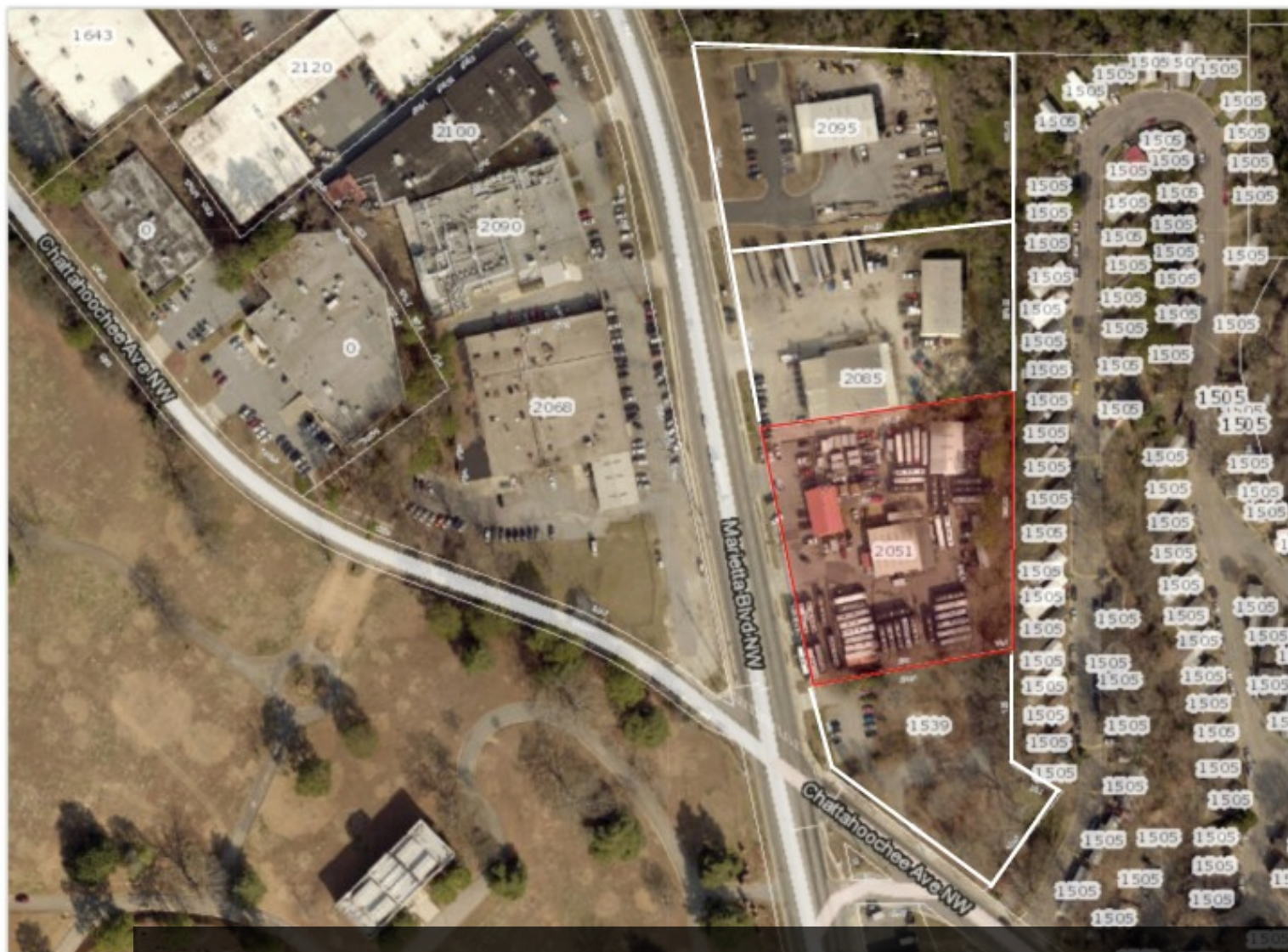


Star Coaches

ATLANTA, GA



OFFERING MEMORANDUM

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

PRESENTED BY:

LAWRENCE MOLNAR
Commercial Realtor
O: 678.298.1600
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ATLANTA, GA

