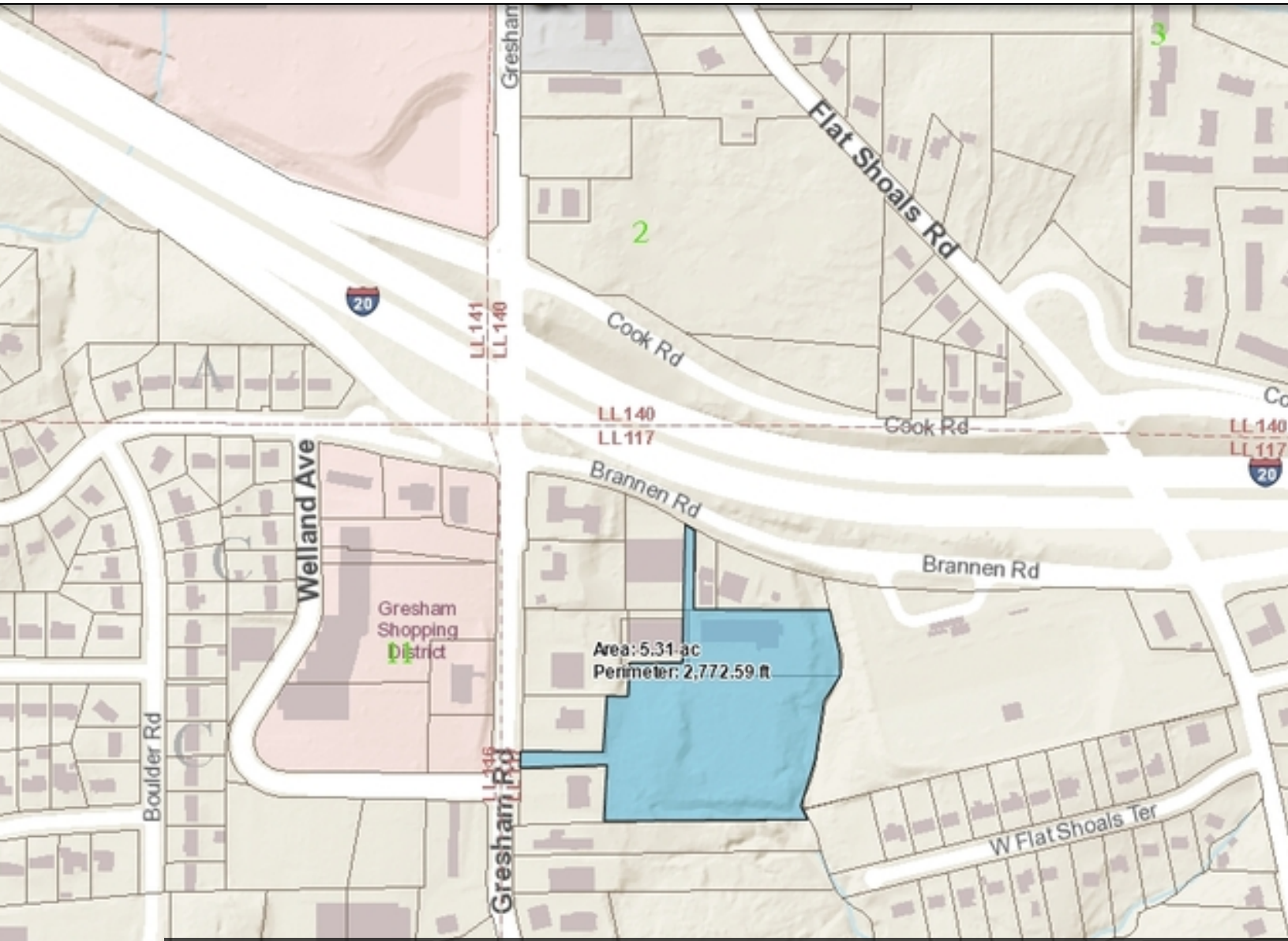


2341 Brannen Road

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
C: 770.841.2335
lhmolnar@kwcommercial.com

