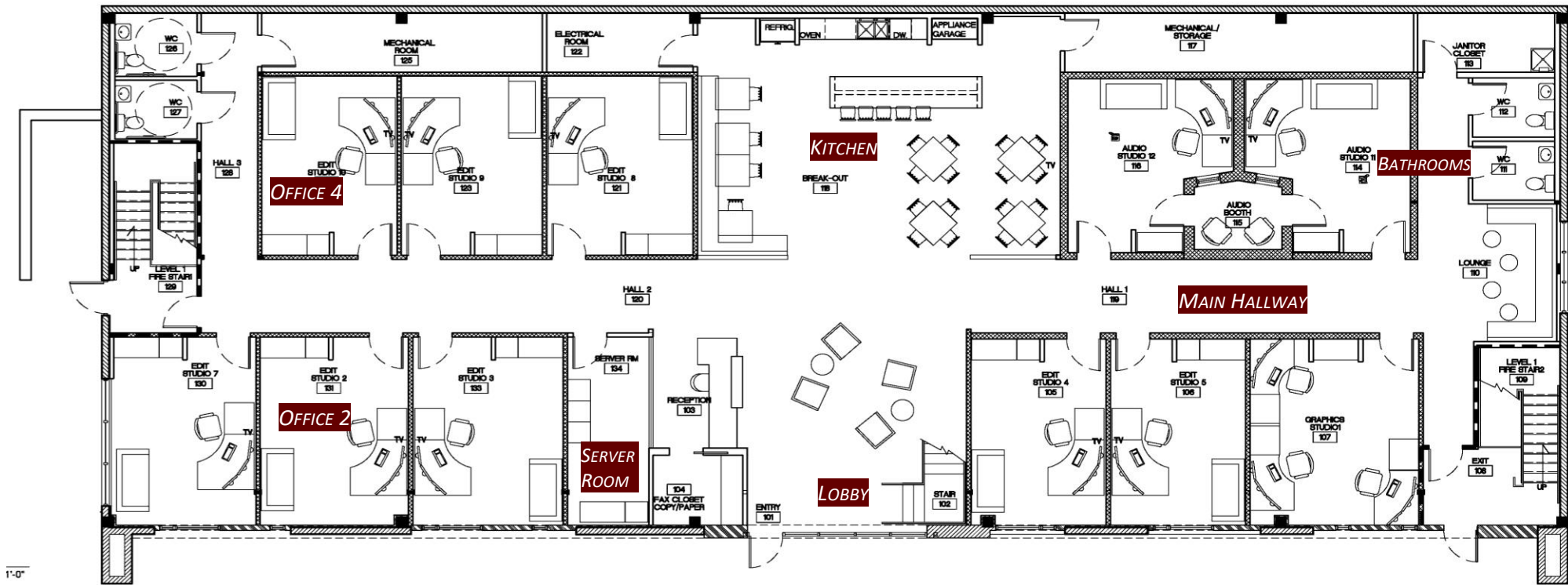
Insurance	\$12,553
Water / Sewer	\$2,751
Landscaping	\$1,500
Electric	\$20,210
Total Operating Expense	\$37,014

