



**TURNKEY RETAIL/OFFICE  
SPACE AVAILABLE FOR  
SALE IN WEST MIDTOWN**

1422 Woodmont Lane #2 | Atlanta, GA 30318



**ATLANTA LEASING  
& INVESTMENT**

**±4000 SF Two story brick retail/  
office condo for sale**



## TURNKEY RETAIL/OFFICE SPACE AVAILABLE FOR SALE IN WEST MIDTOWN

±4000 SF Two story brick retail/office condo for sale

LISTING PRICE \$1.4M

ADDRESS 1422 Woodmont Lane #2  
Atlanta, GA 30318

SQUARE FEET 4,000 SF

ZONING [I-2](#)

---

## SALE HIGHLIGHTS

---

- Warehouse and Office Component
- Drive In Door
- Central air and heating
- Ample Surface Parking
- Fully built out office space
- Walking distance to several new developments including The Works
- 5-mile radius demographics indicate \$79K median household income and 10% growth over the last 5 years
- 1422 Woodmont Lane Units 3 & 4 can also be included in the sale, totaling an additional ±8,100 SF

---

## EXECUTIVE SUMMARY

---

Atlanta Leasing Investment is pleased to offer this +/- 4,000 SF turnkey retail/office condo space available for sale in booming West Midtown. Readily available and just minutes from The Works, this space is perfect for a variety of uses and is move-in ready. The space offers a 50/50 mix of warehouse and office space as well as has a drive in door that the tenant can utilize.

## DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	30,958	258,955	893,553
2022 Population	39,911	340,448	1,072,332
2027 Population Projection	43,358	370,015	1,137,896
Annual Growth 2010-2022	2.4%	2.6%	1.7%
Annual Growth 2022-2027	1.7%	1.7%	1.2%
Median Age	35.3	36.7	37.2
Bachelor's Degree or Higher	60%	56%	49%
U.S. Armed Forces	39	235	967

1422 WOODMONT LANE #2, ATLANTA, GEORGIA 30318

▶ 803.760.3631

▶ [AtlantaLeasing.com/1422Woodmont](https://AtlantaLeasing.com/1422Woodmont)



ATLANTA LEASING  
& INVESTMENT

## DEMOGRAPHICS - INCOME

Radius	2-Mile	5-Mile	10-Mile
2010 Households	13,461	118,929	386,459
2022 Households	16,931	155,876	461,659
2027 Household Projection	18,421	169,794	490,383
Annual Growth 2010-2022	1.8%	2.0%	1.2%
Annual Growth 2022-2027	1.8%	1.8%	1.2%
Owner Occupied Households	8,304	73,399	233,923
Renter Occupied Households	10,118	96,395	256,460
Avg Household Size	2.1	1.9	2.2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$572.1M	\$4.9B	\$14.6B

