

FOR SALE

1519 Carroll Drive

Atlanta, GA 30318



Richard Bowers & Co.
Real Estate

TCN
WORLDWIDE
REAL ESTATE SERVICES



Richard Bowers & Company is pleased to present the unique opportunity to acquire 1519 Carroll Drive, a revitalized rare boutique adaptive reuse in the burgeoning Upper Westside community.

1519 Carroll Drive Atlanta, GA 30318

Executive Summary

1519 Carroll Drive is perfectly positioned to accommodate an owner-user seeking up to 7,400 SF in an office loft/warehouse/production facility. The property is located in the Hills Park neighborhood in Atlanta's Upper Westside.

A business owner seeking a vibrant and convenient location can purchase 1519 Carroll Drive and secure a high rate of investment return relative to the cost of leasing, pay down loan principal, and capture lucrative tax savings available through real estate ownership.



Size	7,400 SF
Current Zoning	Industrial I-1
Submarket	Upper Westside
Demographics (3 Mile Radius)	91,855 - Population
	\$123,314 - Avg Household Income
	41,647 - Total Households
	32.5 - Average Age

Signage/Branding Opportunity:

1519 Carroll Drive offers both building and street signage to capture the attention of the nearby community and daily commuters. The street is positioned between Marietta Road, which is already home to large residential developments such as Dupont Commons and future townhomes designed as modern farmhouses at 1768 Marietta Road, and Marietta Boulevard. Marietta Boulevard's transformation is way underway with high-end shopping and residential densification.

www.richardbowers.com

260 Peachtree Street, Suite 2400, Atlanta, GA 30303 | Phone (404) 816-1600 | Fax (404) 880-0077

The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.

1519 Carroll Drive Atlanta, GA 30318

Location Highlights & Nearby Developments:

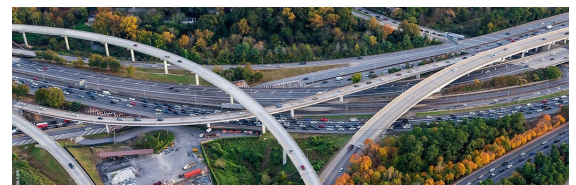
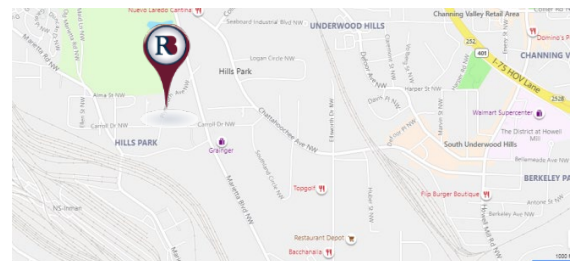
- 0.5 miles from Selig's \$1.2 billion The Works project, which is 80 acres of adaptive mixed-use
- 1.3 miles from Westside Reservoir Park and future Beltline
- 1.5 miles from Westside Village at Moore's Mill

Nearby Food & Entertainment

- | | |
|--|---------------------------|
| • Top Golf | • Monday Night Brewing |
| • The Bold Monk | • Atlanta Brewing Co. |
| • Neuvo Laredo Cantina | • Red's B.B.QUE |
| • Bacchanalia | • Johnny's New York Pizza |
| • Bone Garden Cantina | • Hankook Taqueria |
| • Second Self Beer Company | • DAS BBQ |
| • Steady Hand Beer Co. | • Verde Taqueria |
| • H&F Bread | • Depalma's Porch |
| • Fellini's Pizza Mr.C's Bar & Grill | • Patrick's Sub Shop |
| • The Whelan | • FIGO Pasta |
| • Cooks & Soldiers | • Café at Pharr |
| • Chattahoochee Coffee Company | • Piece of Cake |
| • Terminal West | • Souper Jenny |

Accessibility:

- 2 miles to I-75
- 3 miles to I-85
- 5.5 miles to GA-400
- 5.5 miles to I-285



1519 Carroll Drive
Atlanta, GA 30318

Additional Photos



www.richardbowers.com

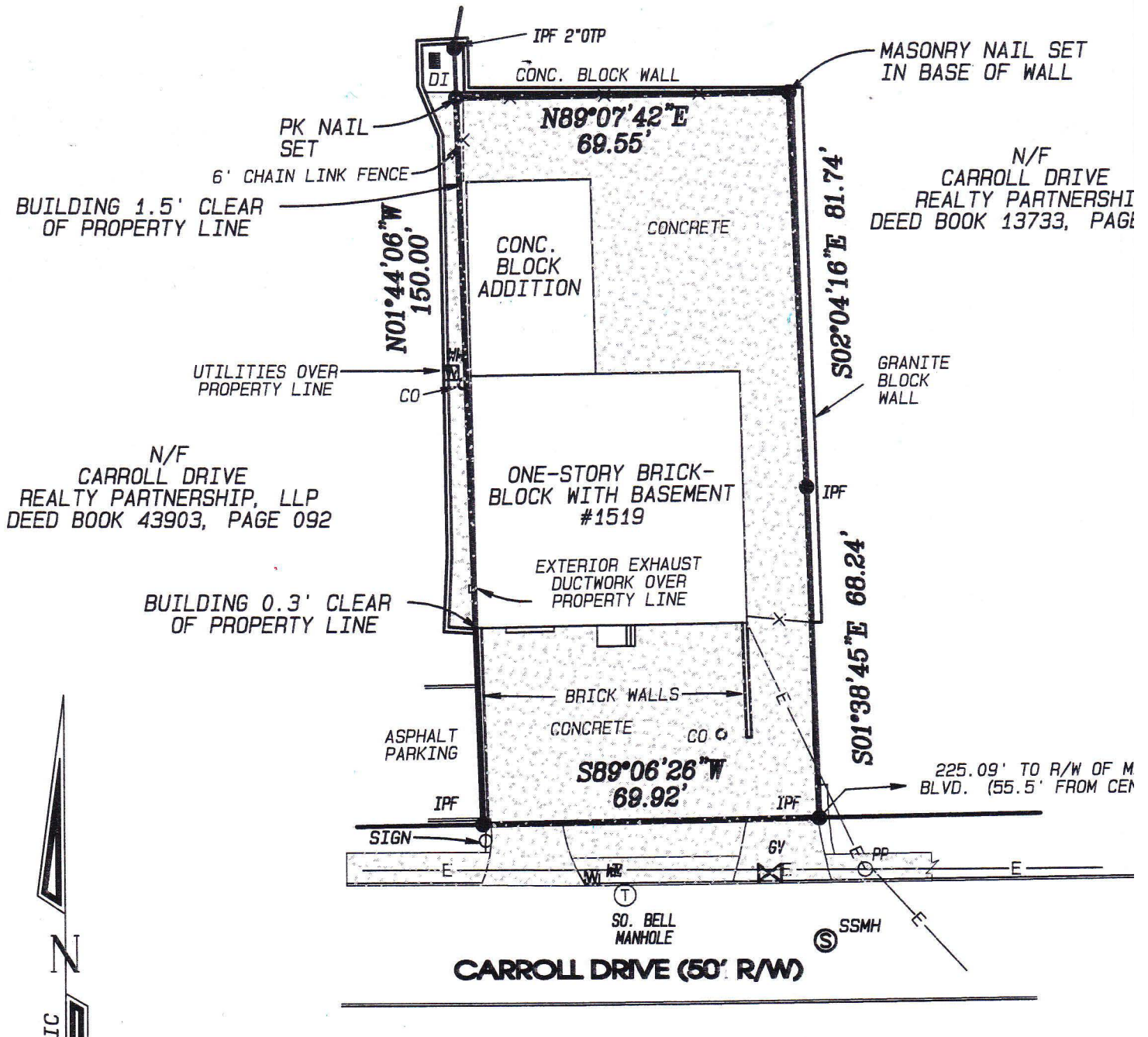
260 Peachtree Street, Suite 2400, Atlanta, GA 30303 | Phone (404) 816-1600 | Fax (404) 880-0077

The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.



1519 Carroll Drive
Atlanta, GA 30318

Survey



FOR SALE

1519 Carroll Drive
Atlanta, GA 30318



Exclusive Agents
Ash Parker

404.816.1600 ext 154

aparker@richardbowers.com