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ATLANTA, GA

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2341 BRANNEN ROAD

PROPERTY INFORMATION

1

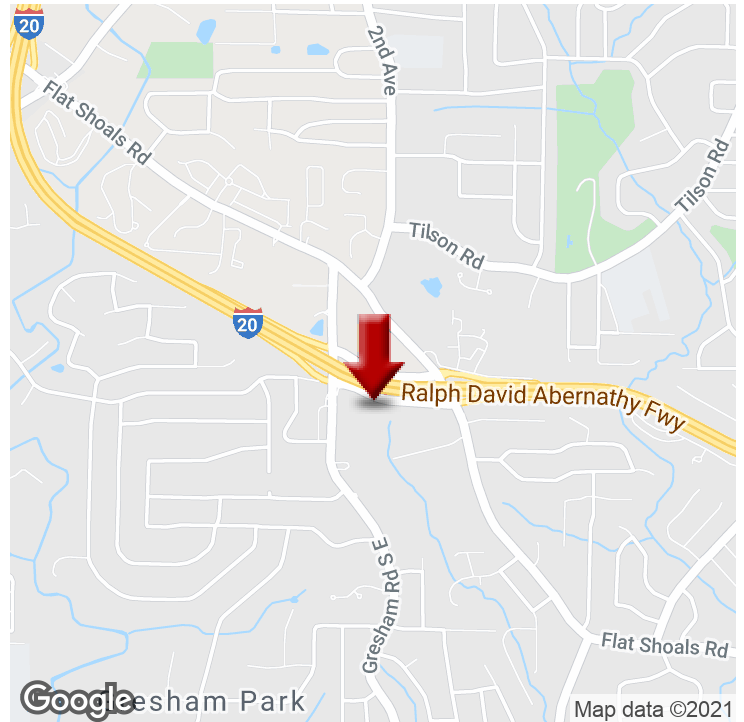
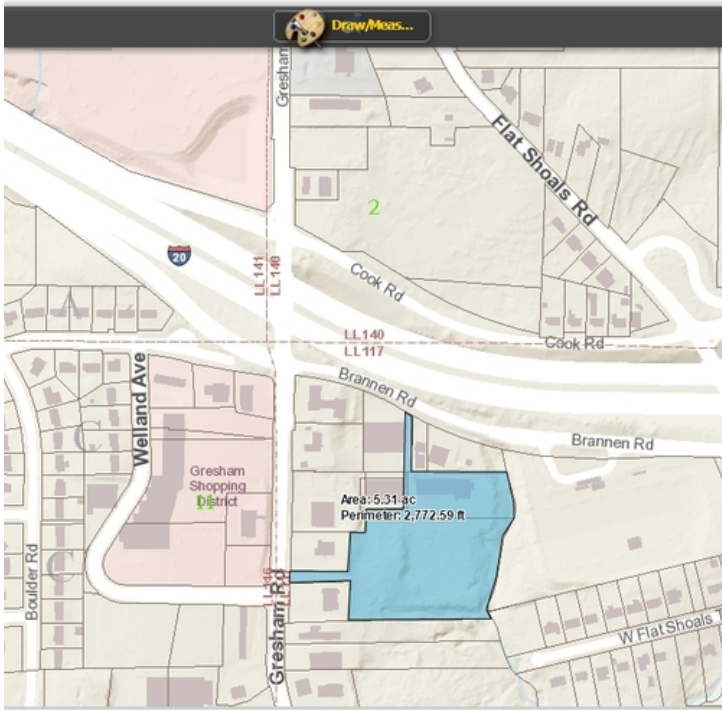
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	5.1 Acres
YEAR BUILT:	1971
ZONING:	C-2
SUBMARKET:	East Atlanta
TRAFFIC COUNT:	121,104
PRICE / SF:	\$2.70