1422 WOODMONT LANE #2, ATLANTA, GEORGIA 30318

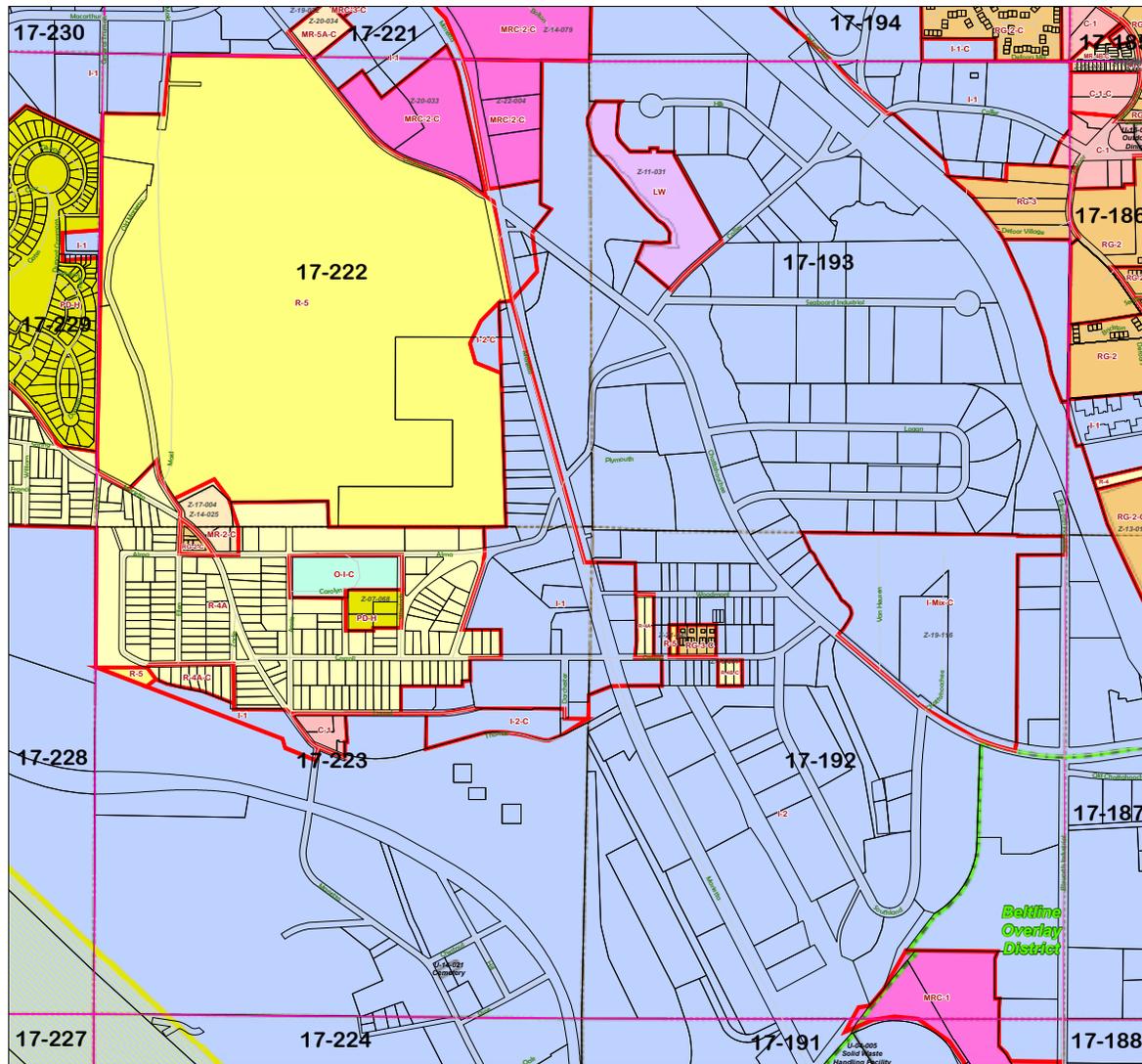
▶ 803.760.3631

▶ [AtlantaLeasing.com/1422Woodmont](https://AtlantaLeasing.com/1422Woodmont)



ATLANTA LEASING  
& INVESTMENT

# ZONING



SHEET NO. **17-192**

## ZONING ORDINANCE CITY OF ATLANTA, GEORGIA OFFICIAL ZONING MAP

SHEET **111** OF **136** SHEETS  
ORDINANCE Z-78-5

LAND LOTS \_\_\_\_\_ DISTRICT \_\_\_\_\_  
COUNTY \_\_\_\_\_

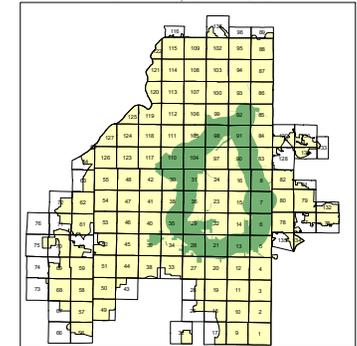
CERTIFICATION  
**111**      **136**

THIS SHEET OF SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 15, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED.

DIRECTOR, BUREAU OF PLANNING  
CITY OF ATLANTA, GEORGIA      DATE \_\_\_\_\_

MUNICIPAL CLERK, CMC  
CITY OF ATLANTA, GA      DATE \_\_\_\_\_

- Legend**
- quads
  - Tax Parcels
  - Zoning District Outline
- OVERLAY DISTRICTS**
- All Others
  - Beltline
  - Moreland SOM Sign Overlay
  - Intown South Commercial Corridor
  - Marietta Street Overlay
  - Buckhead Parking Overlay
  - Gulch Sign Overlay
  - Westside IZ Overlay
  - Westside Park Affordable WH
  - Arts and Entertainment Sign
  - SPI Sign Overlay
  - Fort McPherson Sign Overlay
  - All Other;
- Base Zoning**
- SPI - Special Public Interest;
  - Industrial
  - Historic & Cultural;
  - Live-Work
  - QOL Multi-Family;
  - QOL Mixed Use;
  - Commercial
  - Neighborhood Commercial;
  - Residential - Single Family
  - Office Institutional
  - Planned Development
  - Residential - Duplex
  - Residential - Multi-Family
  - Residential - Limited Commercial



