

# the Dale

ON THE TOWN GREEN

## Avondale Estates

70 NORTH AVONDALE ROAD



HEALEY  
WEATHERHOLTZ  
PROPERTIES



FABRIC  
developers

TOWN GREEN AND STREET-FRONTING RESTAURANT + RETAIL SPACE AVAILABLE

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NORTH AVONDALE ROAD FRONTAGE

AVONDALE ESTATES  
the Dale  
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NORTH AVONDALE ROAD FRONTAGE



TOWN GREEN FRONTAGE



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TOWN GREEN FRONTAGE





## *Historic* AVONDALE ESTATES

The City of Avondale Estates was founded by George Francis Willis in 1924. Inspired by a trip to Stratford-upon-Avon, England, and with the guidance of internationally known city planners, Willis developed what would later be known as the first documented example of a planned city in the Southeast.

Today, Avondale Estates is named on the *National Register of Historic Places* and is a charming oasis of family-friendly independent restaurants, boutique shopping, farmers markets, classic architecture, and greenspace, with room to grow



## *Atlanta Regional Commission's "2022 Regional Excellence Award" in the "Great Places" Category*

AVONDALE ESTATES TOWN GREEN

### AE'S ENTERTAINMENT DISTRICT

The Avondale Estates Entertainment District allows patrons within the Central Business District to leave downtown restaurants and bars with open containers of purchased alcohol so that can walk freely around Downtown to shop and play.

**\$136,250**

MEDIAN HOUSEHOLD  
INCOME

**36%**

OF RESIDENTS HOLD  
A MASTER'S DEGREE  
OR HIGHER

**#2**

BEST PLACES TO  
RETIRE IN GEORGIA

**Top 20**

BEST SUBURBS FOR  
YOUNG PROFESSIONALS  
IN GEORGIA

### AE'S VIBRANT GROWTH

With new farmers markets, independent bookstores, retail and innovative culinary ventures, downtown Avondale Estates is evolving into a hub where residents and visitors can explore new flavors, discover hidden talents and connect with others.



***“Top 15 Most Family-Friendly Cities in the Country”  
-for the second year in a row.***  
Opendoor

 the Dale





2021 & 2022

# "Best Small Town Brew Scene" in the U.S.



With Wild Heaven, Lost Druid, and Little Cottage Breweries within walking distance, Avondale Estates punches above its weight for craft breweries.

- 1 Wild Heaven Brewery
- 2 Little Cottage Brewery
- 3 Lost Druid Brewery & Distillery
- A Arepa Mia
- B Santo Vantine & Cocina
- C Savage Pizza
- D The Stratford Pub
- E Rising Son
- F My Parent's Basement
- G Leftie Lee's
- H Kafenio
- I Pine Street Market
- J Banjo Coffee
- K Cremalosa
- L The Velvet Hippo
- M Publix Sam's Crossing Village
- N The Jade At Avondale
- O Columbia Residences
- P Avondale Arts Center
- Q The Book Bird
- R The Waffle House Museum
- S Garage Door Studio
- T Purple Corkscrew
- U Finder's Keepers

NORTH ARCADIA AVENUE (15,300 VPD)

Future Residential Development

the Dale

DOWNTOWN AVONDALE ESTATES

AVONDALE TOWN GREEN PAVILION & FARMER'S MARKET

NORTH AVONDALE ROAD (17,200 VPD)

