



± 5 Minute walk to Southside Beltline Trail

# Retail Space for Lease

401 Englewood Ave SE  
Atlanta, GA 30315

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# Shoppes at Englewood II

Estimated Delivery: March 2027

## Property Highlights

± 5 Minute walk to the Southside Beltline Trail

8 Street Level Retail/Restaurant/Office Suites

Space Available from ± 551 SF - 19,685 SF

Rental Rates: \$35.00 - \$40.00/SF NNN

Whitebox Space Available

Dedicated Parking Available

200 Apartment Units Above

4,000+ Townhomes and Multifamily Units Recently Developed or Under Construction within 1 Mile

Ideal Tenants: Fast Casual Restaurants/Coffee Shops/Insurance Agents/Mail Delivery/Fitness/Hardware



## Demographic Highlights

Within 1  
Mile

**5,691**  
POPULATION

**2,215**  
HOUSEHOLDS

**\$148,252**  
AVERAGE  
HH INCOME

Within 3  
Miles

**50,240**  
POPULATION

**17,399**  
HOUSEHOLDS

**\$154,114**  
AVERAGE  
HH INCOME

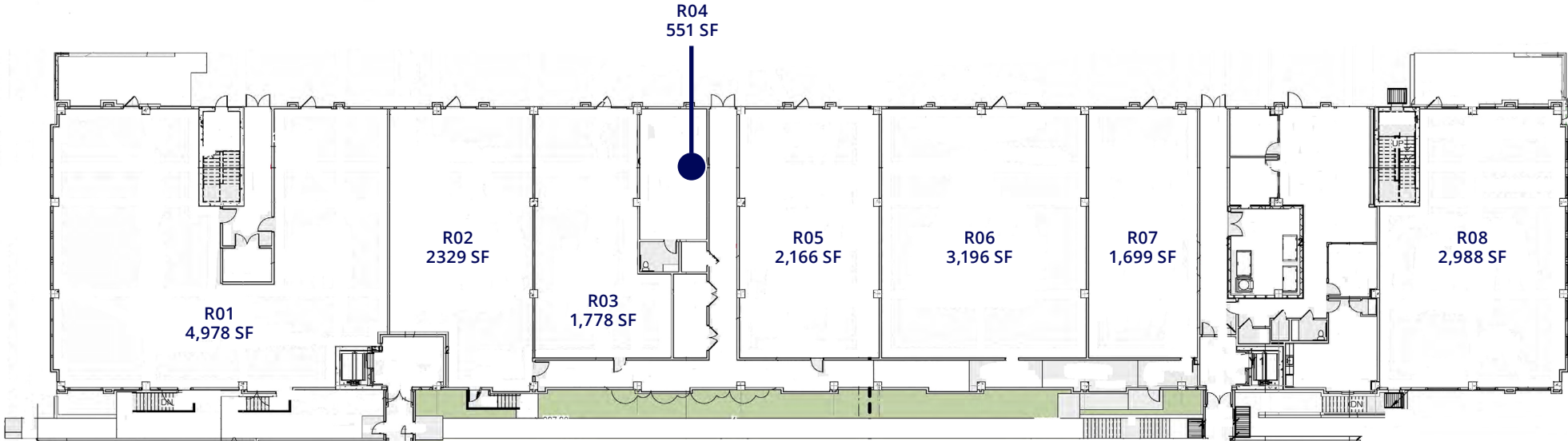
Within 5  
Miles

**128,698**  
POPULATION

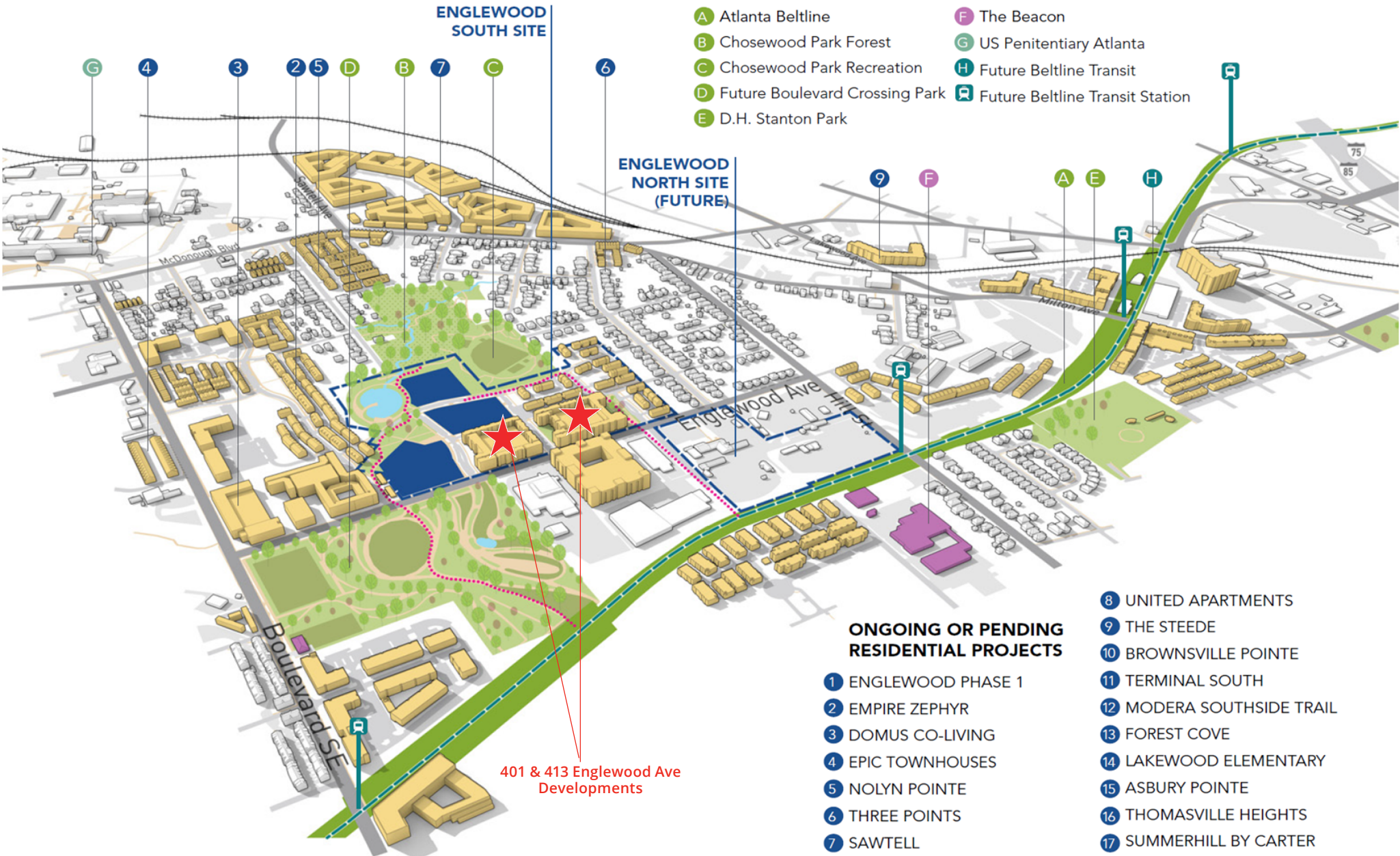
**43,137**  
HOUSEHOLDS

**\$170,228**  
AVERAGE  
HH INCOME

# Renderings



## DEVELOPMENT CONTEXT



# Aerial



**MADISON YARDS**

Publix, AMC THEATRES, TRUIST, Orangetheory, Kilwins, eden, FirstWatch, salata, GIRL DIVER, TAQUERIA TSUNAMI, HIGHLAND YOGA, GD

**CAVA**

Publix, BIG SOFTIE, Rusty Taco