DISTRIBUTION OF EXPENSES
PRO FORMA





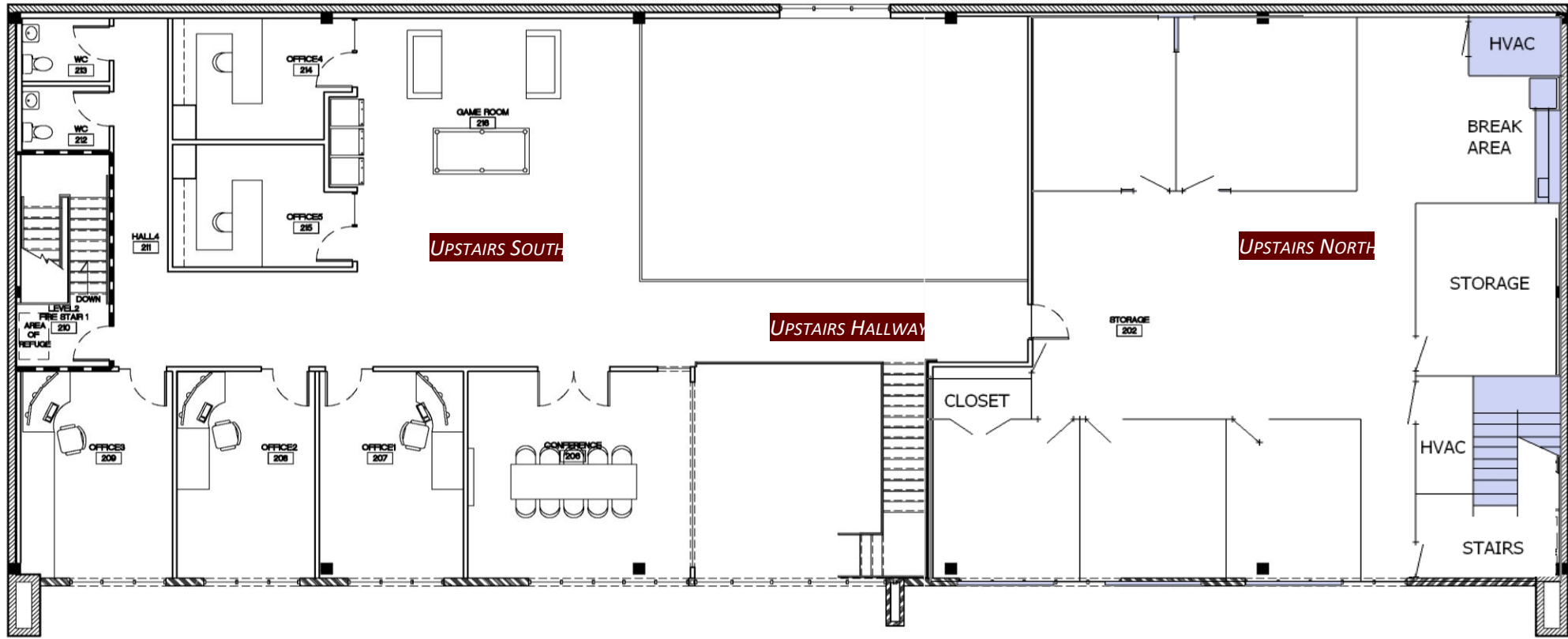
Woodmont Lane



Parking Lot

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Woodmont Lane



Parking Lot

[Click here for Virtual Tour](#)



