



**TURNKEY FLEX CONDO  
SPACE AVAILABLE IN  
WEST MIDTOWN**

1422 Woodmont Lane #2 | Atlanta, GA 30318



**ATLANTA LEASING  
& INVESTMENT**

**±4,000 SF Two story brick retail/  
office condo**



## TURNKEY FLEX CONDO SPACE AVAILABLE IN WEST MIDTOWN

**±4,000 SF Two story brick retail/office  
condo for lease**

FOR LEASE OR FOR SALE

*see agent  
for pricing details*

ADDRESS

1422 Woodmont Lane #2  
Atlanta, GA 30318

SQUARE FEET

4,000 SF

ZONING

[I-2](#)

## LEASE HIGHLIGHTS

- Air conditioned
- 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

## EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer this +/- 4,000 SF turnkey retail/office condo space available for lease 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 air conditioned open area on the ground floor and demised office space on the second floor.

## 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**

► 678.665.3283

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

► Drew McDuffie 678.378.5876



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## 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

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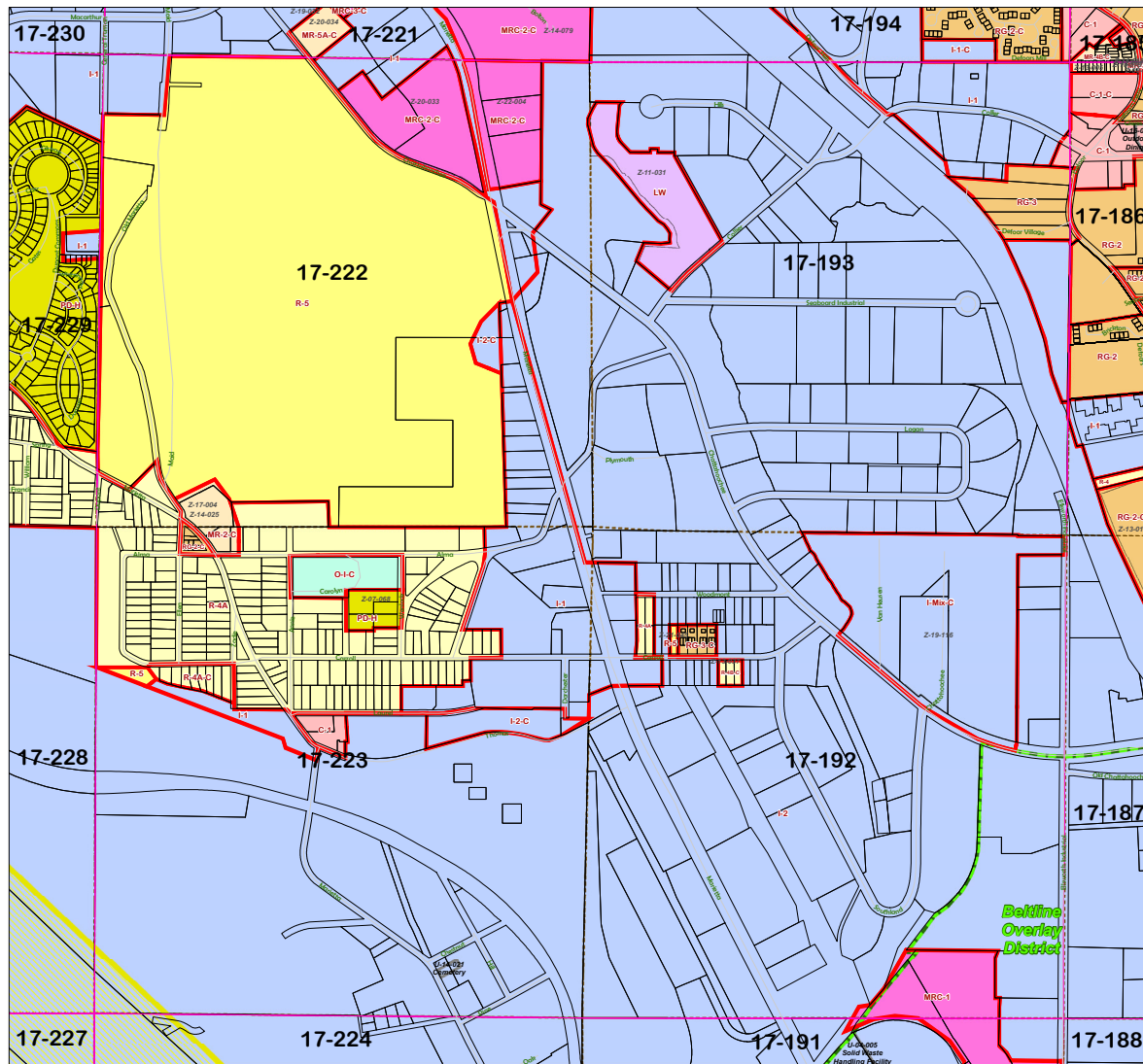
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# ZONING