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STAR COACHES

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$5,300,000
LOT SIZE:	2.011 Acres
ZONING:	I1
TRAFFIC COUNT:	24,900
PRICE / SF:	\$60.50

PROPERTY OVERVIEW

2.01 Acres For Sale
\$5,300,000

PROPERTY HIGHLIGHTS

- UPPER WEST SIDE
- Possible assemblage

Property Description



PROPERTY OVERVIEW

2.01 Acres For Sale
\$5,300,000

LOCATION OVERVIEW

- * UPPER WEST SIDE
- * Over 300' of frontage on Marietta Blvd. NW
- * Near the intersection of Marietta Blvd and Chattahoochee Ave NW
- * Next door to Altus at The Quarter Pulte Homes Townhome development and the Vue apartments
- * Possible 6 acre assemblage

Property Details

SALE PRICE**\$5,300,000****LOCATION INFORMATION**

Building Name	Star Coaches
Street Address	2051 Marietta Boulevard NW
City, State, Zip	Atlanta, GA 30318
County/Township	Fulton

LAND

Number Of Lots	1
Best Use	Multi-family, Redevelopment, Retail
Water	Yes
Sewer	Yes
Topography	Level

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	I1
Lot Size	2.011 Acres
APN#	17 0222 LL1021
Lot Frontage	309
Lot Depth	390
Traffic Count	24,900
Traffic Count Street	Marietta Blvd. NW