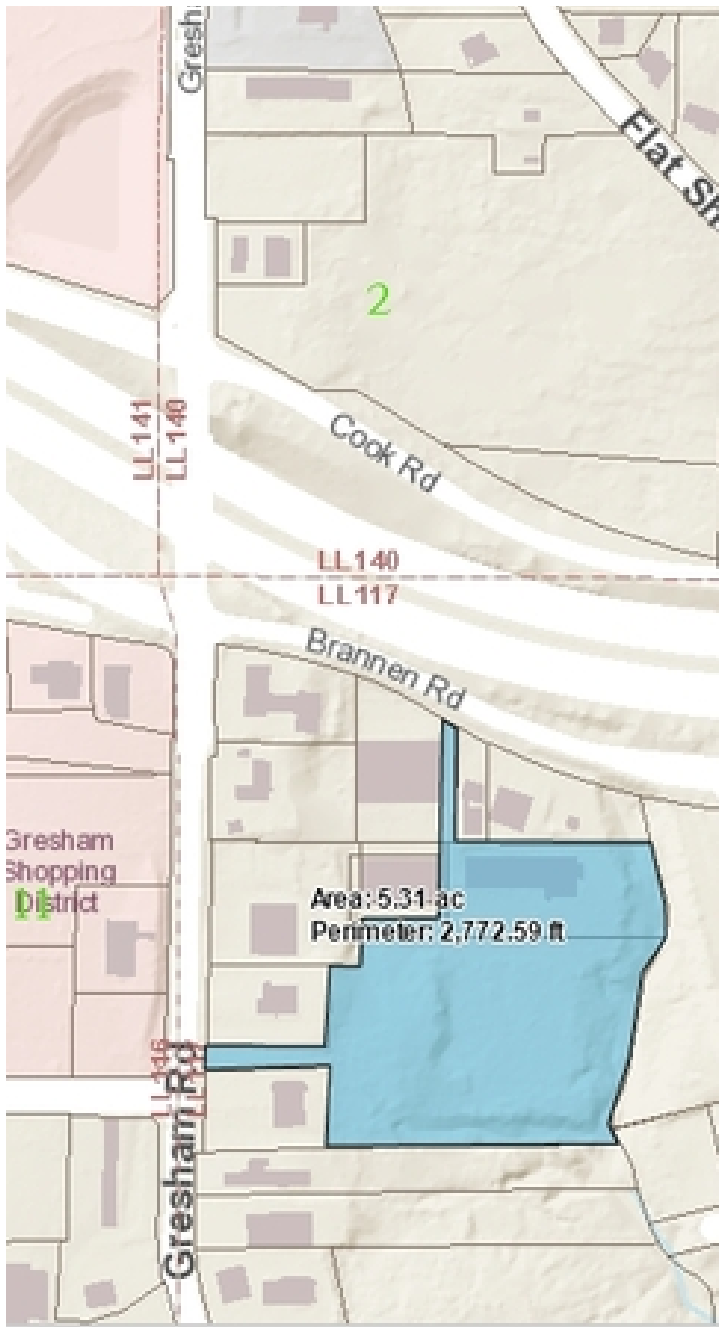
PROPERTY OVERVIEW

5.1 Acres and 9,000 SF Building Shell

PROPERTY HIGHLIGHTS

- 5.1 Acres
- Inside The Perimeter
- I-20/Gresham/Flat Shoals Exit #63
- 10 minutes to Downtown and I-285
- Atlanta Gas Light Metro Region Business Center neighbor
- 9,000 SF Building Shell 180' x 50' with 13' ceilings
- Open Floor Plan with exposed block

Property Description



PROPERTY OVERVIEW

5.1 Acres with 9,000 SF Building Shell

LOCATION OVERVIEW

5.1 acres, ITP, Distribution Site, Food processing, 9,000 sf building shell located on Brannen Road. I-20 and Gresham Road/Flat Shoals Exit#63, 10 minutes to Downtown & I-285 Next door to the new Atlanta Gas Light Metro Region Business Center, In the I-20 Overlay District, Tier 1 up to 25 stories allowed Mixed Use, Multi-Family

Property Details

SALE PRICE**\$599,000****LOCATION INFORMATION**

Street Address	2341 Brannen Road
City, State, Zip	Atlanta, GA 30316
County/Township	DeKalb
Submarket	East Atlanta

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Industrial
Zoning	C-2
Lot Size	5.1 Acres
APN#	15 117 01 123 and 15 117 01 118
Traffic Count	121,104
Traffic Count Street	14630

