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For Sale

1493 Lavista Rd NE
1501 Lavista Rd NE
Atlanta, GA 30324/30329

Sale Price: \$1,800,000

Total site is 1.27 acres

Zoned O&I

All utilities on site

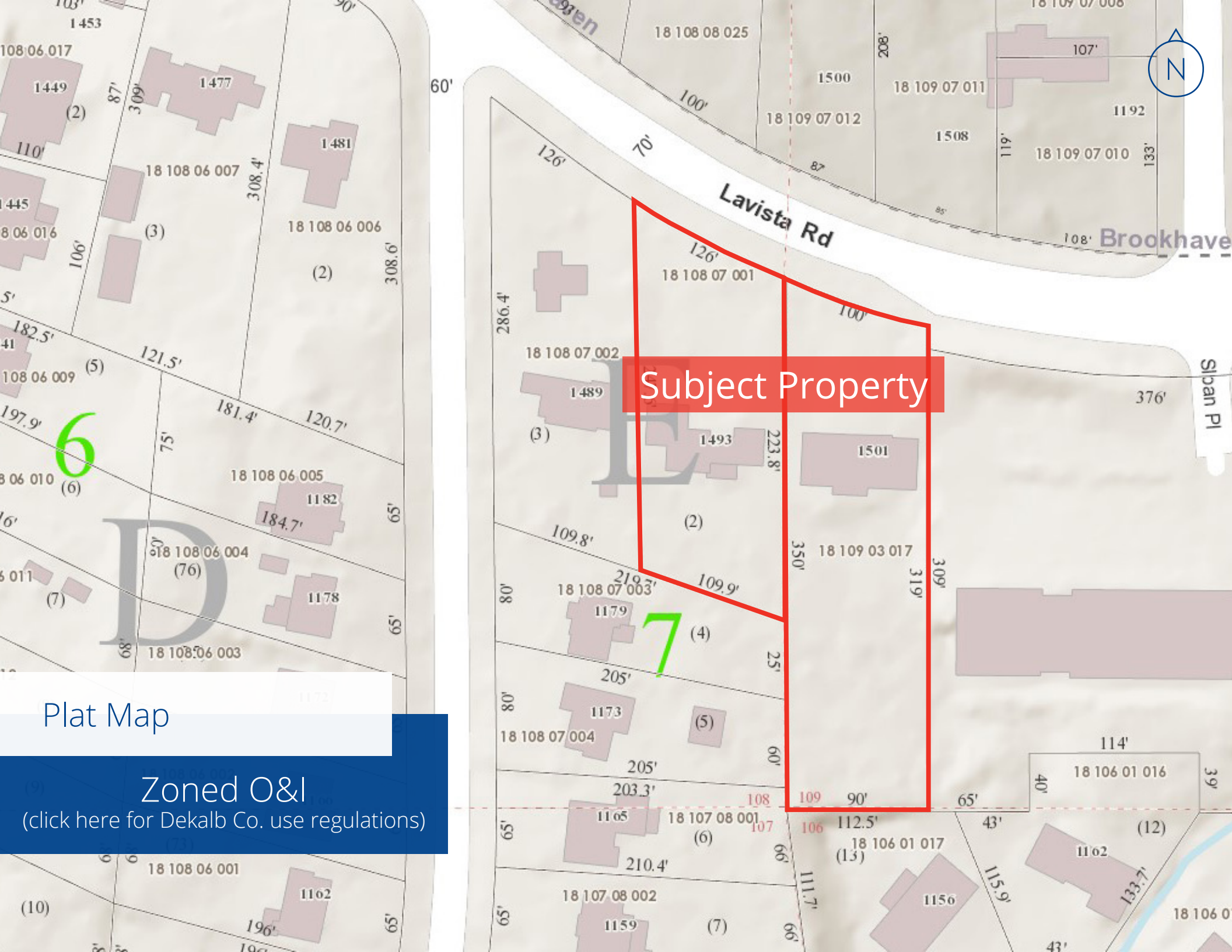
226 ft. frontage on Lavista

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Subject Property

