

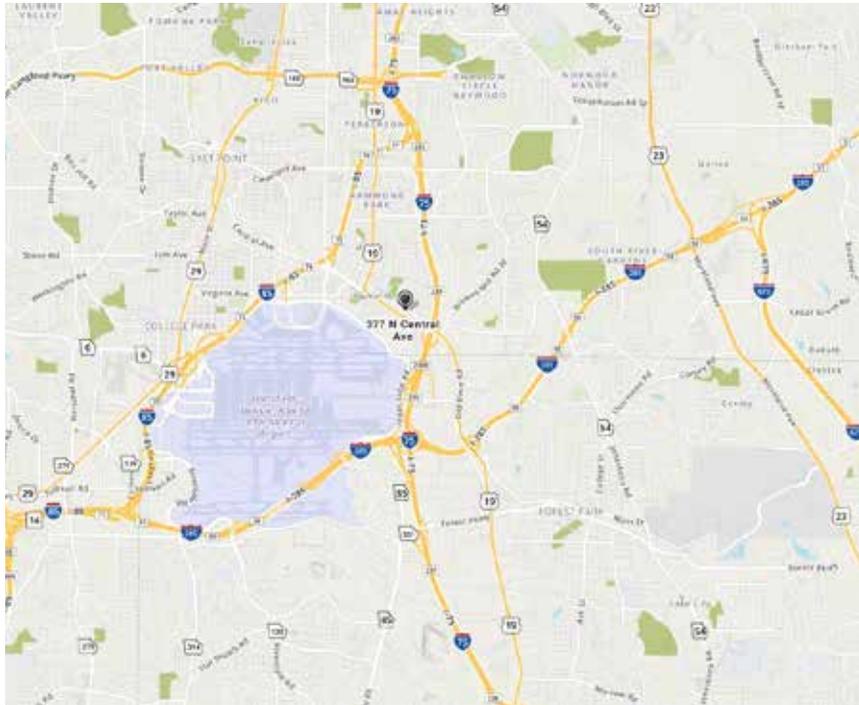
HAPEVILLE OFFICE/RETAIL/ PRODUCTION

397, 387, 385 N. Central Ave. | Hapeville, GA 30354



**ATLANTA LEASING
& INVESTMENT**

PROPERTY DESCRIPTION



- Located east of downtown Hapeville
- Great retail, office, medical office, production or institutional space
- Currently utilized as a comedy club, restaurant & bar
- Walking distance of the Porsche NA Headquarters
- 6,550-16,835 SF of air conditioned space, 12 ft ceilings
- 5,000 SF covered patio



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ECONOMICS – For Lease

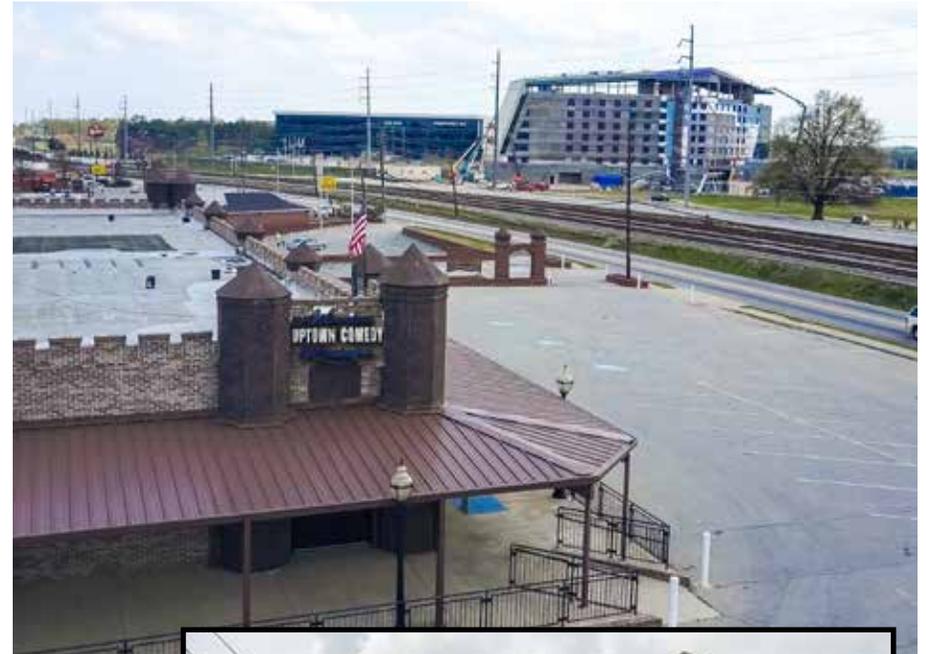
Total Project: 18,845 SF
Land Acreage: 1.703 Acres