## 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

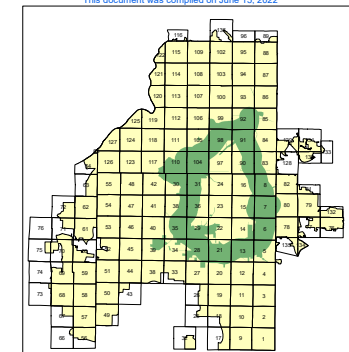
DIRECTOR, BUREAU OF PLANNING  
CITY OF ATLANTA, GEORGIA

MUNICIPAL CLERK, CMC  
CITY OF ATLANTA, GA

### Legend

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

This document was compiled on June 15, 2022



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## AREA RETAIL MAP

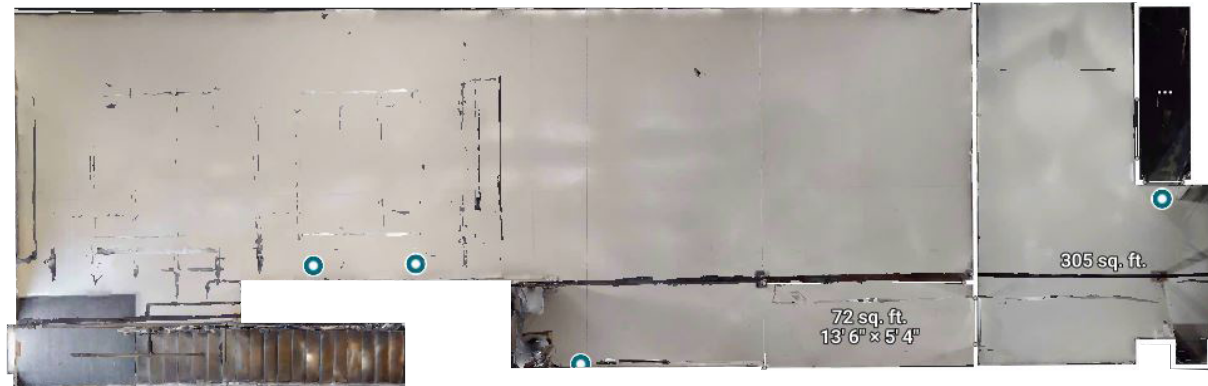


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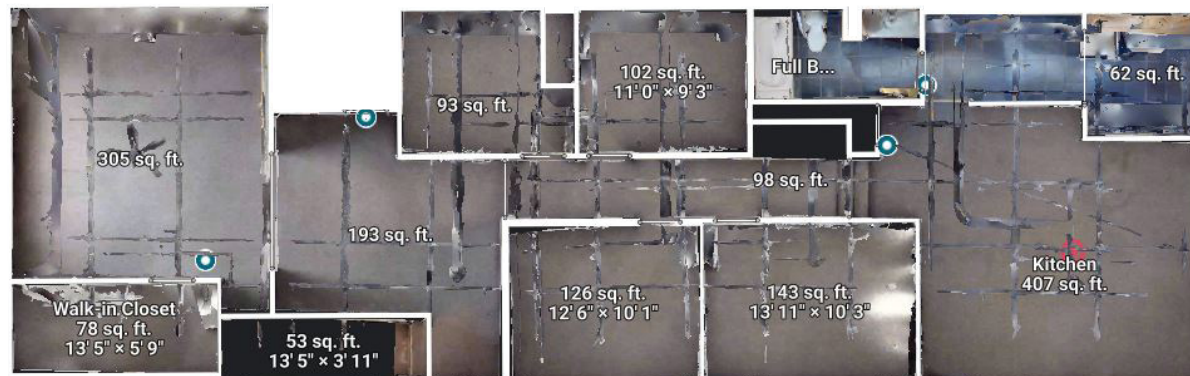
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## FLOOR PLANS



FLOOR 1



FLOOR 2

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## PHOTOS



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