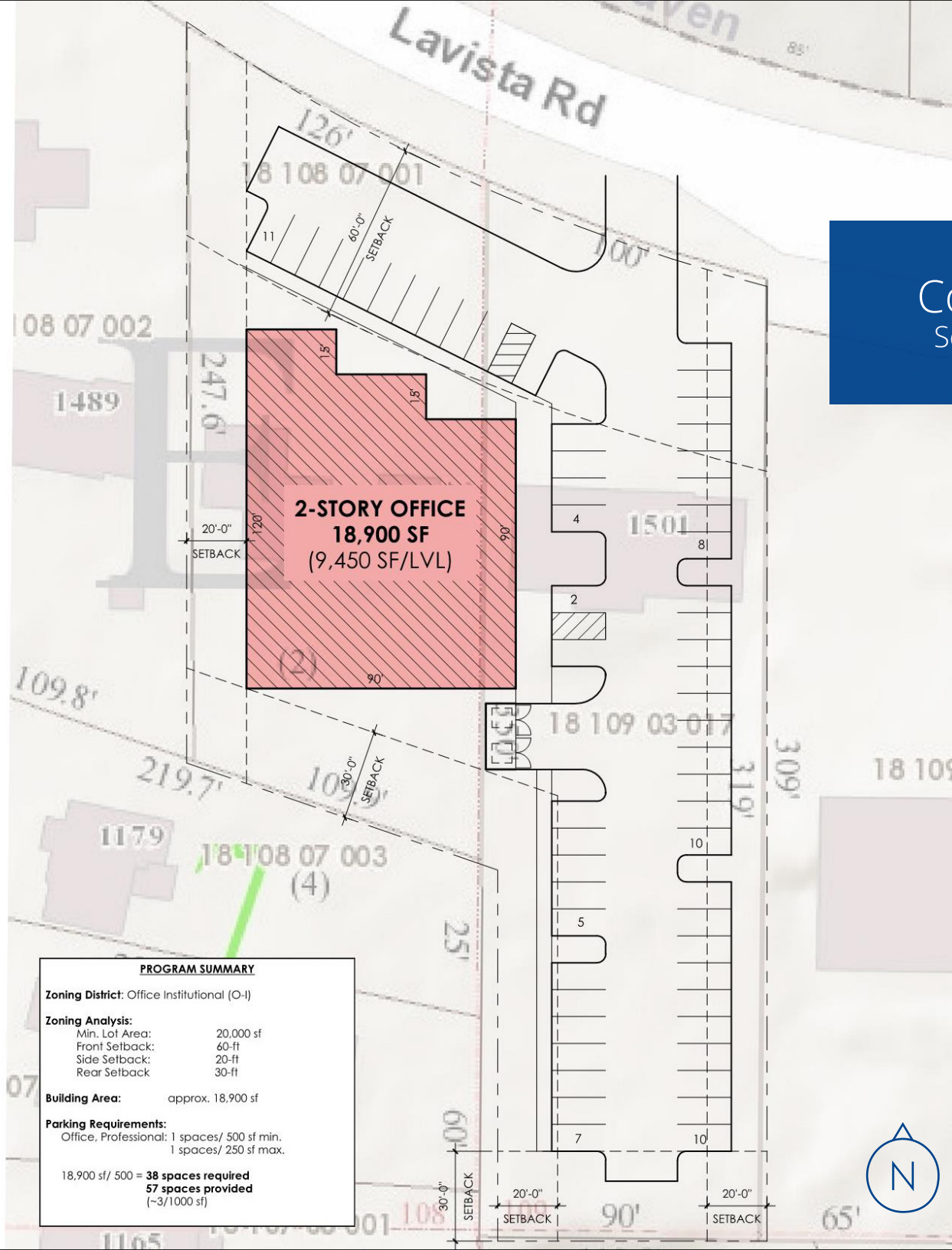
Plat Map

Zoned O&I

(click here for Dekalb Co. use regulations)

Conceptual Site Plan

Source: Vickers Design Group



PROGRAM SUMMARY

Zoning District: Office Institutional (O-I)

Zoning Analysis:

Min. Lot Area:	20,000 sf
Front Setback:	60-ft
Side Setback:	20-ft
Rear Setback:	30-ft