Currently Available: **397 N. Central Theater,**
Restaurant/Bar space:
+/- 10,285 SF
\$11,000 per month
**387/385 N. Central Banquet
& Stage Room:**
+/- 6,550 SF (subdivisible to 3,275 SF)
\$6,000 per month

Rate includes base year CAM, tax & insurance. Tenant pays utilities on a pro rata of space basis

Parking Lot: +/- 92 parking

Signage: Road side and building signage available as permitted by City of Hapeville



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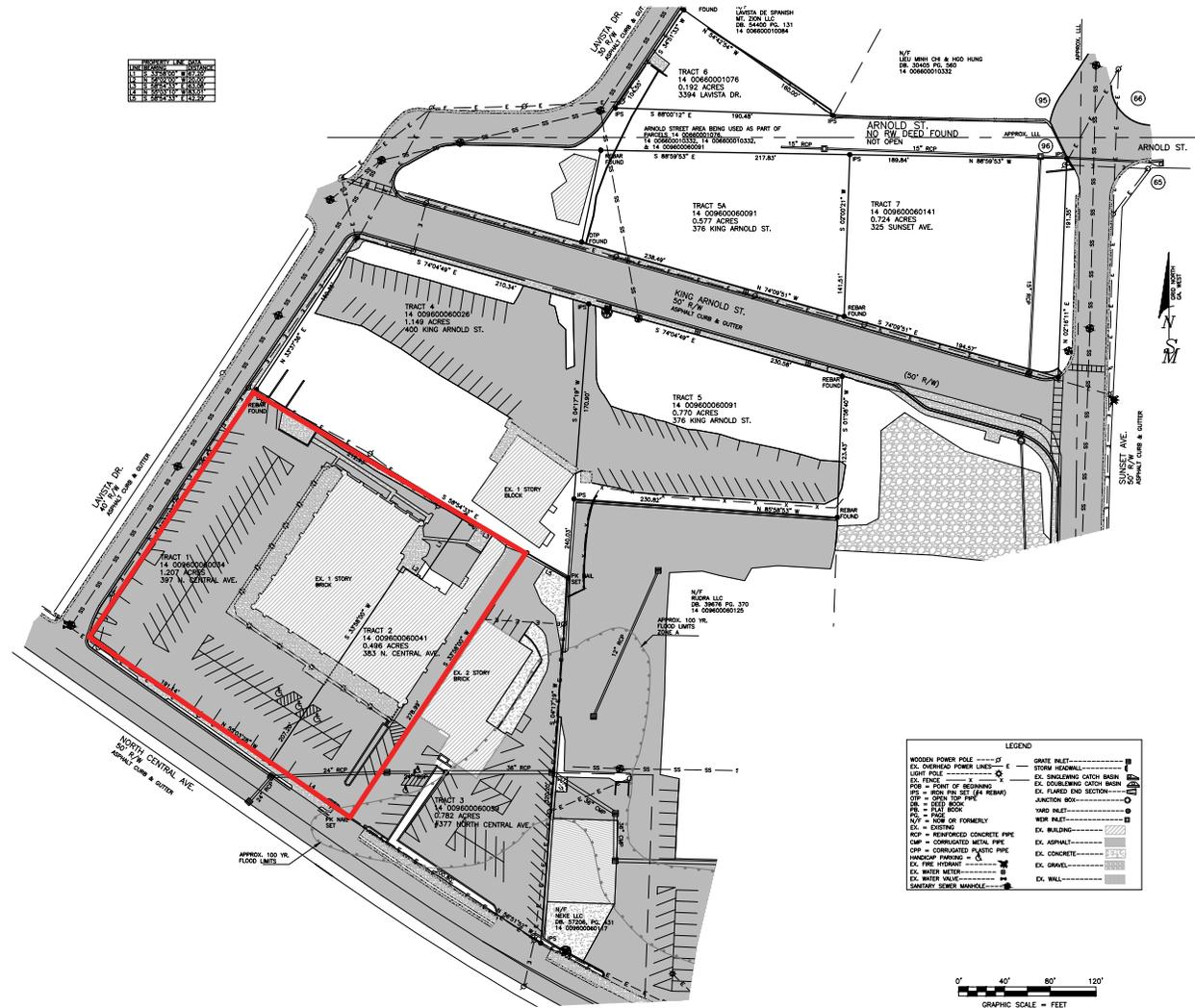