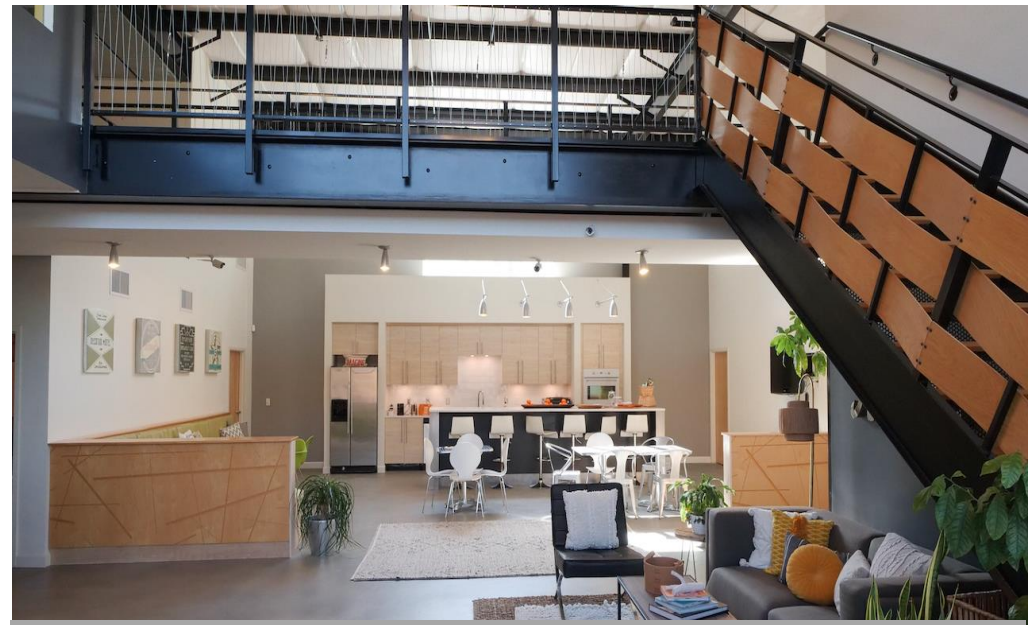
1st Floor Office



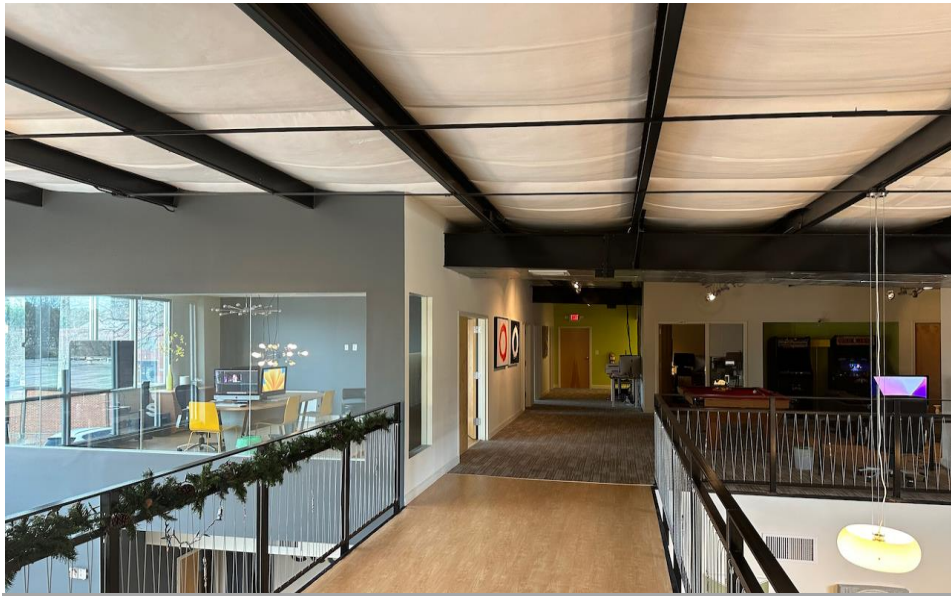
Main Stairwell In Lobby



Main Lobby



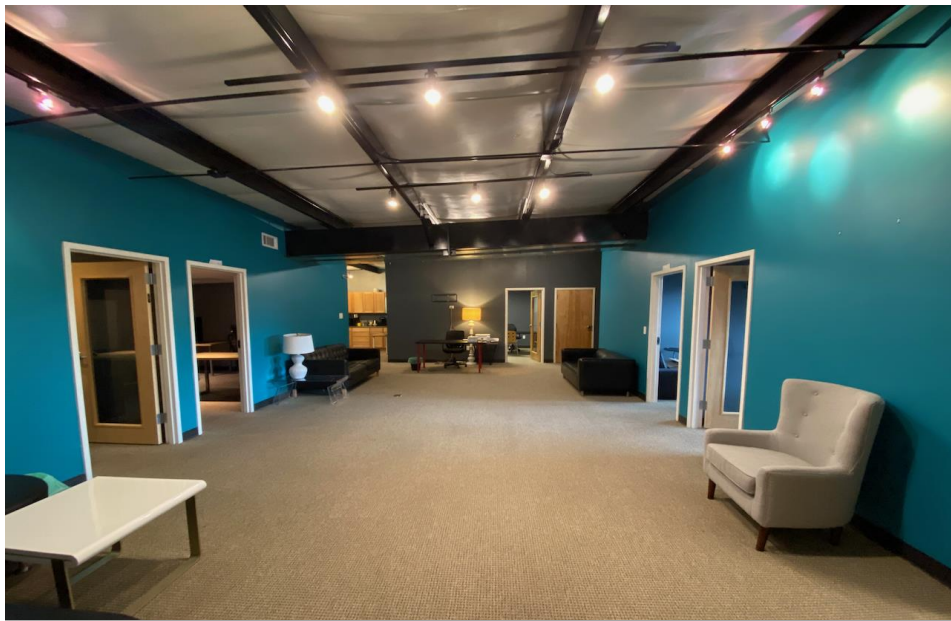
Main Kitchen



Upstairs Hallway



Second Floor South



Second Floor North



Kitchen Second Floor North



NUEVO LAREDO
CANTINA
est. 1992
MEXICAN CAFE

Johnny's
NEW YORK STYLE
Pizza

FOX BROS.
★
BAR-B-Q

SCOFFLAW
BREWING CO.

ROCKET FARM
RESTAURANTS

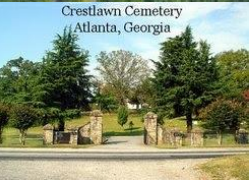
BOLD MONK
BREWING CO.