STAR COACHES

LOCATION INFORMATION

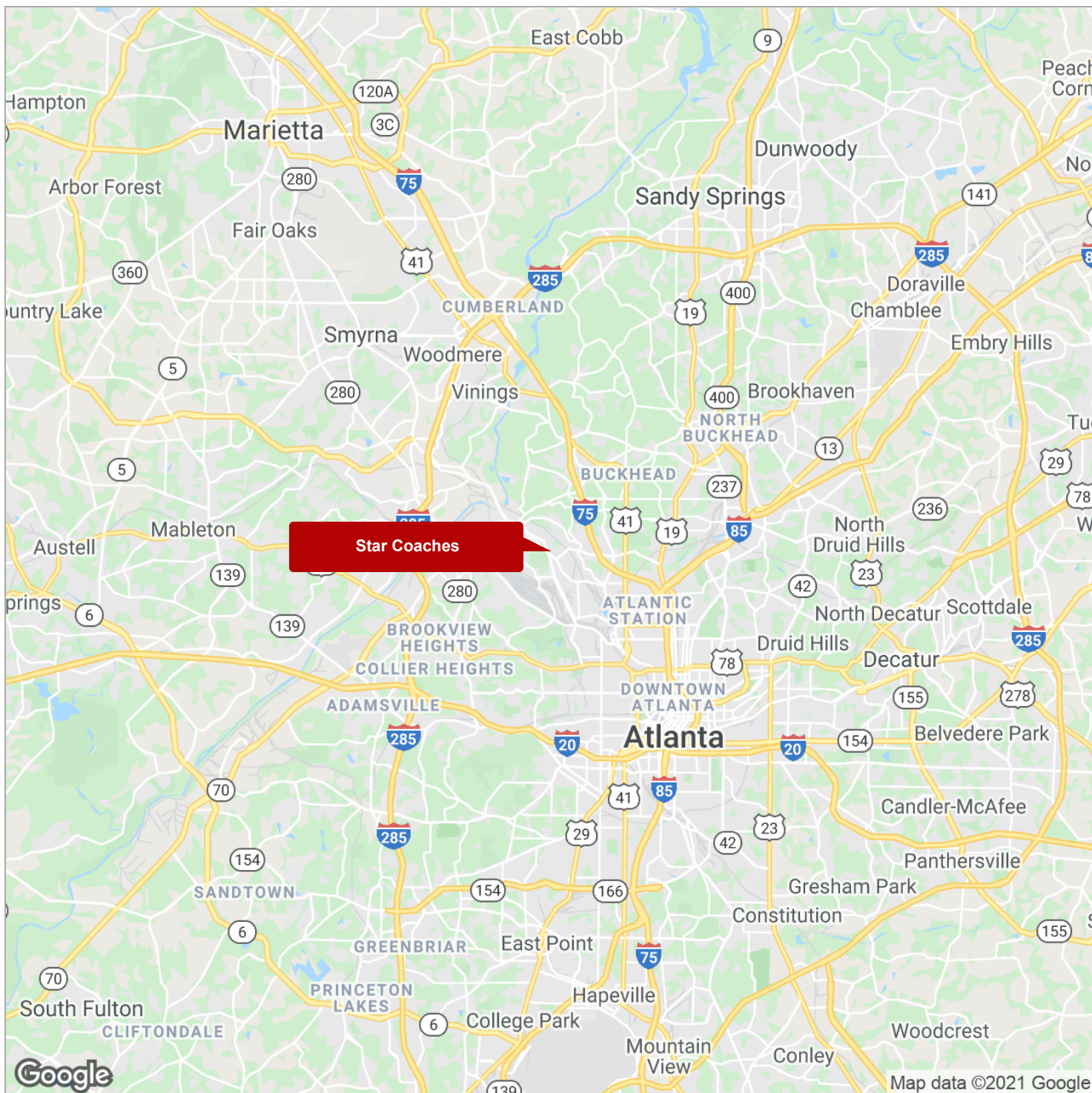
2

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



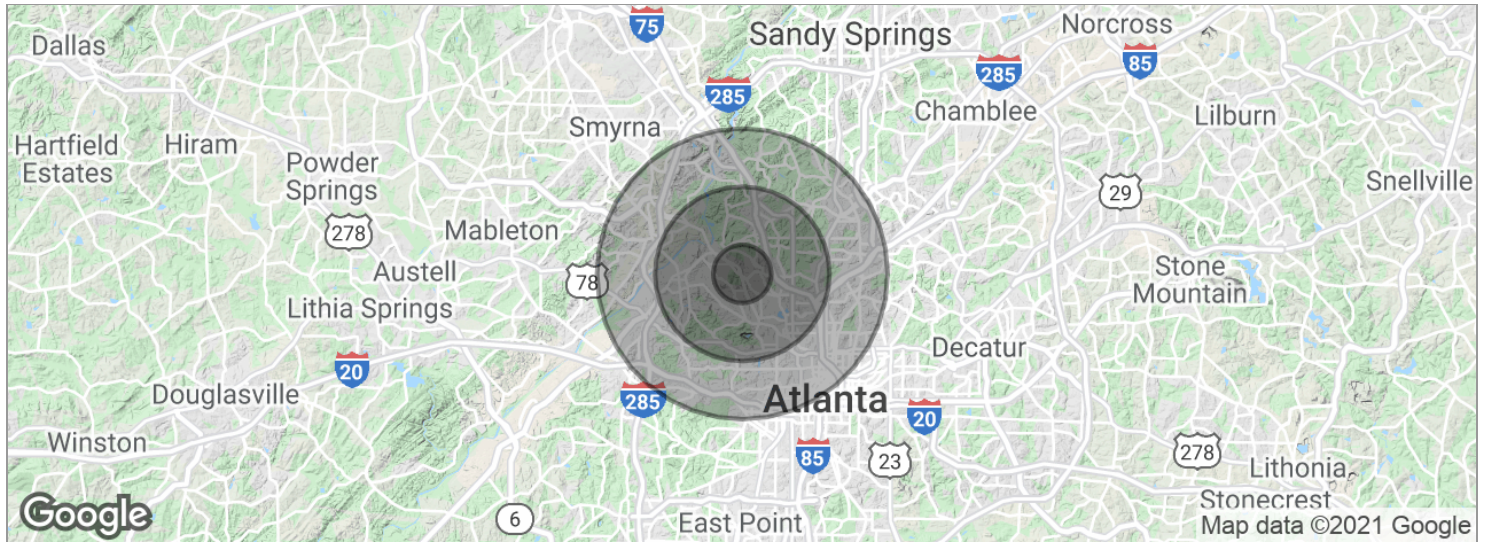
STAR COACHES

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,355	68,529	236,998
Median age	31.8	33.3	33.4
Median age (male)	31.7	32.9	33.5
Median age (Female)	31.8	33.9	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,312	27,408	100,948
# of persons per HH	2.2	2.5	2.3
Average HH income	\$78,323	\$100,826	\$94,143
Average house value	\$303,239	\$476,980	\$411,820

* Demographic data derived from 2010 US Census