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BOUNDARY SURVEY



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PHOTOS



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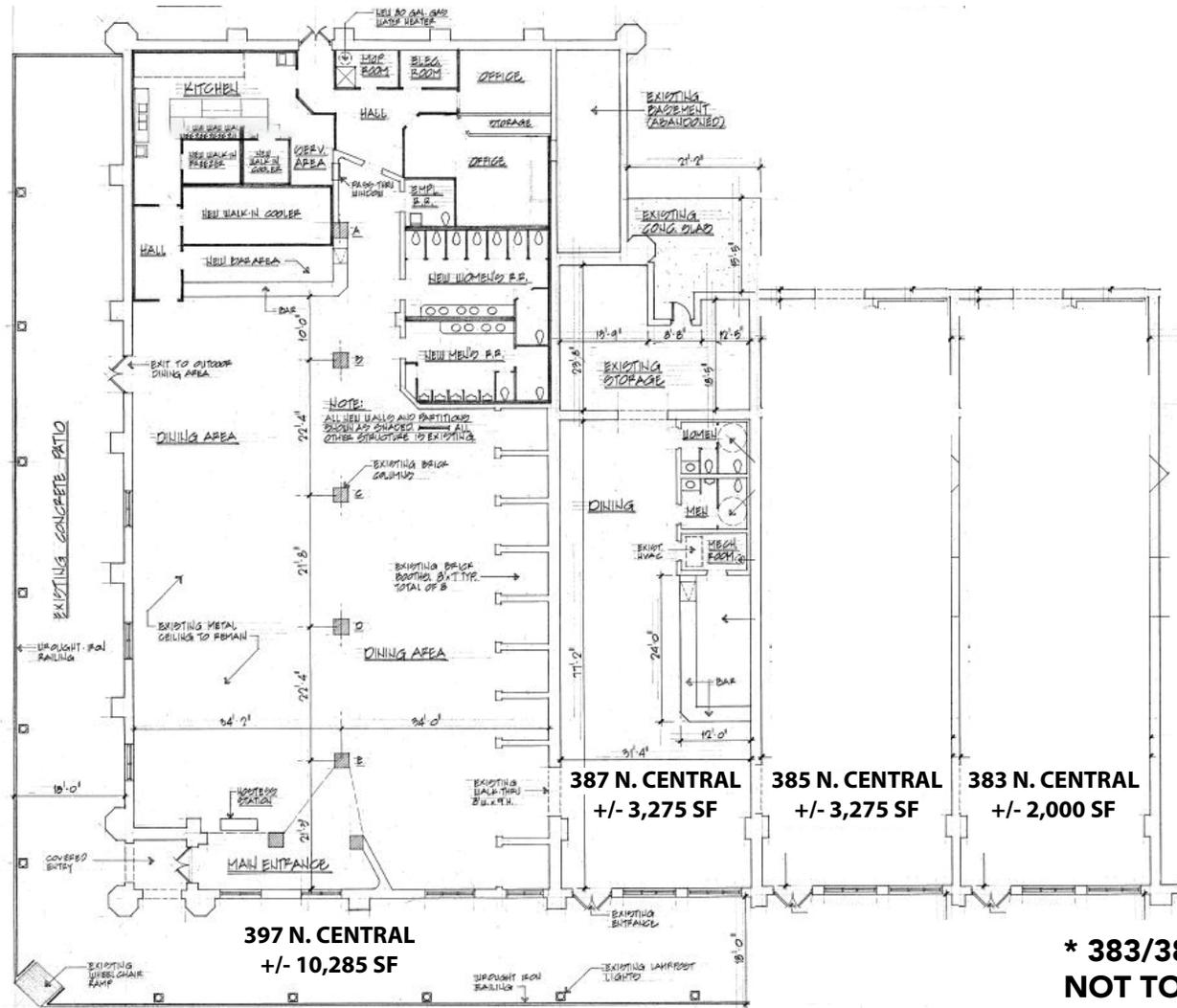
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FLOOR PLAN



