

**FOR LEASE**

# ±11,328 SF retail property

590 South Central Avenue  
Hapeville, Georgia



**TINA HARRIS**

Local Broker

404.281.2170

[tina.harris@avisonyoung.com](mailto:tina.harris@avisonyoung.com)

License No. 221800

**DAVE MALING**

Principal

213.618.3825

[david.maling@avisonyoung.com](mailto:david.maling@avisonyoung.com)

License No. 01139115

**CHRIS MALING**

Principal

213.618.3824

[chris.maling@avisonyoung.com](mailto:chris.maling@avisonyoung.com)

License No. 01025809

**AVISON  
YOUNG**



# The offering

## Highlights

- ±11,328 SF retail building on ±1.75 AC of land
- Subject property is a former Wells Fargo Bank and is equipped with drive-thru ATM bays
- Ample parking on-site
- High traffic counts on Central Avenue: ±13,000 VPD
- Close proximity to Interstates 75, 85, and 285
- Ideal opportunity for another bank or financial institution to lease up
- Synergistic national retailers located within one mile of property including Subway, Domino's Pizza, Chick-fil-A, McDonald's, Wendy's, and IHOP as well as a number of local restaurants and retailers
- Property can benefit from nearby accommodations including Kimpton Overland Hotel, Best Western Plus, and Holiday Inn Express (all within 1 mile)
- Proximity to hotels and ATL Airport makes this an excellent opportunity for shipping/mail retailers, QSRs, coffee, and everyday needs retailers.