LAND

Number Of Lots	2
Best Use	Distribution, Food Processing, Manufacturing

Building Photos



2341 BRANNEN ROAD

LOCATION INFORMATION

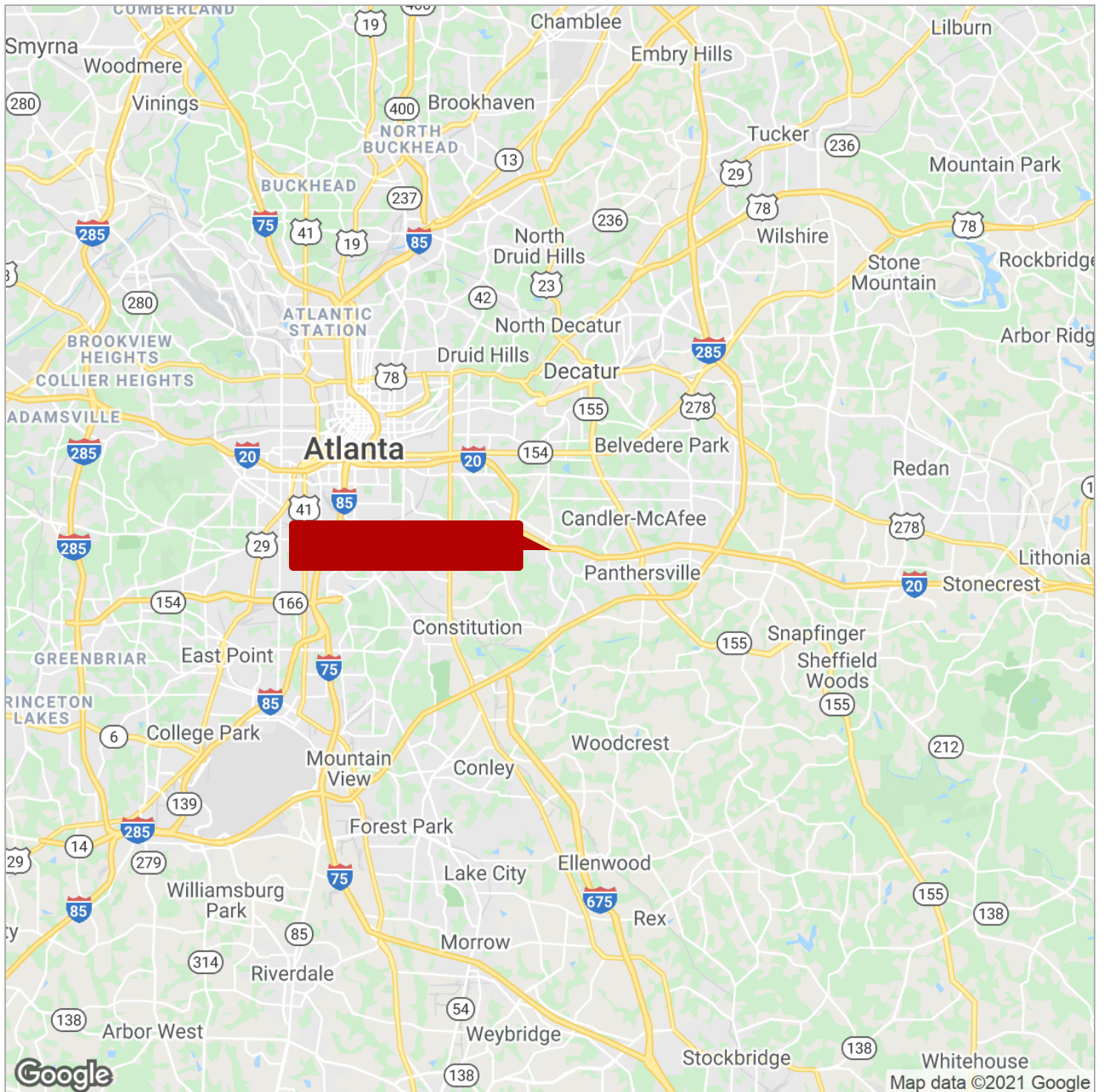
