

the Dale

ON THE TOWN GREEN

Avondale Estates

68 NORTH AVONDALE ROAD



HEALEY
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PROPERTIES



FABRIC
developers



NORTH AVONDALE ROAD FRONTAGE



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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 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.



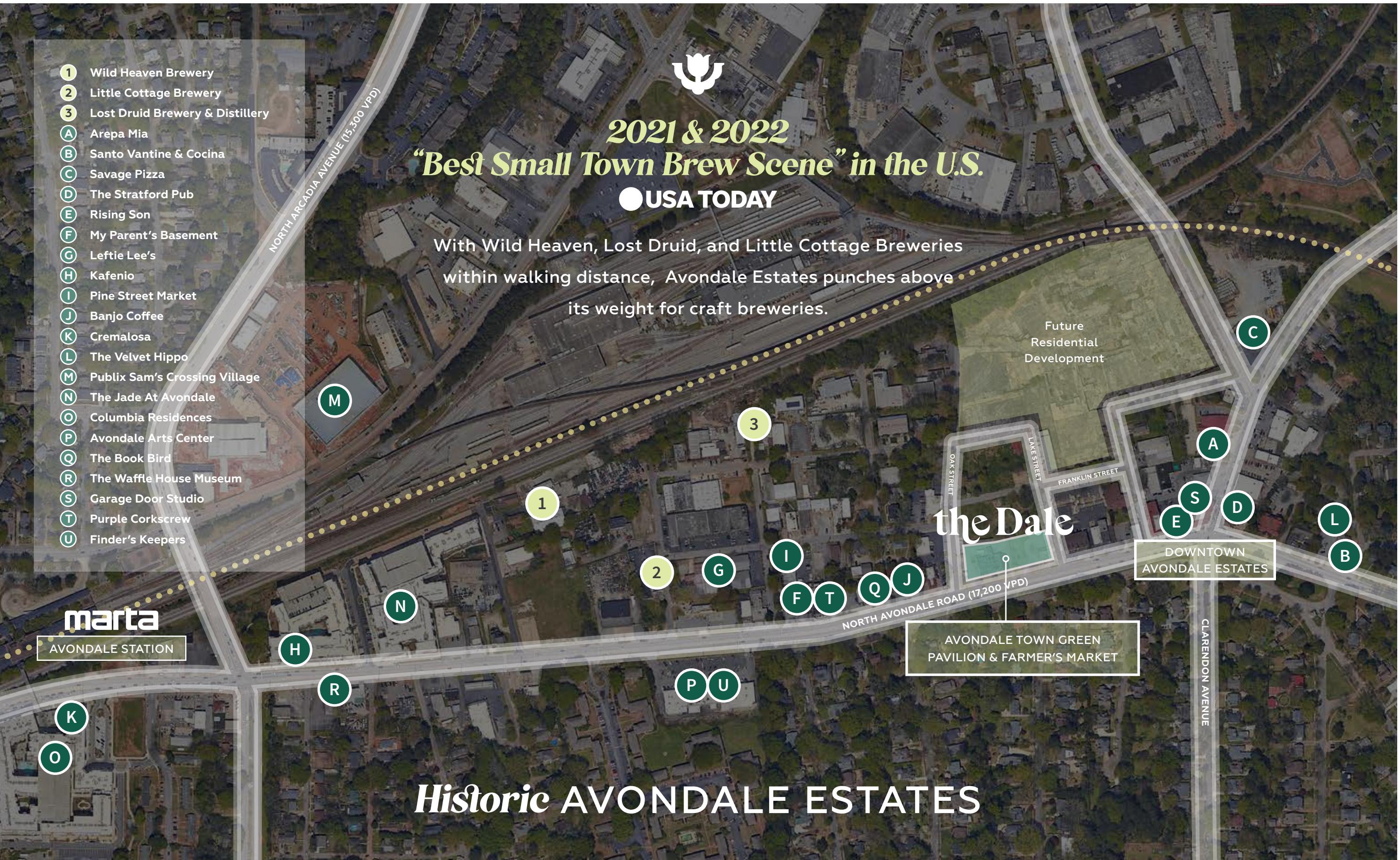


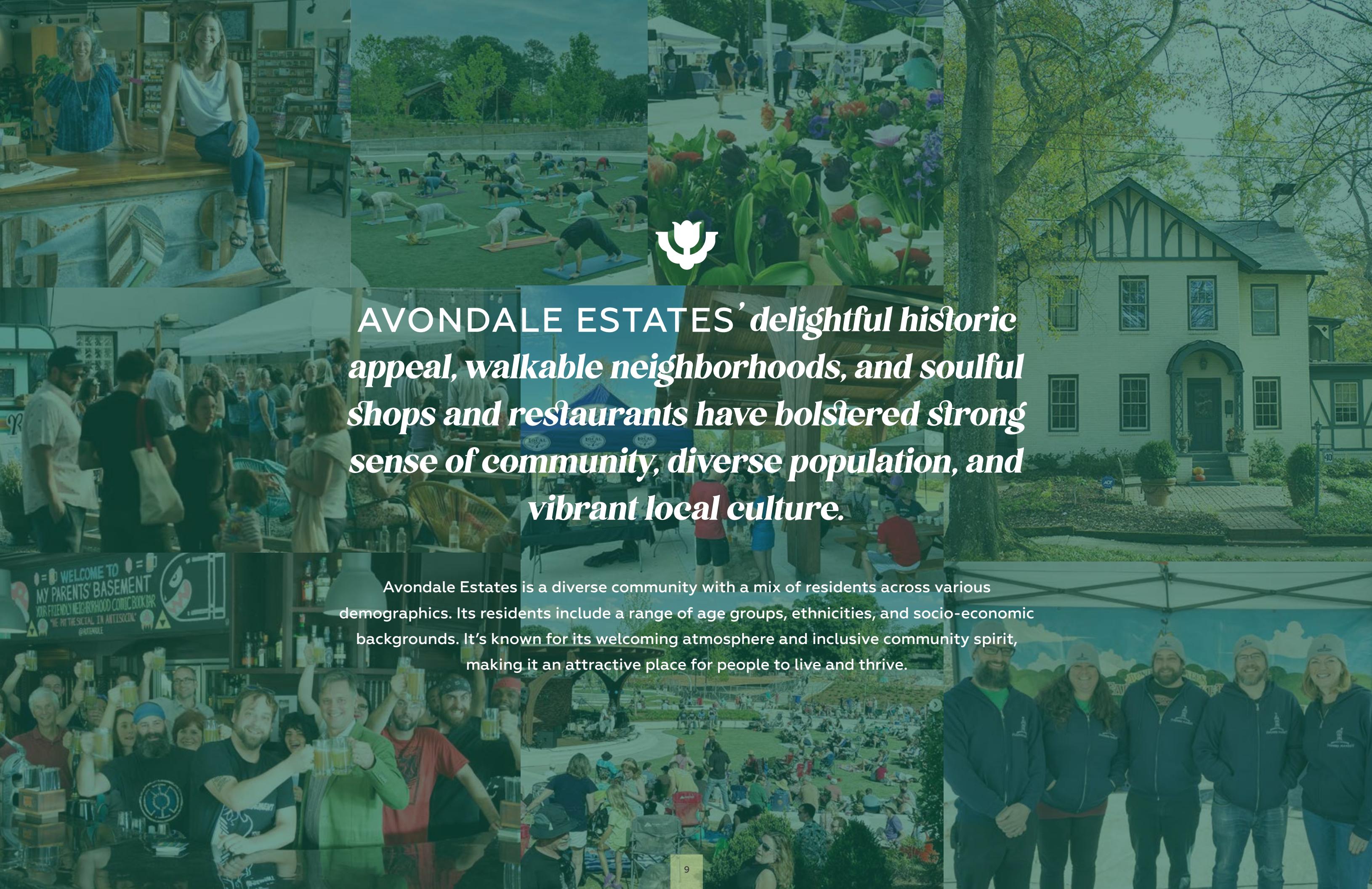
2021 & 2022

“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.