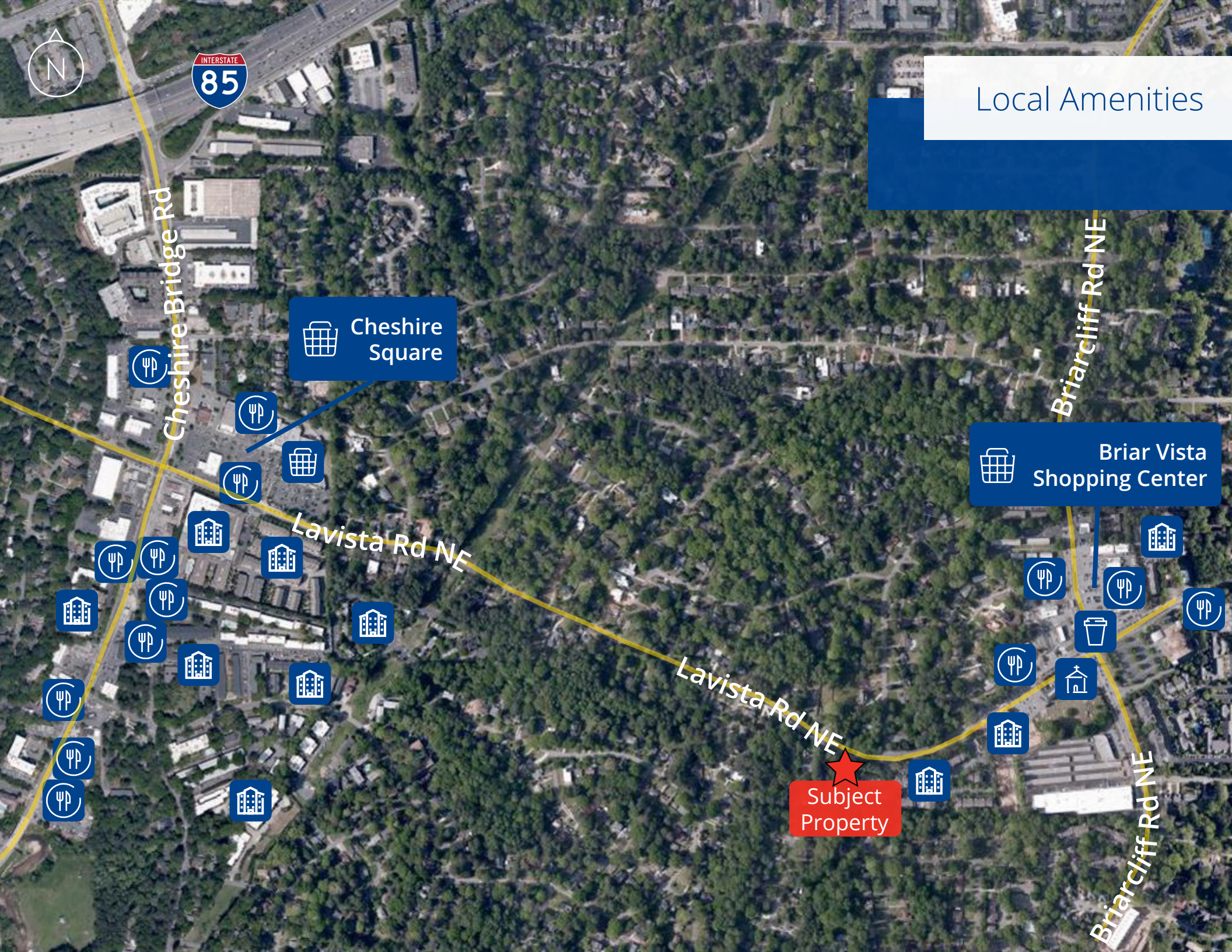
Building Area: approx. 18,900 sf

Parking Requirements:

Office, Professional: 1 space/ 500 sf min.
1 space/ 250 sf max.

18,900 sf / 500 = **38 spaces required**
57 spaces provided
(~3/1000 sf)

Local Amenities



INTERSTATE
85

Cheshire Bridge Rd

Cheshire
Square

Lavista Rd NE

Lavista Rd NE

Subject
Property

Briarcliff Rd NE

Briar Vista
Shopping Center

Briarcliff Rd NE

Local Area Overview

Developing neighborhood close to Buckhead, Midtown, Downtown, and Decatur.

Central location

- Less than one-half mile to Briarcliff Rd
- Less than one mile to Cheshire Bridge Rd
- Less than two miles to I-85

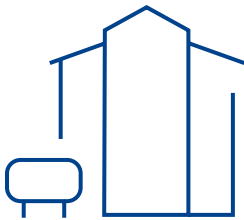
Convenient dining, shopping, and entertainment



Vehicles Per Day (2019)

Briarcliff Rd	20,300
Lavista Rd	19,100
Cheshire Bridge Rd	29,900

Nearby
Multifamily
Housing



Name	Address	# of Units	Year Built
Hampton Hall Apartments	Briarcliff Rd	117	1969/2015
Kenco Briarcliff Apartments	Briarcliff Rd	36	Unknown
Briarcliff Apartments	Briarcliff Rd	32	1962
Linden Place Townhomes	Lavista Rd	26	2014-2015
The Row Townhomes	Lavista Rd	32	Under construction
Sloan Square Apartments	Lavista Rd	197	1990
The Reserve at Lavista Walk	Lavista Rd	283	2008
Cheshire Place Condos	Cheshire Bridge Rd	TBD	Unknown
CB Lofts	Cheshire Bridge Rd	164	2005
Helios Apartments	Cheshire Bridge Rd	277	2017



Areas and Attractions (to name just a few)

Emory University	Morningside Nature Preserve
Atlanta Botanical Gardens	Zonolite Park
Callanwolde Fine Arts Center	Elwyn John Wildlife Preserve
Piedmont Park	Beltline
Ponce City Market	Stone Mountain
Fernbank Museum	Druid Hills Golf Course



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▲ **Brookhaven**
4.5 m

◀ **Buckhead**
5 m

Midtown
42 m

▶ **Decatur**
4.7 m

Downtown
7 m

▲ **Airport**
17 m

EMORY
UNIVERSITY

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