**Kroger**

GRANT PARK SOCIAL, Chick-fil-A

**LEE + WHITE**

Garage, gustar, Phamous PARADISE, VIETVANA, ASW, WEST END, BOXCAR, DISTILLERY

**BEACON**

BUTECO, HOTO HOTO, DINE, Melon MUSHROOM

**Hartsfield-Jackson Atlanta International Airport (14 min drive)**

- Surrounding Development**
- The Upton:**  
- 430 Englewood Ave SE  
- Built 2025 | 396 Units
  - Zephyr Chosewood:**  
- 1295 Gault St SE  
- Built 2025 | 277 Units
  - Three Points at Chosewood Park:**  
- 310 McDonough Blvd SE  
- Built 2025 | 31 Units
  - Nolyn Pointe by Toll Brothers:**  
- 420 McDonough Blvd  
- Built 2025 | 16 Units
  - Benteen Reserve by DR Horton:**  
- 1304 Boulevard SE  
- Built 2025 | 39 Units
  - Skylar by Stanley Martin Homes:**  
- 1155 Hill Street SE  
- Built 2025 | 120 Units
- The Heights on Boulevard:**  
- 1160 Boulevard SE  
- Coming 2025 | 18 Units
  - United Apartments:**  
- 1104 Avondale Ave  
- Coming 2027 | 278 Units
  - Array:**  
- 1263 Custer Ave SE  
- Coming 2027 | 260 Units
  - Terminal South Apartments:**  
- 1111 Ridge Ave SW  
- Coming 2027 | 350 Units
  - 577 Englewood:**  
- 577 Englewood Ave  
- Coming 2027 | 157 Units
  - Modera Southside Trail:**  
- 99 University Ave  
- Coming 2027 | 400 Units
  - Sawtell Apartments Phase I:**  
- 500 Sawtell Ave SE  
- Coming 2028 | 1700 Units

# 1-Mile Aerial



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Accelerating success.