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ABOUT HAPEVILLE

VIBRANT, WALKABLE LIFESTYLE-MINUTES AWAY FROM HISTORIC DOWNTOWN HAPEVILLE

- Chef Driven Restaurants and Local Fare Grocers
- 9 Parks Located Less than 2 Miles Away
- Boutique Shopping

During the 1950s and 1960s, Hapeville was a thriving part of the Tri-City (Hapeville, East Point, College Park) area and its post World War II population supported three elementary schools (Josephine Wells, North Avenue, and College Street) and one high school. Since 2005, Hapeville has seen significant gentrification, beginning with the Virginia Park neighborhood and then spreading throughout the city. Hapeville has been discovered by young professionals seeking historic neighborhoods close to Downtown Atlanta, and there has been a great deal of new residential construction, including single-family homes, townhomes, and upscale apartments. This new residential development has led to a revived historic downtown. Hapeville has also been discovered by metro Atlanta's arts community, and the beginnings of an artist colony have taken shape with the formation of the Hapeville Arts Alliance. The Hapeville Historic District is listed on the National Register of Historic Places. The city also hosts the original Chick Fil A Dwarf House.



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AREA HIGHLIGHTS



IMMEDIATE PROXIMITY TO HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

- \$68B + Annual Economic Impact
- World's Busiest Airport Since 1998
- 63,000+ Employees

Hartsfield-Jackson has been the world's busiest and most efficient airport since 1998, both in passengers and number of flights. On average, about 260,000 passengers fly through Atlanta each day and it was the world's first airport to hit 100 million passengers in a single year in 2015, directly impacting metro Atlanta's economy by about \$32.5 billion and the state by about \$68.3-billion. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center, which is the airline's primary maintenance, repair, overhaul arm. The airport has international service to North America, South America, Central America, Europe, Asia, and Africa. As an international gateway to the United States, Hartsfield-Jackson ranks seventh.



PROXIMITY TO DELTA AIRLINES WORLD HQ

- 80,000 + Employees
- \$6.1B in Income for 2016
- Fortune's Top 50 Most Admired Companies and Top 100
- Best Companies to Work For
- Founded: 1929; In Atlanta since 1941
- Destinations Served: 323
- Countries Served: 57
- Mainline Aircraft in Fleet: 800+
- Annual Passengers: 180 Million
- Daily Flights: 15,000+
- Employees: 80,000+
- Pre-tax income (2016): \$6.1 Billion
- Alliance: Sky Team
- Destinations Served with Worldwide Partners:
- 662 Destinations in 125 Countries

