

the Dale

ON THE TOWN GREEN

Avondale Estates

68 NORTH AVONDALE ROAD



HEALEY
WEATHERHOLTZ
PROPERTIES



FABRIC
developers

TOWN GREEN AND STREET-FRONTING RESTAURANT + RETAIL SPACE AVAILABLE





NORTH AVONDALE ROAD FRONTAGE



TOWN GREEN FRONTAGE



AVONDALE ESTATES

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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 cna walk freely around Downtown to shop and play.

\$136,250

MEDIAN HOUSEHOLD
INCOME

36%

OF RESIDENTS HOLD
A MASTER'S DEGREE
OR HIGHER

#2

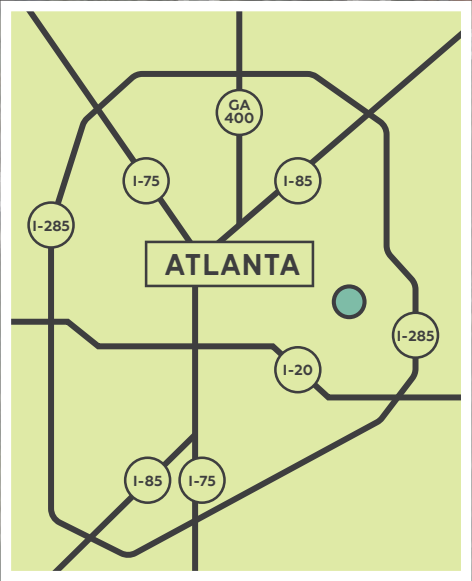
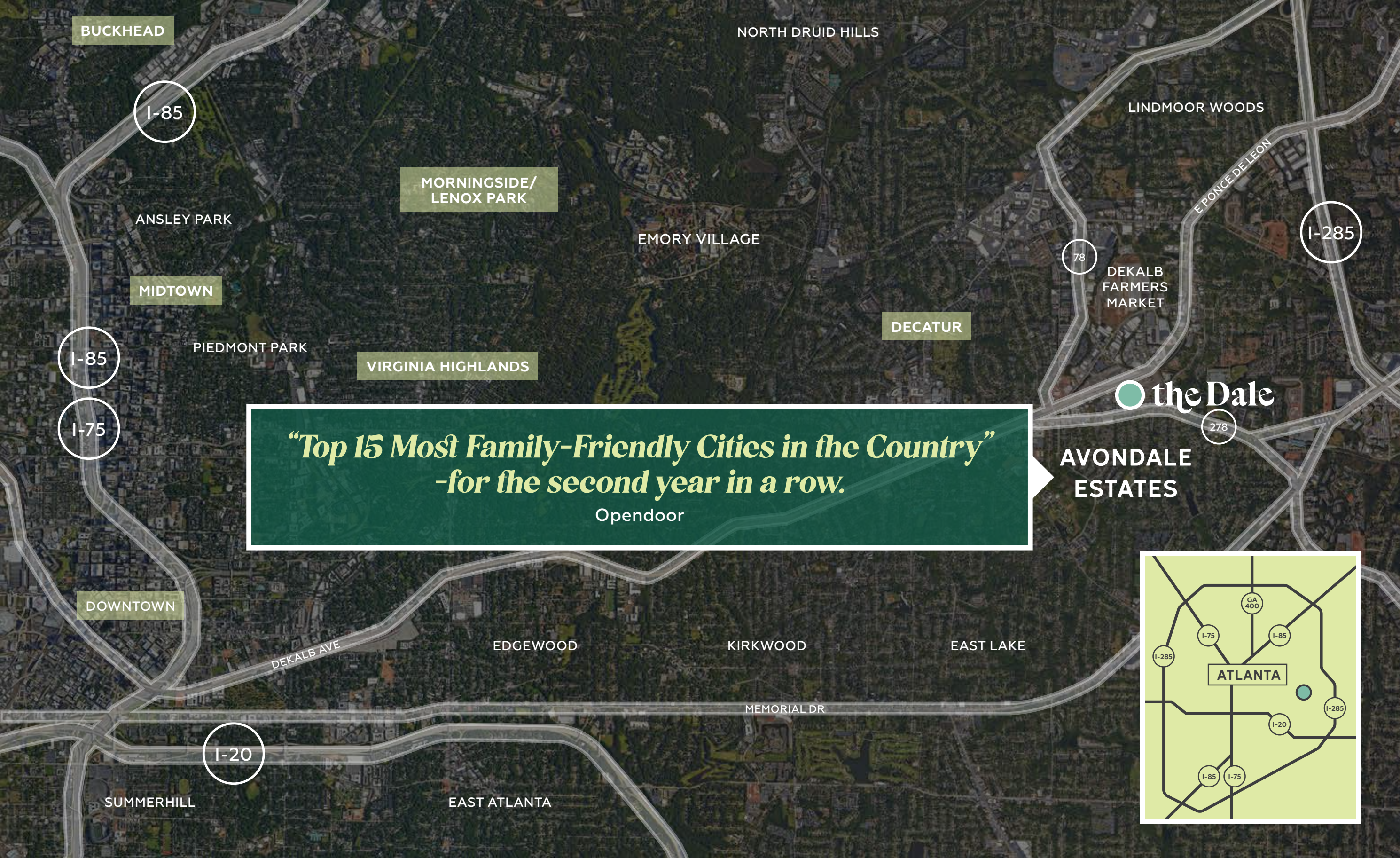
BEST PLACES TO
RETIRE IN GEORGIA