## AREA RETAIL MAP



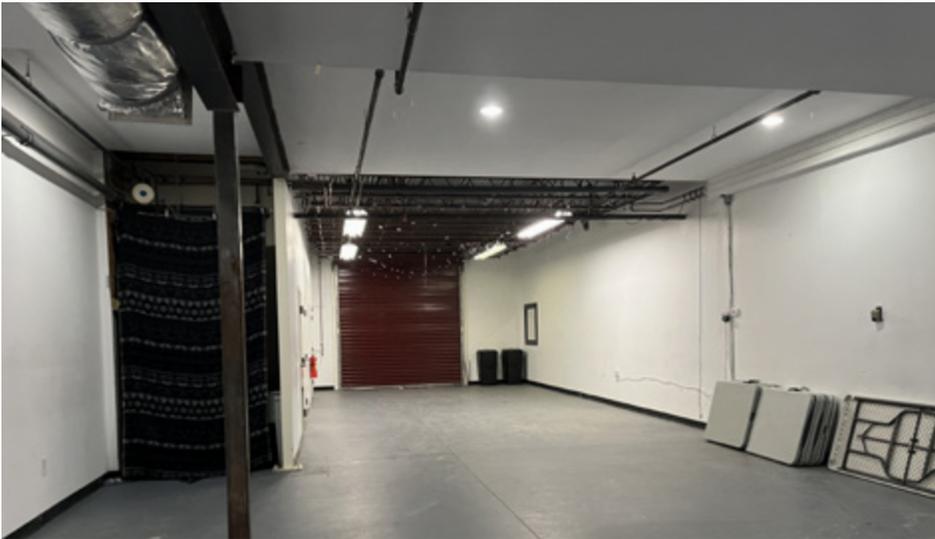
**ATLANTA LEASING  
& INVESTMENT**

DAVID AYNES  
Managing Broker  
404-348-4448  
Dave@AtlantaLeasing.com

DREW McDUFFIE  
Leasing & Sales Associate  
404-348-4448  
Drew@AtlantaLeasing.com

STUART HOPE  
Leasing & Sales Associate  
404-348-4448  
Stuart.hope@avisonyoung.com

