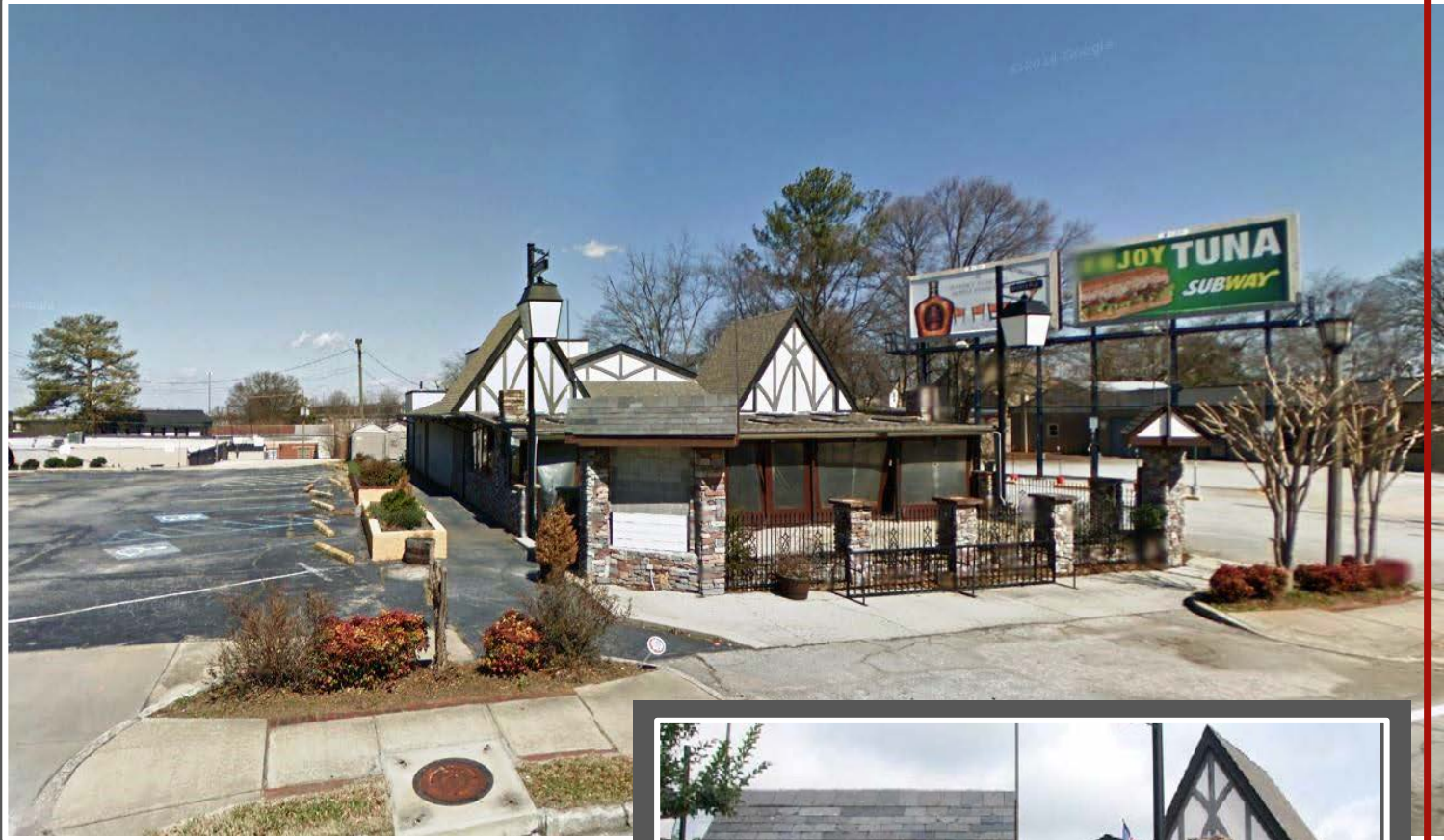


AVAILABLE FOR SALE OR LEASE

22 NORTH AVONDALE ROAD, AVONDALE ESTATES, GA 30002



4,593 SF
RETAIL/RESTAURANT

THE SHUMACHER GROUP, INC.

ATLANTA RESTAURANT REAL ESTATE BROKERS

Contact:

Peter Kruskamp, Associate

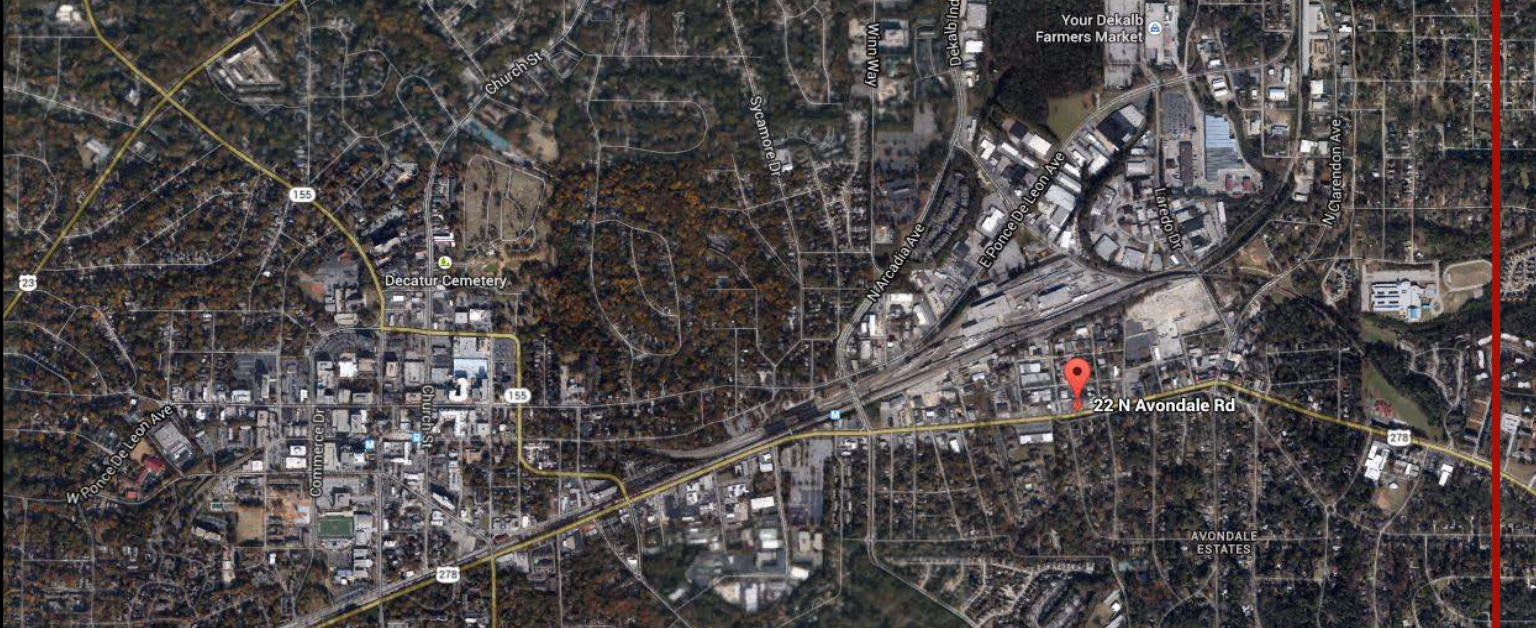
O: 404.240.0040

C: 678.923.3495

E: peter@shumacher.com

www.shumacher.com





AVAILABLE FOR SALE OR LEASE

4,593 SF
.94 Acre

AREA SPECIFICS

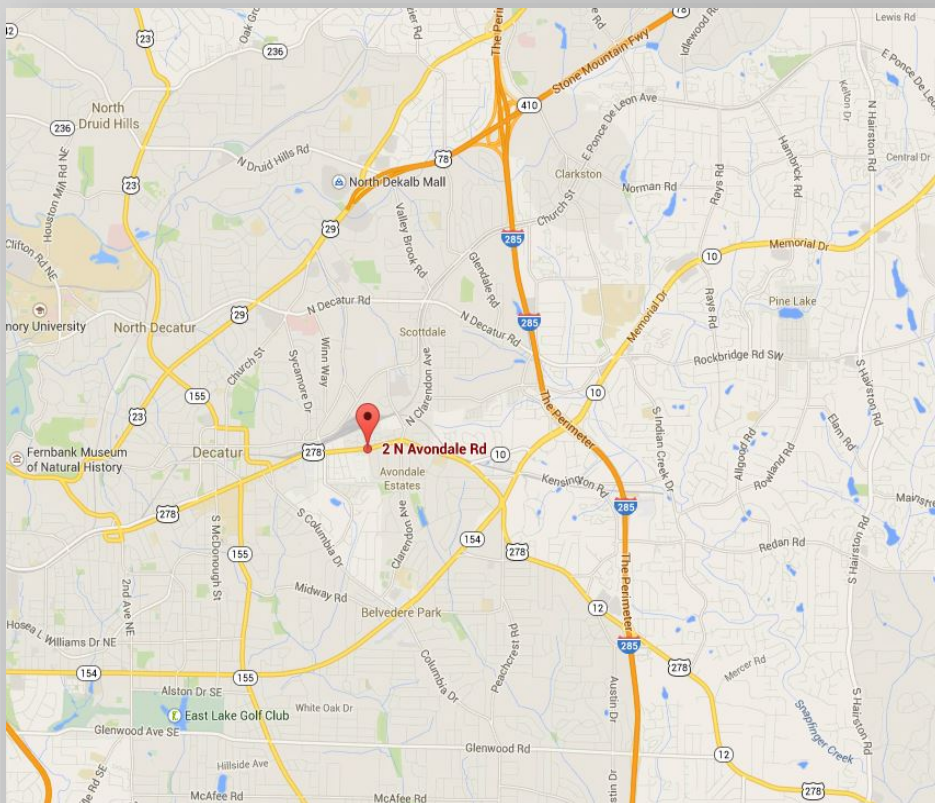
Competitively priced for sale at \$870,000 or for lease at a rate of \$6,500 per month.

Avondale Estates offers a "small town" feel in-town. This market offers a great opportunity to grow or start a business.

DEMOGRAPHICS

1 MILE POP: 9,663
3 MILE POP: 110,676
5 MILE POP: 281,458

1 MILE AVG HH INCOME: \$82,930
3 MILE AVG HH INCOME: \$67,205
5 MILE AVG HH INCOME: \$70,665



TRAFFIC COUNTS

20,142 VPD – 2013 GDOT

THE SHUMACHER GROUP, INC.

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