2

REGIONAL MAP

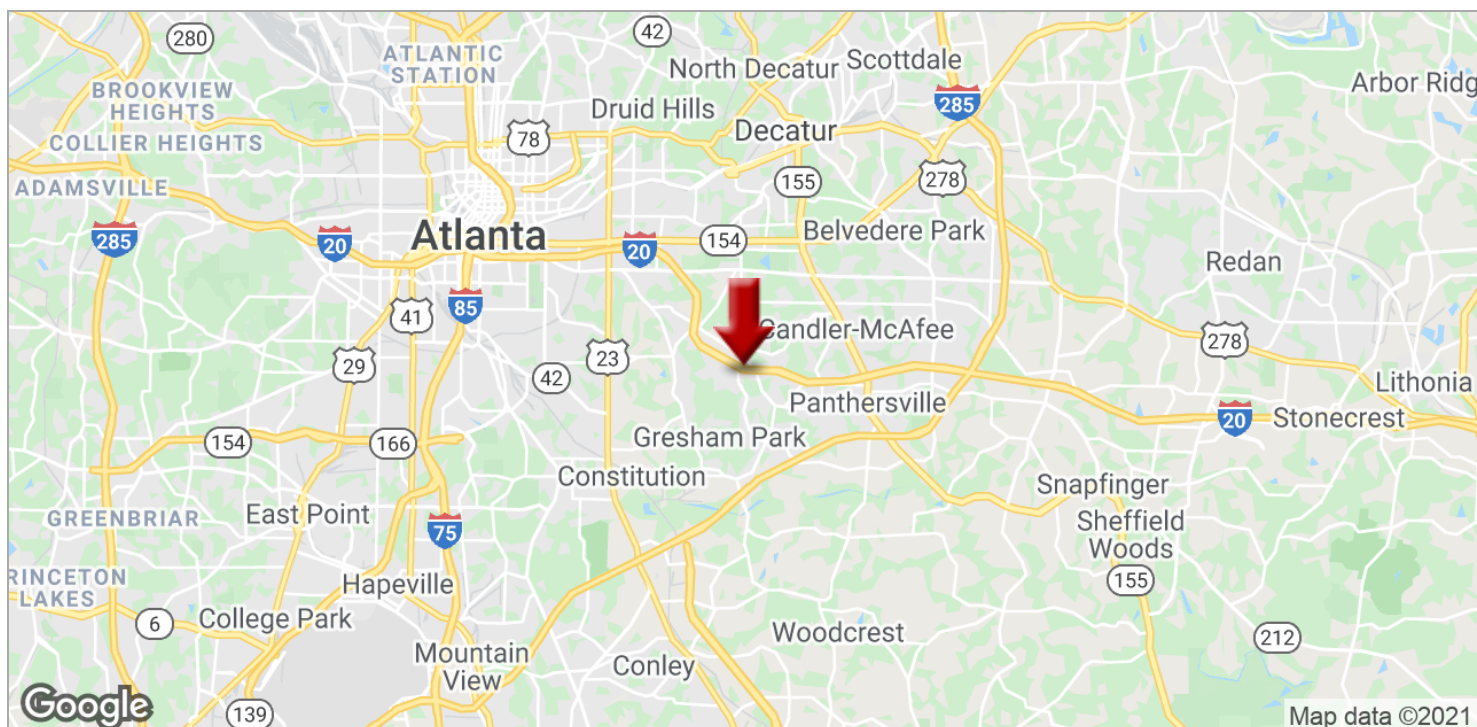
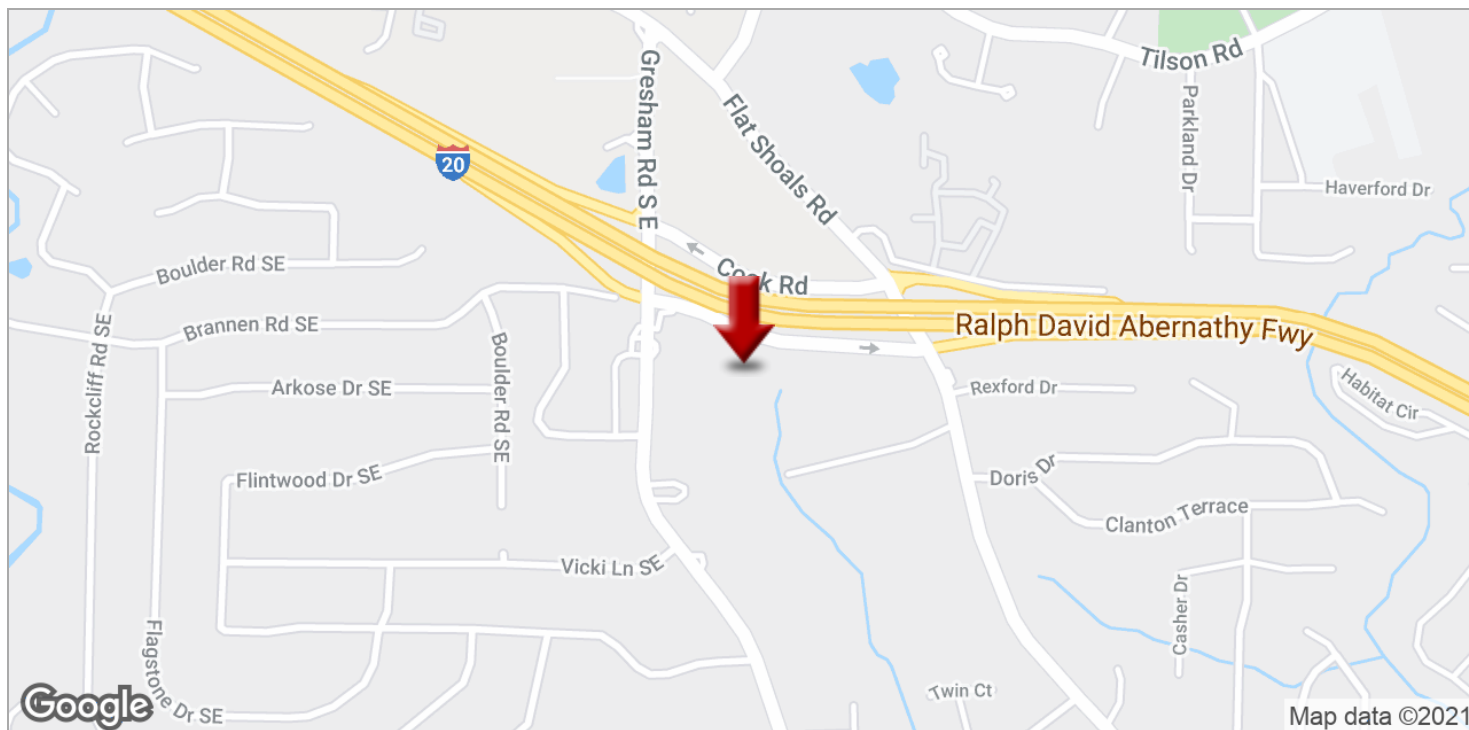
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