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.





2021 & 2022 “Best Small Town Brew Scene” in the U.S.

● USA TODAY

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

Future
Residential
Development

the Dale

DOWNTOWN
AVONDALE ESTATES

AVONDALE TOWN GREEN
PAVILION & FARMER'S MARKET

Historic AVONDALE ESTATES

- 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

marta

AVONDALE STATION

NORTH ARCADIA AVENUE (15,300 VPD)

NORTH AVONDALE ROAD (17,200 VPD)

CLARENDON AVENUE



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

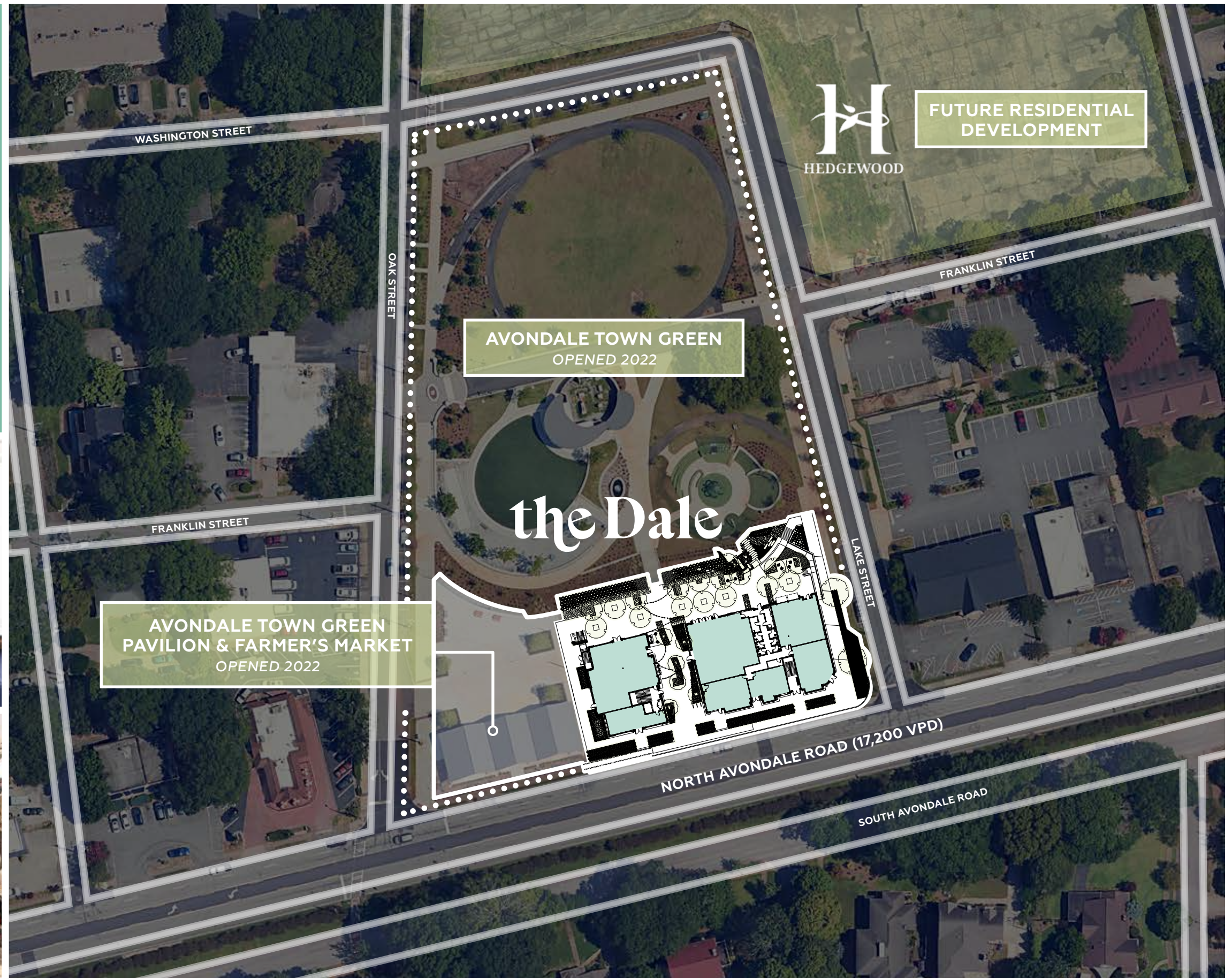
Avondale Estates is a diverse community with a mix of residents across various demographics. Its residents include a range of age groups, ethnicities, and socio-economic backgrounds. It's known for its welcoming atmosphere and inclusive community spirit, making it an attractive place for people to live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