## INTERIOR 1



1422 WOODMONT LANE #2, ATLANTA, GEORGIA 30318

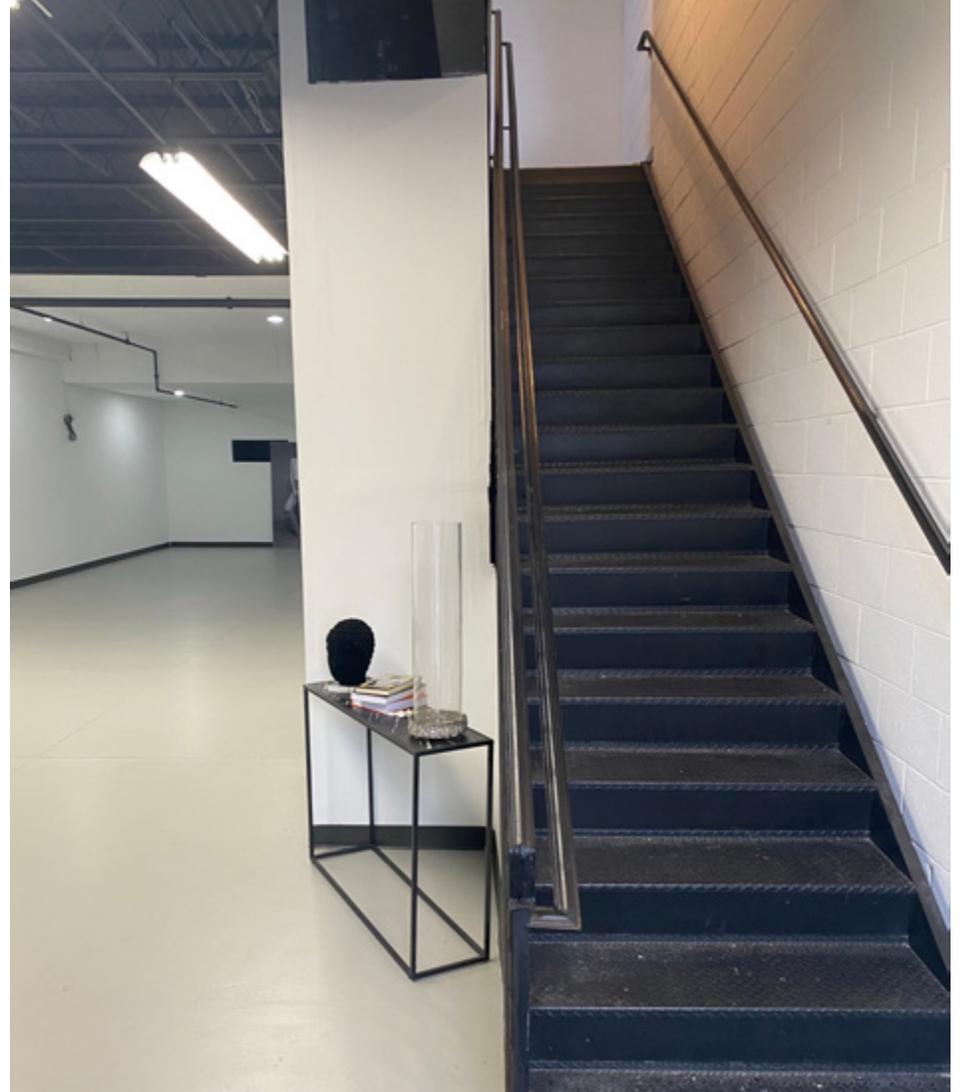
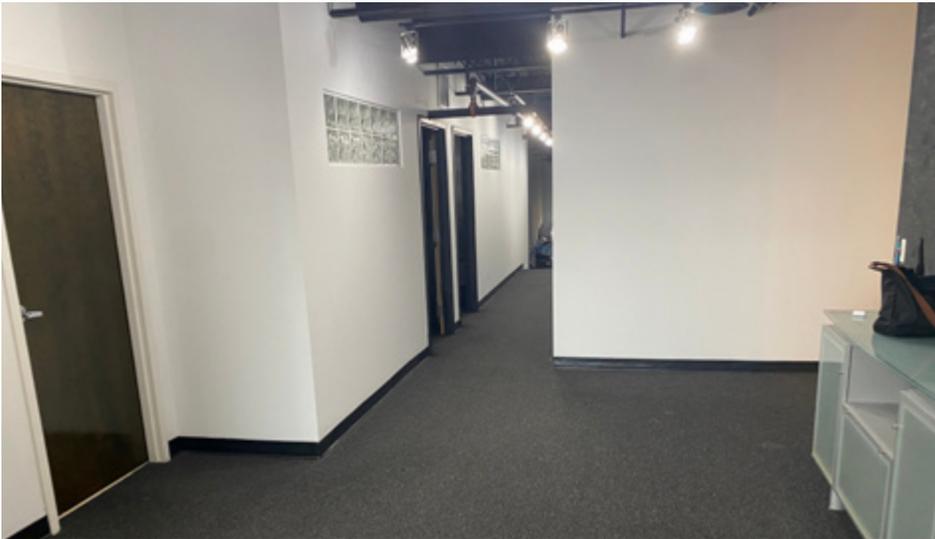
▶ 803.760.3631

▶ [AtlantaLeasing.com/1422Woodmont](http://AtlantaLeasing.com/1422Woodmont)



ATLANTA LEASING  
& INVESTMENT

## INTERIOR 2



1422 WOODMONT LANE #2, ATLANTA, GEORGIA 30318

▶ 803.760.3631

▶ [AtlantaLeasing.com/1422Woodmont](https://AtlantaLeasing.com/1422Woodmont)



ATLANTA LEASING  
& INVESTMENT

## EXTERIOR



**1422 WOODMONT LANE #2, ATLANTA, GEORGIA 30318**

▶ 803.760.3631

▶ [AtlantaLeasing.com/1422Woodmont](http://AtlantaLeasing.com/1422Woodmont)



**ATLANTA LEASING  
& INVESTMENT**