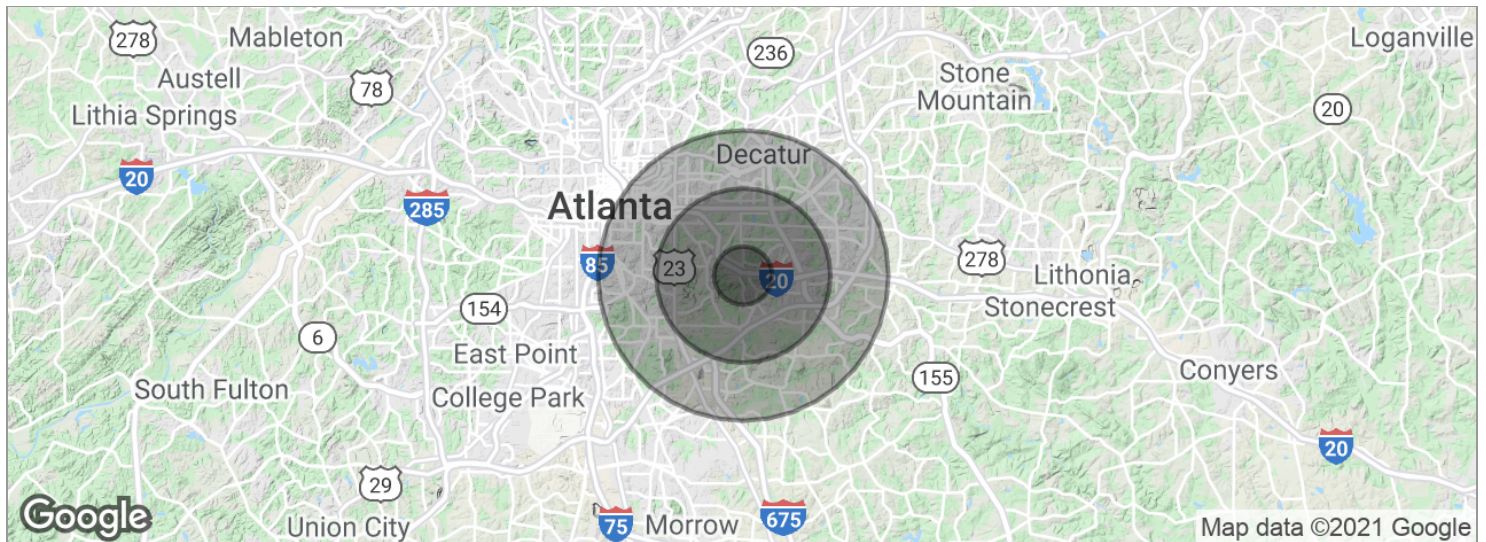
2341 BRANNEN ROAD

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,701	71,714	211,264
Median age	37.5	36.3	35.2
Median age (male)	35.2	33.4	34.1
Median age (Female)	39.6	38.7	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,134	27,387	83,297
# of persons per HH	2.8	2.6	2.5
Average HH income	\$46,218	\$52,004	\$65,184
Average house value	\$208,458	\$217,515	\$277,481

* Demographic data derived from 2010 US Census