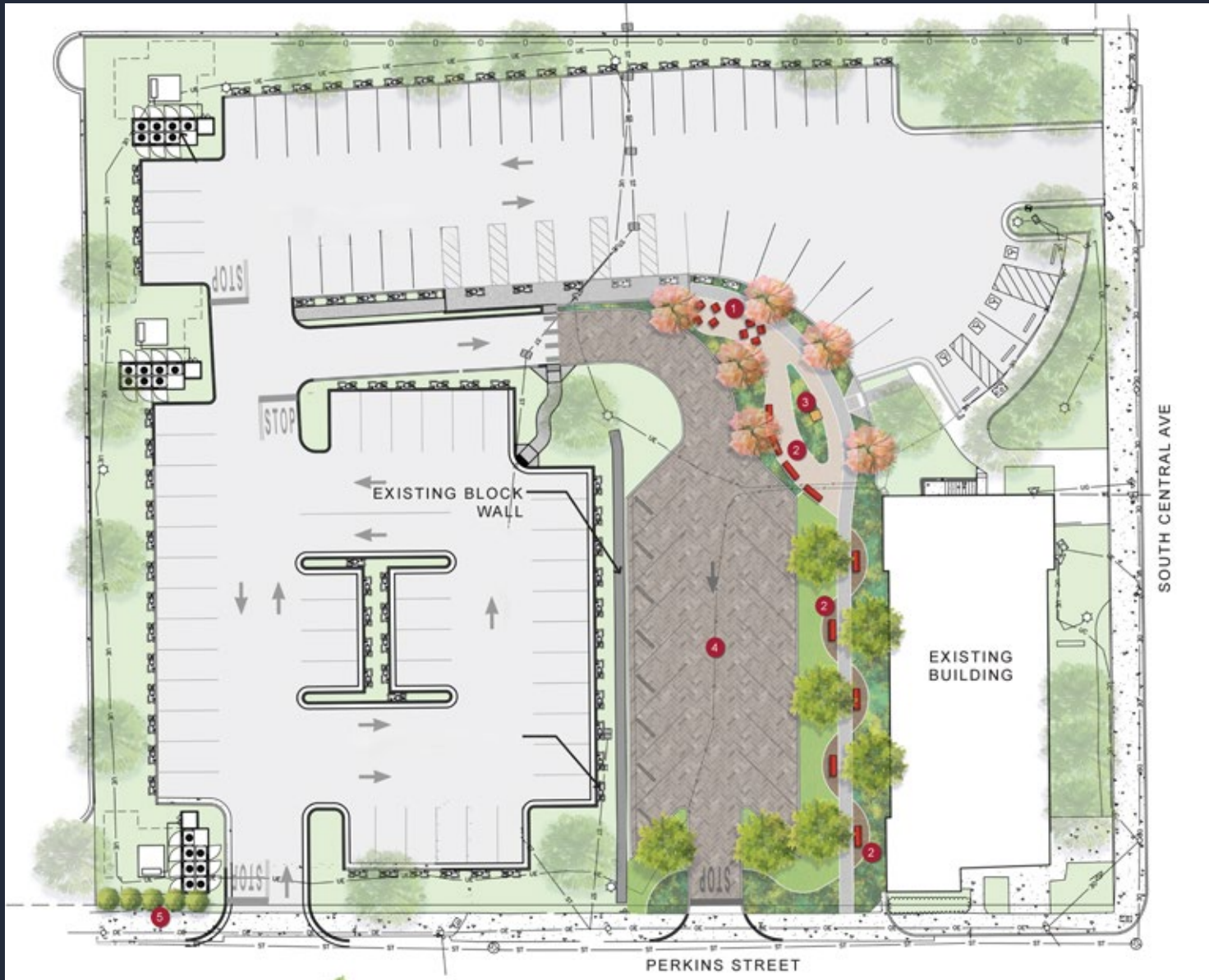
**BUILDING AREA: ±11,328 SF**

**ASKING RENT: \$1.75 PSF/Month**

**LEASE TYPE: NNN**

**LEASE TERM: NEGOTIABLE**

# Site rendering



# Location overview

Demographics (5 mile radius)

**44,569**

Population

**16,700**

Households

**35,040**

Daytime employment

**\$56,871**

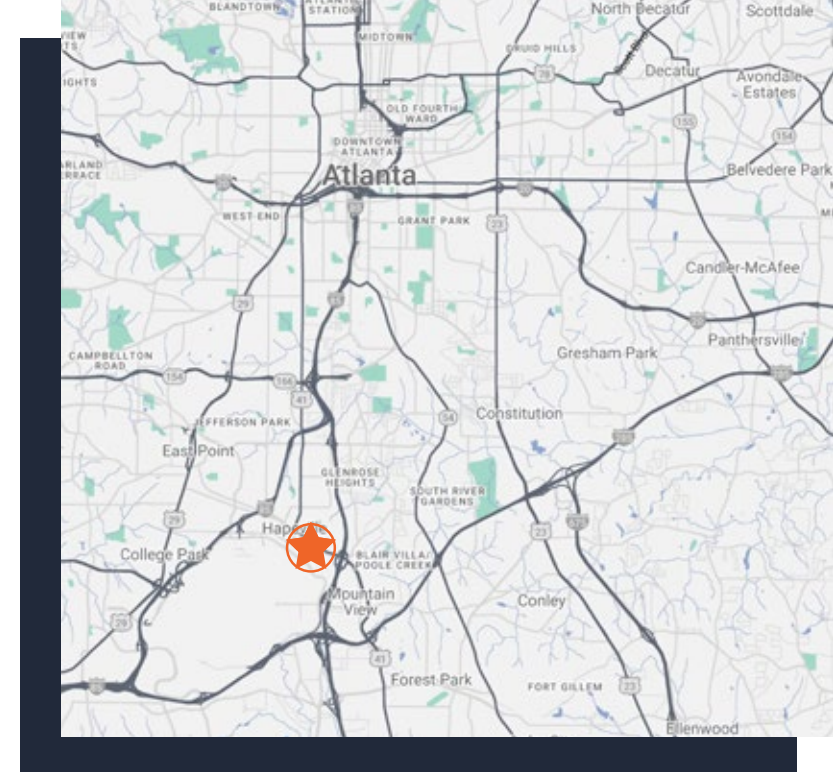
Average household income

**66%**

Owner occupied

**3,002**

Businesses



## About Hapeville, Georgia

Conveniently located about seven miles from downtown Atlanta, Hapeville offers big city amenities with smalltown charm, not to mention is centrally located between I-75 and I-85 immediately adjacent to Hartsfield-Jackson Atlanta International Airport. It's the best of both worlds and big names know this to be true – Hapeville is home to the original Dwarf House Chick-fil-A, Delta Airlines, and Porsche Cars North America Headquarters & Experience Center. Hapeville is a Main Street city known for its vibrant arts culture, eclectic dining experiences, and burgeoning economic development opportunities. The historic downtown area features a sprawling park, newly renovated theatre, shops, and restaurants, as well as unique displays of artistic expression – including sculptures, murals, and the city's signature butterflies – lending Hapeville its “A Home for the Arts” signature tagline. The walkable and endearing community is also home to ongoing concert series, art walks, and cycling races.

<https://www.exploregeorgia.org/city/hapeville>



## Your neighbors - retailers within 1 mile of subject property







---

# AVISON YOUNG

---

**Tina Harris**  
Local Broker  
Lic. 221800  
+1 404 281 2170  
tina.harris@avisonyoung.com

**Chris Maling**  
Principal  
Lic. 01025809  
+1 213 618 3824  
chris.maling@avisonyoung.com

**David Maling**  
Principal  
Lic. 01139115  
+1 213 618 3825  
david.maling@avisonyoung.com

Visit us online  
[avisonyoung.com](https://avisonyoung.com)

---

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