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AREA HIGHLIGHTS



AEROTROPOLIS ATLANTA

- Strategic Plan Over the Next 5 Years to Drive Economic Investment, Job Growth, and Quality of Life
- Exceptional Line-Up of Private and Public Investors
- State-of-the-Art Developments: Porsche NA Headquarters, Solis Hotel, Airport City

Aerotropolis Atlanta is an Atlanta Regional Commission strategy that leverages the airport as a major asset to drive economic investment, job growth, and quality of life in the areas in and around Hartsfield-Jackson Atlanta International Airport. Bell Hartsfield is perfectly situated at the center of The Aerotropolis, and uniquely benefits from the recent and planned developments in the Aerotropolis Blueprint.

AEROTROPOLIS BLUEPRINT

The Aerotropolis Atlanta Alliance (AAA) and the Atlanta Regional Commission (ARC) partnered to develop the Aerotropolis Atlanta Blueprint. The blueprint provides a strategic, overarching framework to guide growth and development for the next 5 years that leverages the airport's phenomenal economic advantages.



INFLUENTIAL ECONOMIC DRIVERS WITHIN AEROTROPOLIS



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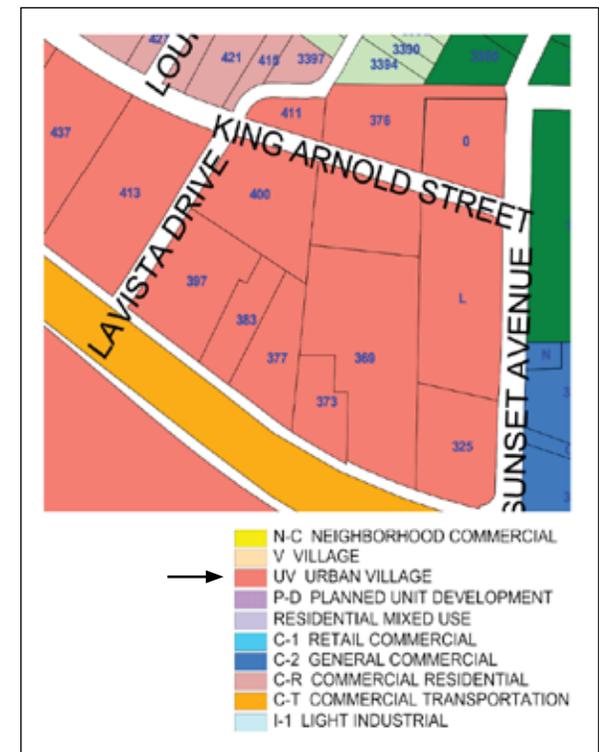
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ZONING

The parcels are zoned UV - Urban Village. Urban Village zoning is a very permissive zoning classification allowing a wide variety of commercial and residential uses. For full details, visit this link to Urban Village zoning ordinance on Municode.com. Highlights of permitted uses in this zoning classification include:

1. Business and professional offices/agencies, including:
 - Architectural
 - Dental
 - Engineering
 - Graphic arts
 - Insurance
 - Legal
 - Manufacturers' representatives
 - Medical
 - Real estate
 - Banks and other financial institutions (not including pawnshops and check cashing businesses)
2. Institutional uses, including:
 - Art studios.
 - Business schools
 - Colleges and universities
 - Dance studios
 - Libraries and other public buildings
 - Professional schools (including music/dance studios)
 - Technical schools.
3. Retail; sales, with a maximum floor area of 6,000 square feet, including:
 - Antique shops
 - Apparel shops (offering new merchandise)
 - Appliance, radio and television sales outlets and services
 - Baking shops
 - Book, card and stationery stores
 - Computer sales and repairs
 - Florist shops
 - Furniture stores (offering new merchandise)
 - Hobby shops (offering new merchandise)
 - Jewelry stores (offering new or used merchandise)
 - Opticians and optical stores
 - Photography stores
 - Printing shops.
4. Retail;
5. Retail; sales including:
6. Personal services, including:
7. Restaurants or carry-out restaurants Drive-through or drive-in restaurants may be allowed through special permit.
8. Theaters
9. Customary accessory buildings and uses.
10. Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects.
11. Churches and other places of worship.
12. Group homes, subject to the restrictions in section 93-2-19.