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

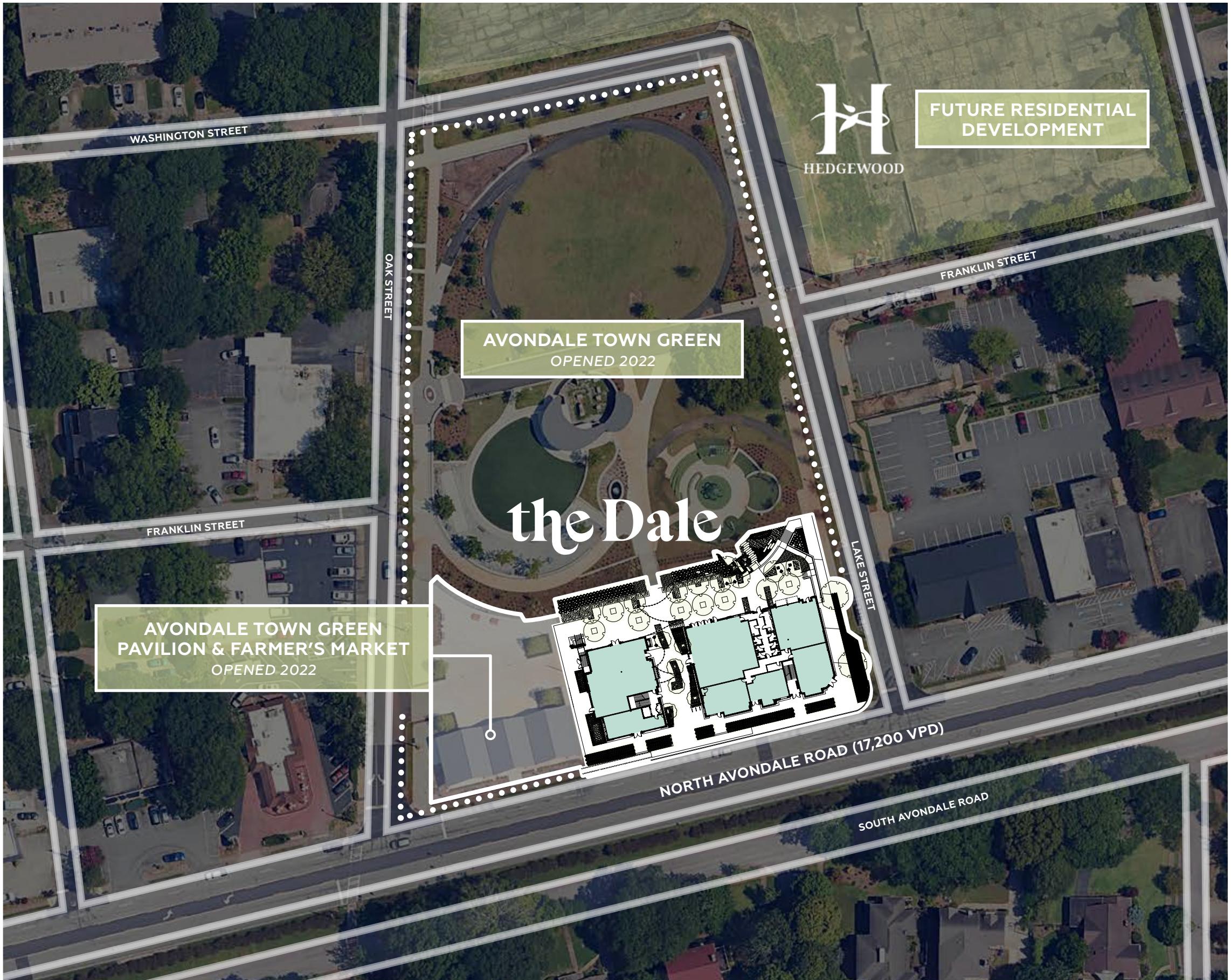
Avondale Estates is a diverse community with a mix of residents across various demographics. Its residents include a range of age groups, ethnicities, and socio-economic backgrounds. It's known for its welcoming atmosphere and inclusive community spirit, making it an attractive place for people to live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