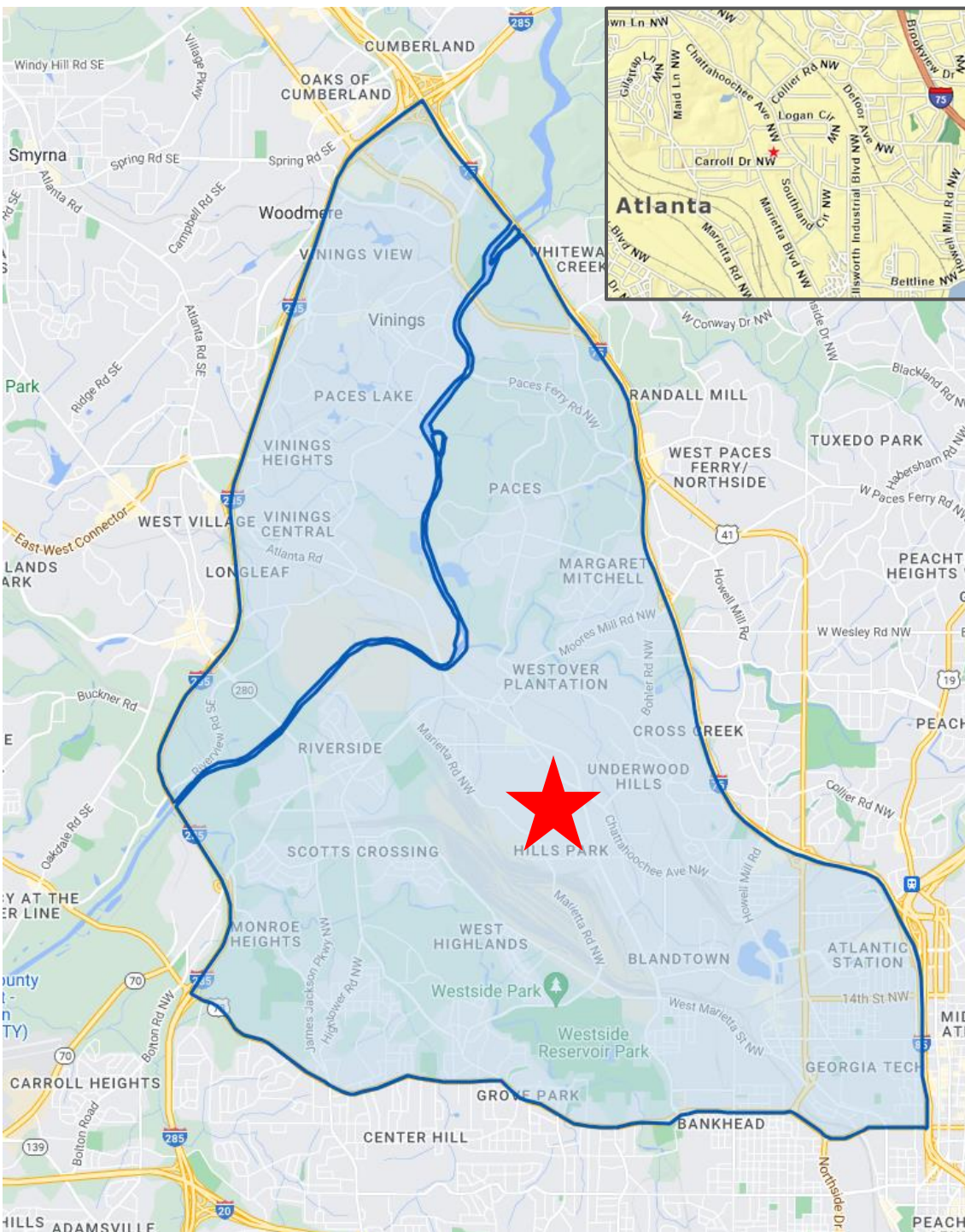
THE WORKS
UPPER WESTSIDE ATL

ATLANTA
BALLET

proof of the pudding



Crestlawn Cemetery
Atlanta, Georgia



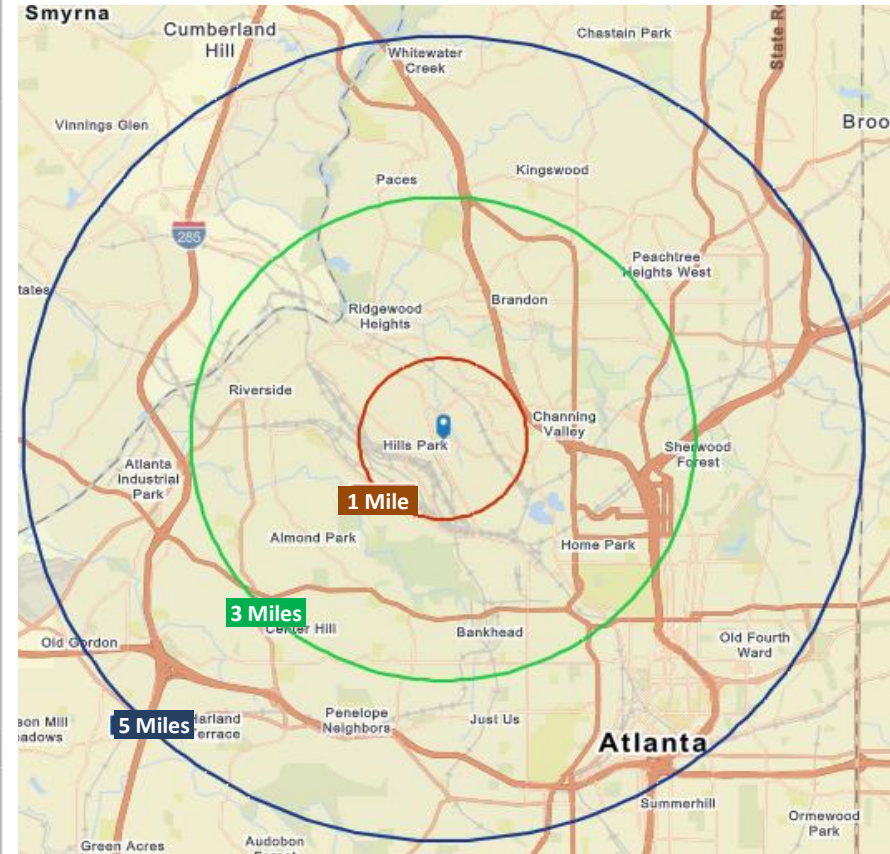
The Chattahoochee / Westside Atlanta market has become increasingly attractive for office developments, driven by its blend of industrial roots and modern urban revitalization. The area has transformed into a hub for creative industries, tech startups, and professional services, making it a sought-after location for office spaces.