13. Adult daycare facilities.
14. Bail bond offices, subject to section 93-2-23.
15. Check cashing businesses, subject to section 93-2-23.
16. Pawnshops, subject to section 93-2-23.
17. Private probation offices, subject to section 93-2-23.
18. Veterinarians and animal hospitals.



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AREA HIGHLIGHTS

RECENT DEVELOPMENTS IN THE AEROTROPOLIS ATLANTA BLUEPRINT

Recent developments , Strategic developments such as Porsche NA Headquarters, the Porsche sponsored Solis Hotel, Renaissance Hotel, Kroger's Regional Distribution Center are transforming the airport vicinity into a world-class aerotropolis by stimulating investment, strengthening public coordination.

PORSCHE NA HEADQUARTERS

- 26+ Acres
- 40,000 SF Facility / Venue
- 400 Employees
- Technical Service and Training Center
- Industry- First Customer Experience
- With a Test Track and Road Course
- Innovative, Handcrafted and Refined
- Dining: Restaurant 356, Carrera Cafe & 356 Catering

The Porsche Experience Center creates a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company's character. The 26.4 acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, cafe, and Human Performance Center.



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AREA HIGHLIGHTS

KIMPTON OVERLAND

- A Porsche Sponsored Hotel
- First Boutique Hotel in the Airport Submarket
- 214 Guest Rooms
- 6500 SF of Event Space
- Breathtaking Views of the Porsche Handling Course



RENAISSANCE HOTEL REDEVELOPMENT

- 204 Guest Rooms
- 6,500 SF of Meeting Space
- Luxe Interiors
- Connected to airport by the Atl SkyTrain



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AREA HIGHLIGHTS

KROGER REGIONAL DISTRIBUTION CENTER

- Completed in 2016
- 250 Acres
- Kroger Plans to invest \$200M into the New Distribution Facility over the Next 5 Years
- Within Fort Gillem Redevelopment

PLANNED DEVELOPMENTS IN THE AEROTROPOLIS ATLANTA BLUEPRINT

Despite recent construction throughout the Aerotropolis Blueprint, several developments are still to come, Airport City, a state-of-the-art hotel development next to the domestic terminal, will change the face of the world's busiest airport and add options for travelers. Simultaneously, Fort Gillem, a U.S. Army base 8 miles from the airport that closed in the BRAC realignment, will be transformed into a 1,168-acre world-class institutional-grade regional distribution park over the next several years, while Fort McPherson is in the works of becoming a \$230M mixed-use redevelopment with a major film studio.

AIRPORT CITY

- 4-Star Intercontinental Hotel - 10 Acres
- Class-A Office Space - 13 Acres
- Travel Plaza Adjacent to the Airport's Main Domestic Terminal
- And MARTA Station - 2.8 Acres



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AREA HIGHLIGHTS

FORT GILLEM (GILLEM LOGISTICS CENTER)

- 10-Year Development Horizon (2015 - 2025)
- 1,168-Acre World-Class Regional Distribution Park Redevelopment
- Ability to Accomodate 8M + SF of State-of-the-Art E - Commerce and Distribution Facilities
- The Center Aims to Add Approximately 800,000 SF of New Buildings Every Year
- Developer Forest Park Development Partners, LLC



FORT MCPHERSON

Preserving a large historic district that dates back to the late 1800s

Redevelopment Proposal:

- Major Film Studio (Tyler Perry Studios)
- Office Space
- Commercial / Residential Uses
- Anchored by Two MARTA Stations
- Connected to the Southern Tip of the Atlanta Beltline