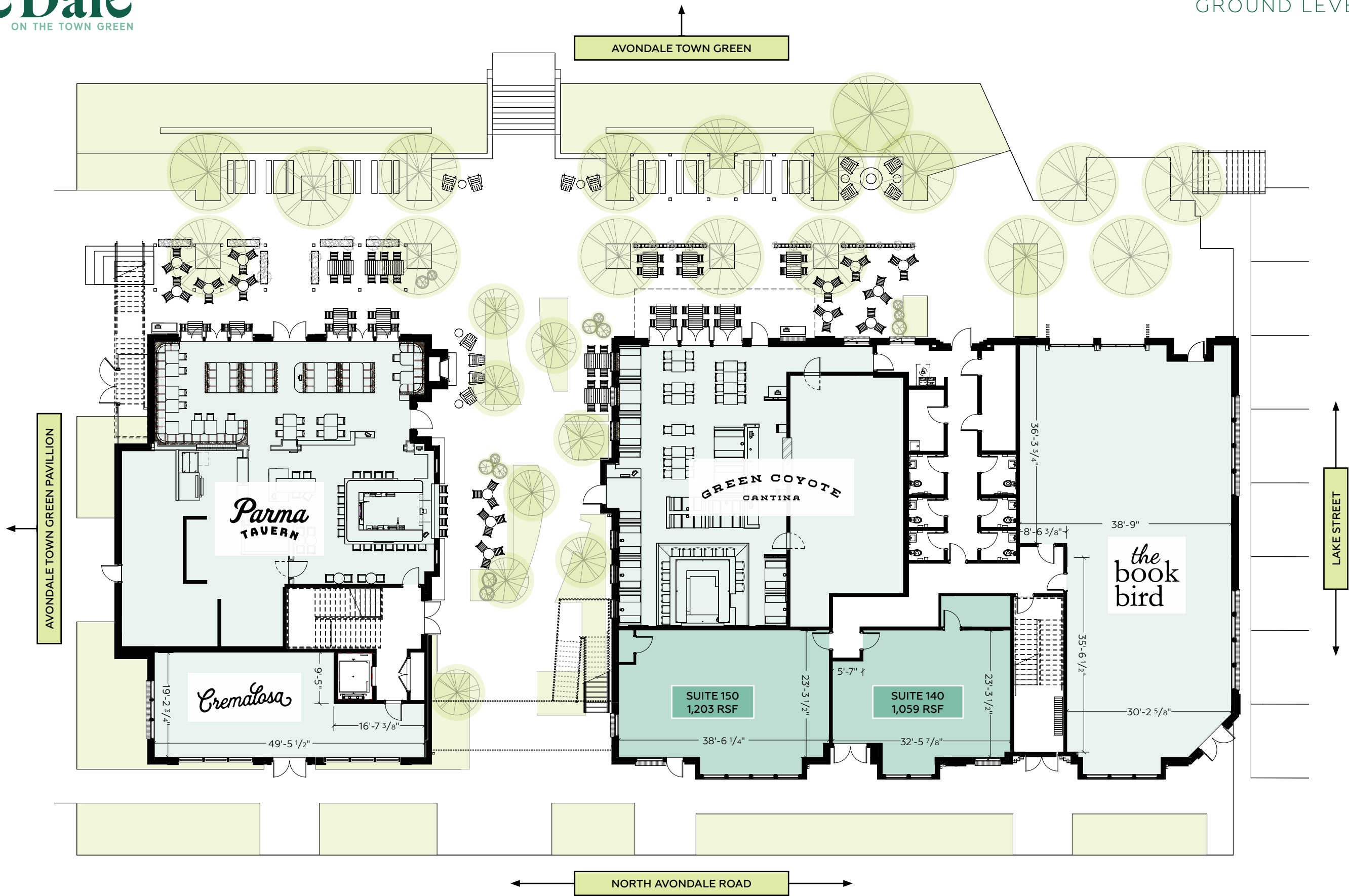
AVONDALE *Town Green*

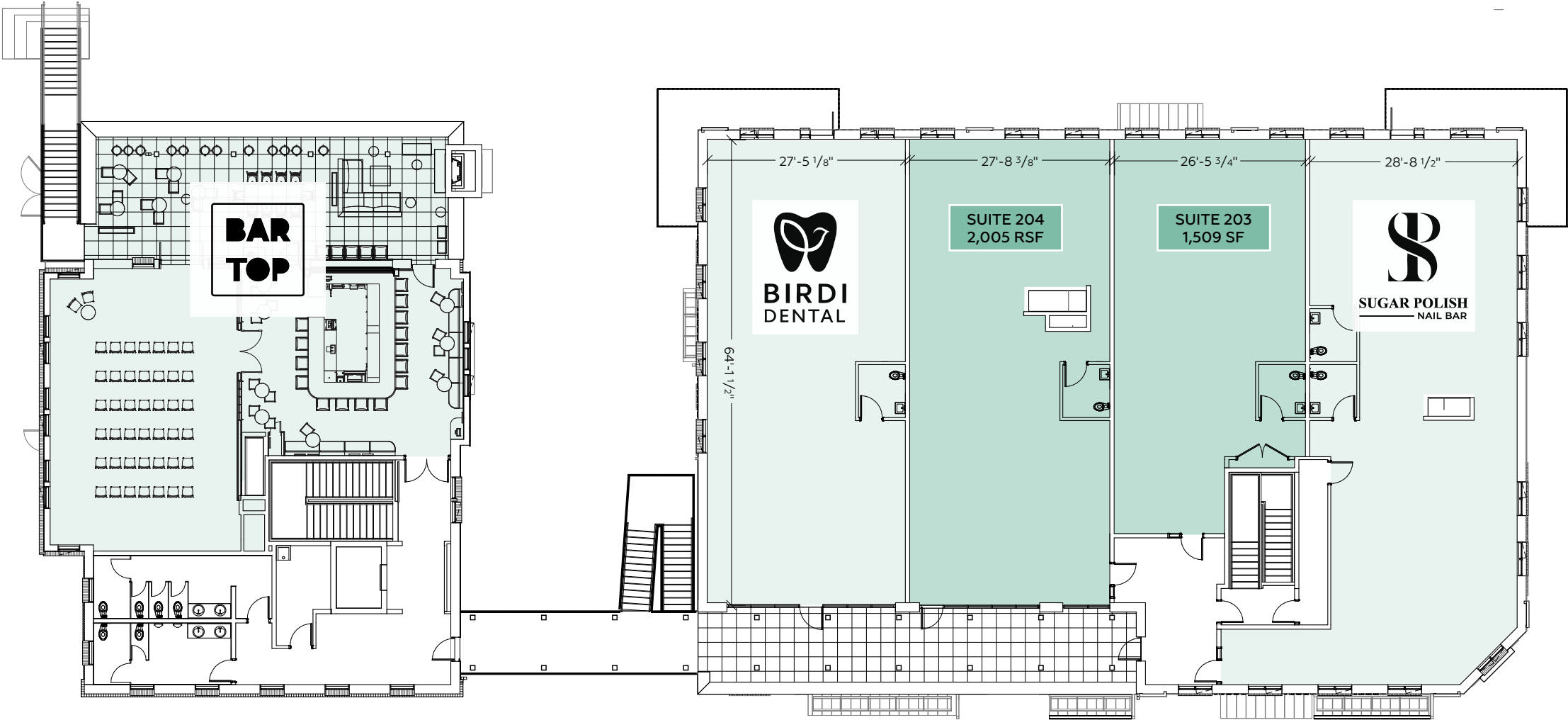
Avondale Estates is building on its reputation as a green city, and the two-acre Town Green serves as an economic driver for the downtown and a place for the community to gather. The park includes features a performance area, playground, dog park and The Avondale Farmer's Market which hosts over

55

LOCAL VENDORS WEEKLY.









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