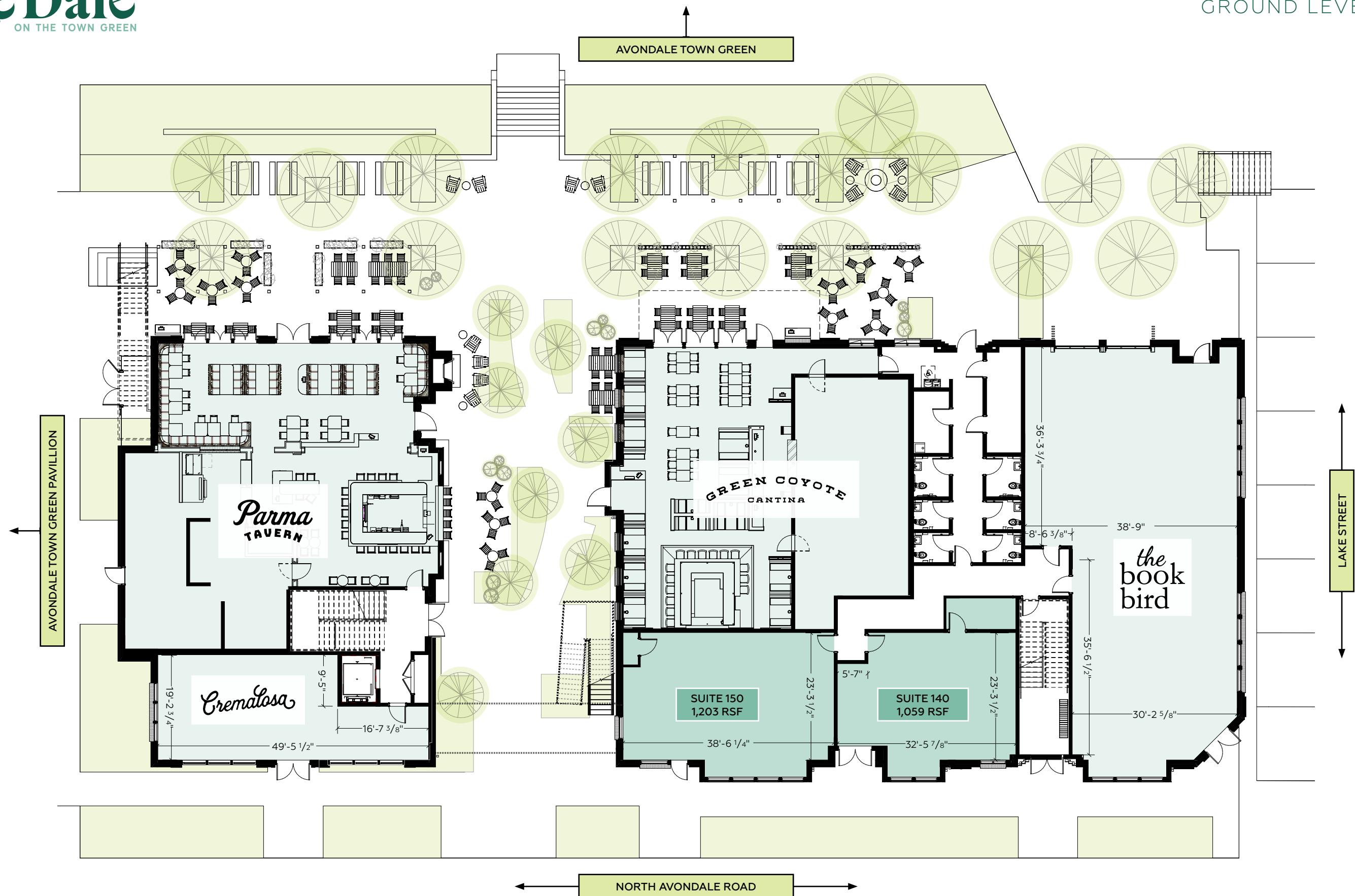
AVONDALE *Town Green*

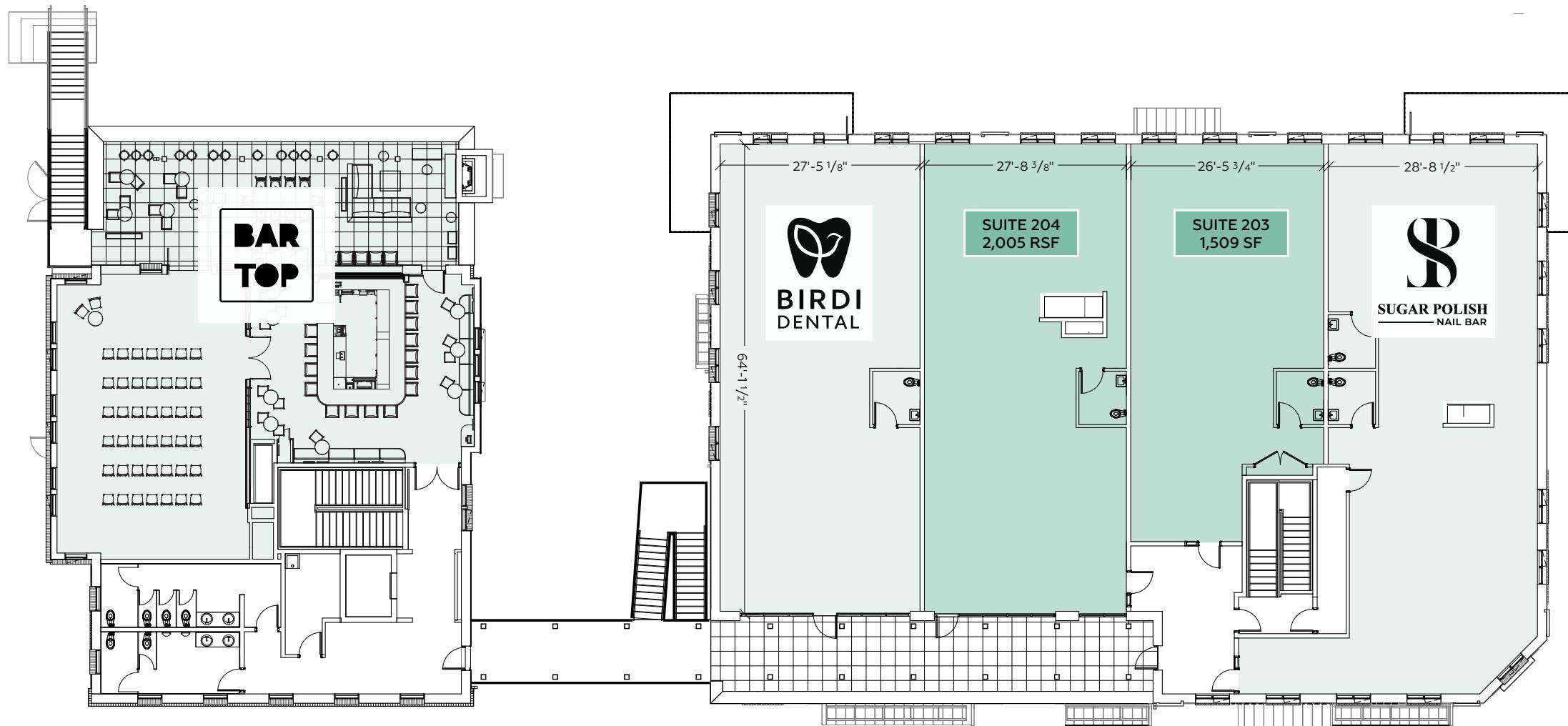
Avondale Estates is building on its reputation as a green city, and the two-acre Town Green serves as an economic driver for the downtown and a place for the community to gather. The park includes features a performance area, playground, dog park and The Avondale Farmer's Market which hosts over

55

LOCAL VENDORS WEEKLY.









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