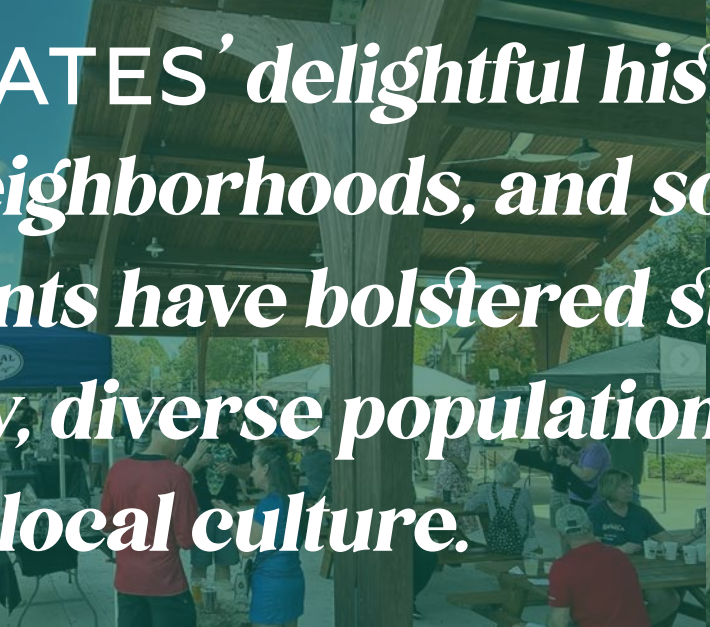
CLARENDON AVENUE

marta  
AVONDALE STATION

## Historic AVONDALE ESTATES



**AVONDALE ESTATES' delightful historic appeal, walkable neighborhoods, and soulful shops and restaurants have bolstered strong sense of community, diverse population, and vibrant local culture.**



Avondale Estates is a diverse community with a mix of residents across various demographics. Its residents include a range of age groups, ethnicities, and socio-economic backgrounds. It's known for its welcoming atmosphere and inclusive community spirit, making it an attractive place for people to live and thrive.