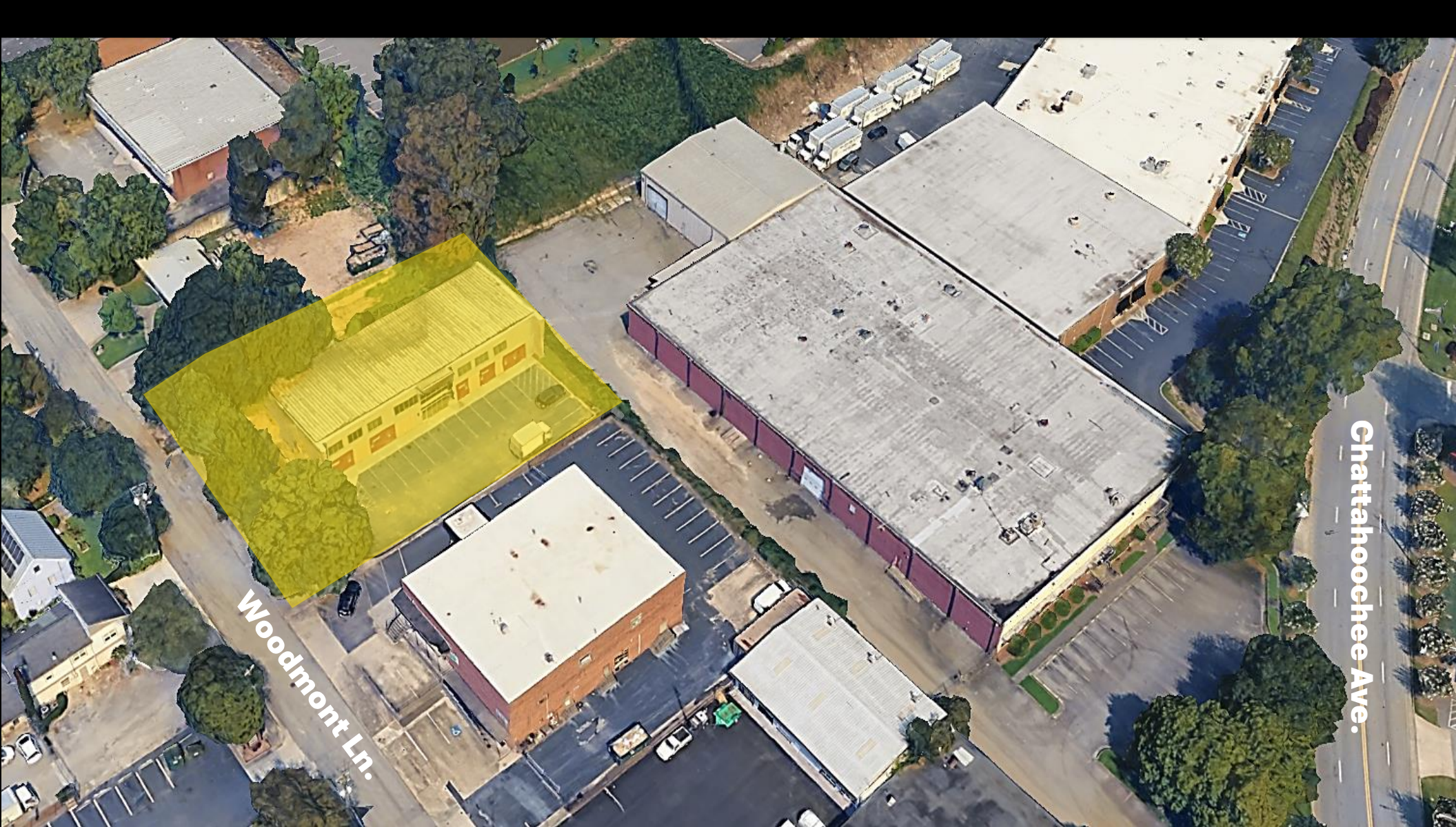
Key characteristics of the Westside Atlanta office market include:

- **Growth and Revitalization:** The Westside has experienced significant redevelopment, with former industrial spaces being repurposed into modern office buildings. This revitalization has attracted a range of businesses, from startups to established companies looking for a unique office environment.
- **Creative and Tech Hub:** The area has become known for its concentration of creative industries and tech companies. The proximity to Georgia Tech and other innovation centers has fostered a thriving ecosystem for startups and tech firms, making the Westside a magnet for these industries.
- **Diverse Workforce:** The Westside draws a diverse workforce, including young professionals, creatives, and tech talent. The area's cultural vibrancy and growing amenities make it an appealing location for companies looking to attract and retain top talent.
- **Accessibility and Connectivity:** The Westside benefits from its proximity to major transportation routes, including I-75, I-20, and MARTA transit options. The Belt Line, which connects various parts of the city, further enhances the area's accessibility and appeal for businesses.
- **Mixed-Use Developments:** The trend towards mixed-use developments is strong in the Westside, with many office buildings being part of larger projects that include retail, residential, and entertainment spaces. This creates a dynamic, live-work-play environment that is attractive to modern businesses.

Overall, the Westside Atlanta office market offers a compelling mix of historic charm, modern amenities, and a dynamic business environment. It is particularly well-suited for companies in the creative, tech, and professional services sectors that value a vibrant, innovative, and culturally rich location.

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,671	105,040	345,220
2023 Estimate	7,376	100,577	331,569
2010 Census	6,987	92,616	308,481
Growth 2023 - 2028	4.00%	4.44%	4.12%
Growth 2010 - 2023	5.57%	8.60%	7.48%
2023 Population by Hispanic Origin	815	6,613	20,386
2023 Population	7,376	100,577	331,569
White	4,194 56.86%	44,479 44.22%	146,366 44.14%
Black	1,588 21.53%	38,581 38.36%	131,305 39.60%
Am. Indian & Alaskan	28 0.38%	202 0.20%	631 0.19%
Asian	407 5.52%	6,756 6.72%	20,082 6.06%
Hawaiian & Pacific Island	9 0.12%	88 0.09%	222 0.07%
Other	1,150 15.59%	10,471 10.41%	32,964 9.94%
U.S. Armed Forces	34	140	415
Households			
2028 Projection	3,895	48,638	166,012
2023 Estimate	3,747	46,478	159,059
2010 Census	3,597	42,905	147,589
Growth 2023 - 2028	3.95%	4.65%	4.37%
Growth 2010 - 2023	4.17%	8.33%	7.77%
Owner Occupied	1,982 52.90%	17,259 37.13%	60,983 38.34%
Renter Occupied	1,765 47.10%	29,218 62.86%	98,076 61.66%
2023 Households by HH Income			
Income: <\$25,000	126 3.36%	8,463 18.21%	28,840 18.13%
Income: \$25,000 - \$50,000	369 9.85%	7,088 15.25%	21,923 13.78%
Income: \$50,000 - \$75,000	333 8.89%	6,988 15.04%	22,359 14.06%
Income: \$75,000 - \$100,000	725 19.35%	5,207 11.20%	18,854 11.85%
Income: \$100,000 - \$125,000	562 15.00%	4,160 8.95%	14,215 8.94%
Income: \$125,000 - \$150,000	269 7.18%	2,191 4.71%	10,679 6.71%
Income: \$150,000 - \$200,000	522 13.93%	4,505 9.69%	15,137 9.52%
Income: \$200,000+	840 22.42%	7,875 16.94%	27,053 17.01%
2023 Avg Household Income	\$147,245	\$113,033	\$115,140
2023 Med Household Income	\$114,234	\$78,358	\$83,497





Woodmont Ln.

Chattahoochee Ave.

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