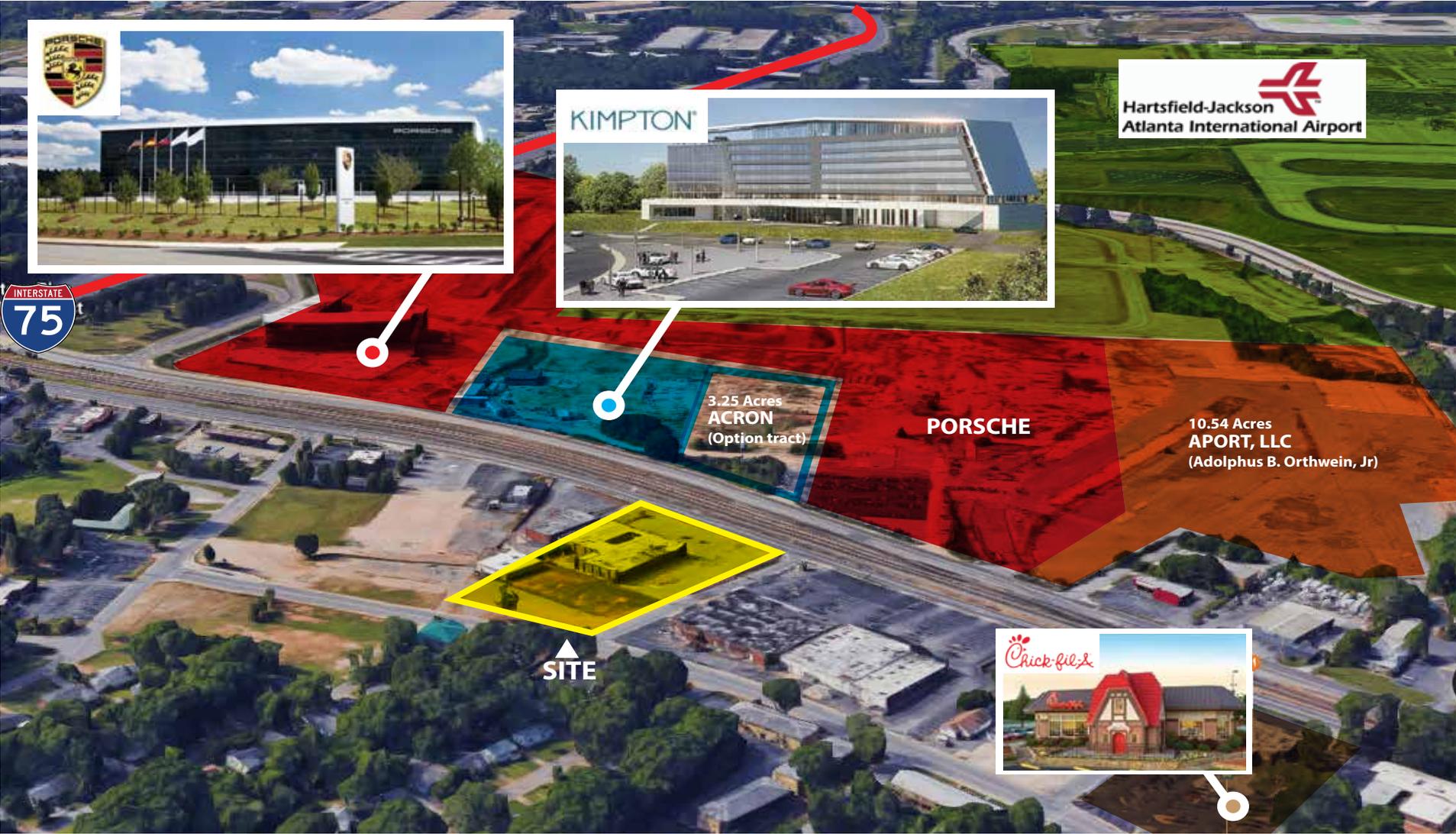
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