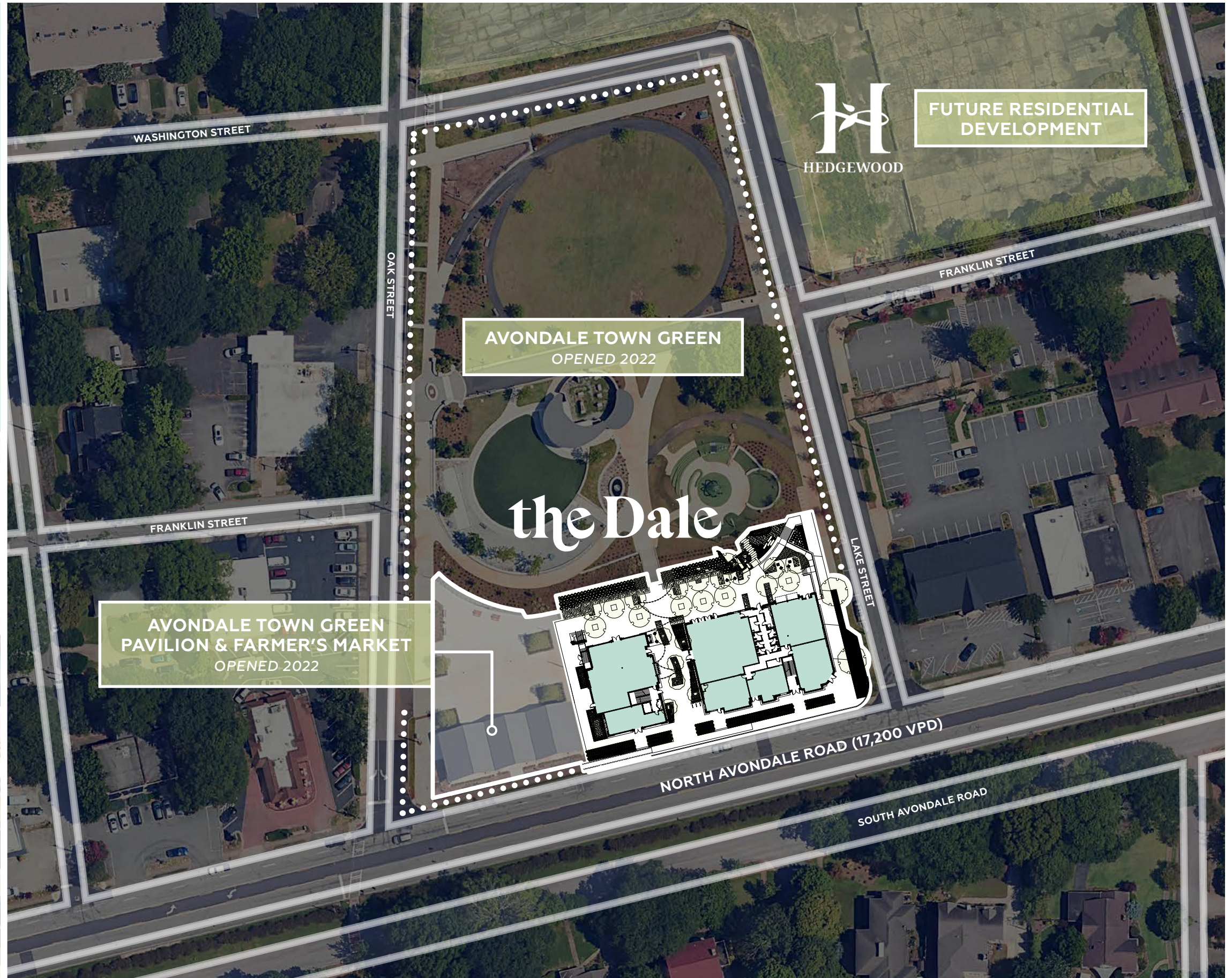


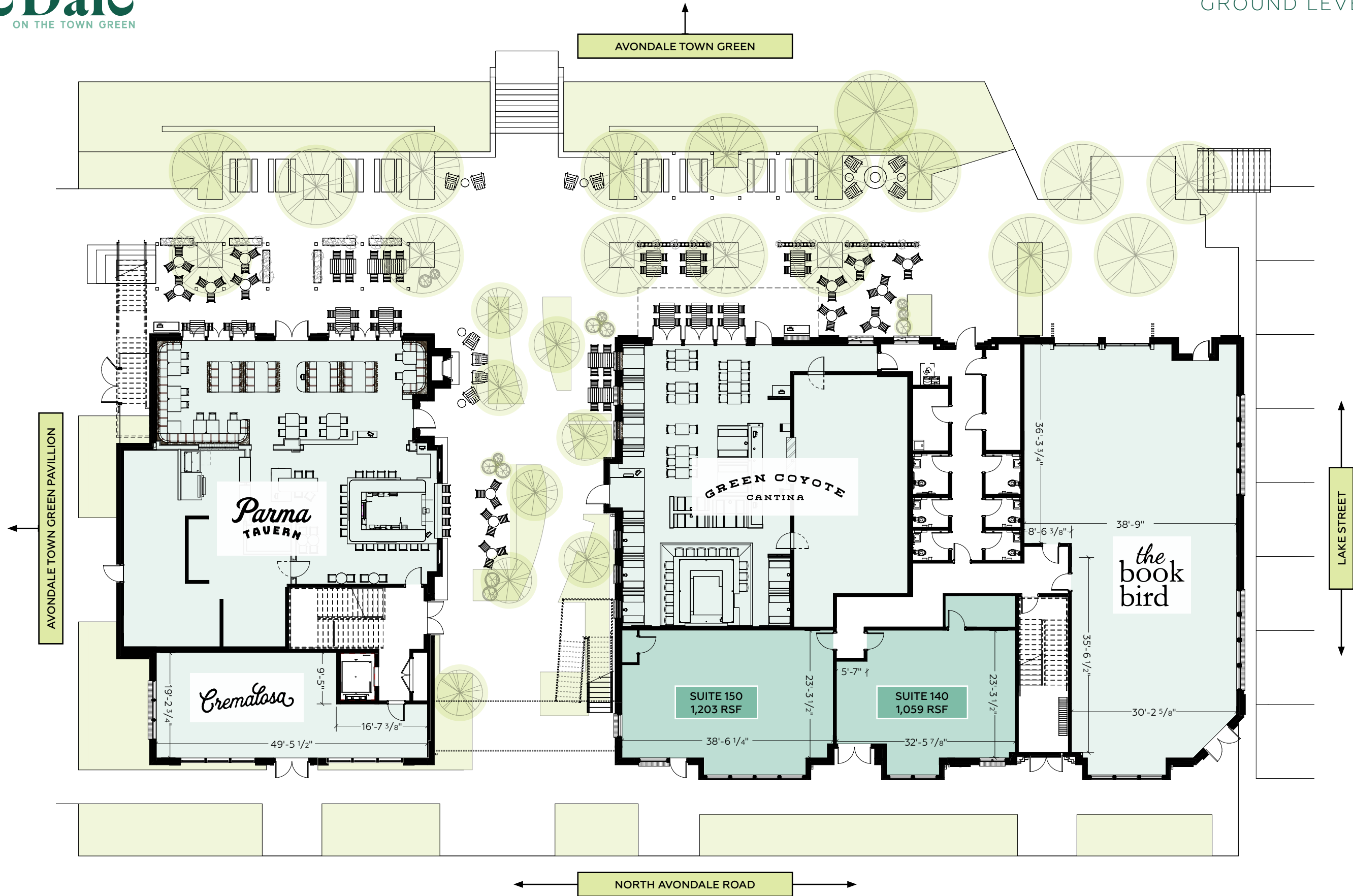
# AVONDALE Town Green

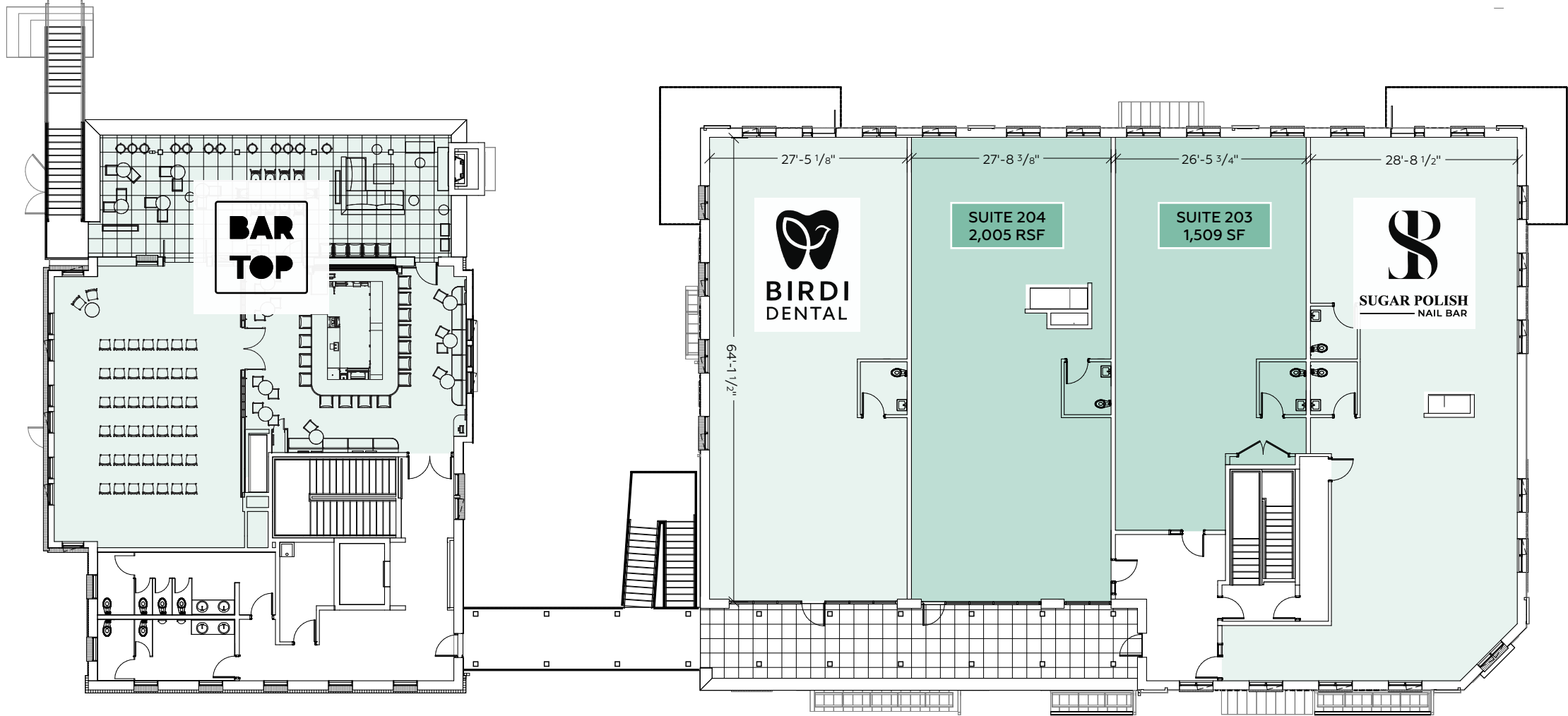
Avondale Estates is building on its reputation as a green city, and the two-acre Town Green serves as an economic driver for the downtown and a place for the community to gather. The park includes features a performance area, playground, dog park and The Avondale Farmer's Market which hosts over

# 55

LOCAL VENDORS WEEKLY.









70 North Avondale Road, Avondale Estates, GA 30002

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