

MULTI-STORY INDUSTRIAL ASSET FOR SALE

SALE PRICE: \$2,700,000

1445 East Cleveland Avenue East Point, GA 30344



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Alex Velasco
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METRO BROKERS**

DISCLAIMER

1445 EAST CLEVELAND AVENUE
1445 East Cleveland Avenue East Point, GA 30344

CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

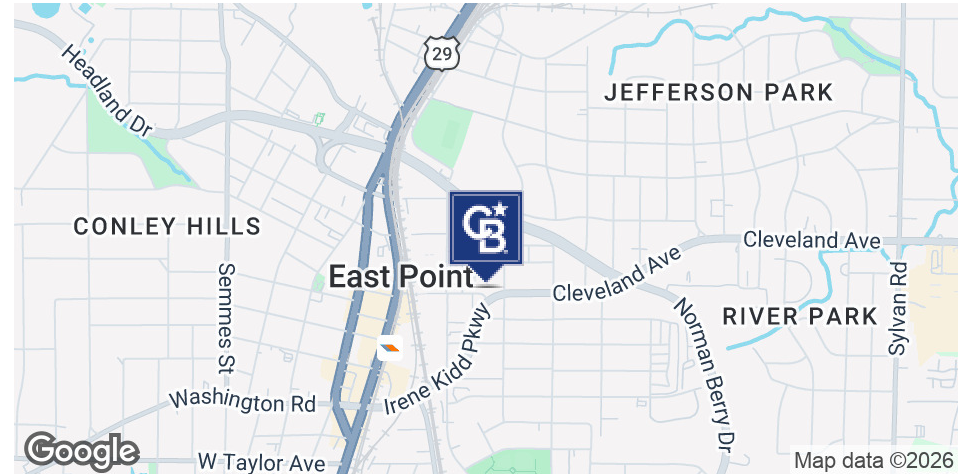
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PROPERTY SUMMARY

1445 EAST CLEVELAND AVENUE
1445 East Cleveland Avenue East Point, GA 30344



PROPERTY HIGHLIGHTS

- Multi-story industrial building suited for manufacturing distribution or light assembly
- Expansive open layout supports flexible racking layouts and material handling
- Durable interior finishes withstand rigorous industrial operations
- Clear separation between office support areas and production floor
- Organized on-site parking enhances employee and service vehicle accommodation
- Efficient circulation paths promote streamlined workflow within the facility
- Ready for immediate occupancy after minor tenant improvements
- Value-add opportunity for industrial-focused investors seeking stable assets

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	3.14 Acres
Building Size:	29,840 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	1,038	3,751
Total Population	470	1,986	8,106
Average HH Income	\$74,889	\$73,062	\$81,660

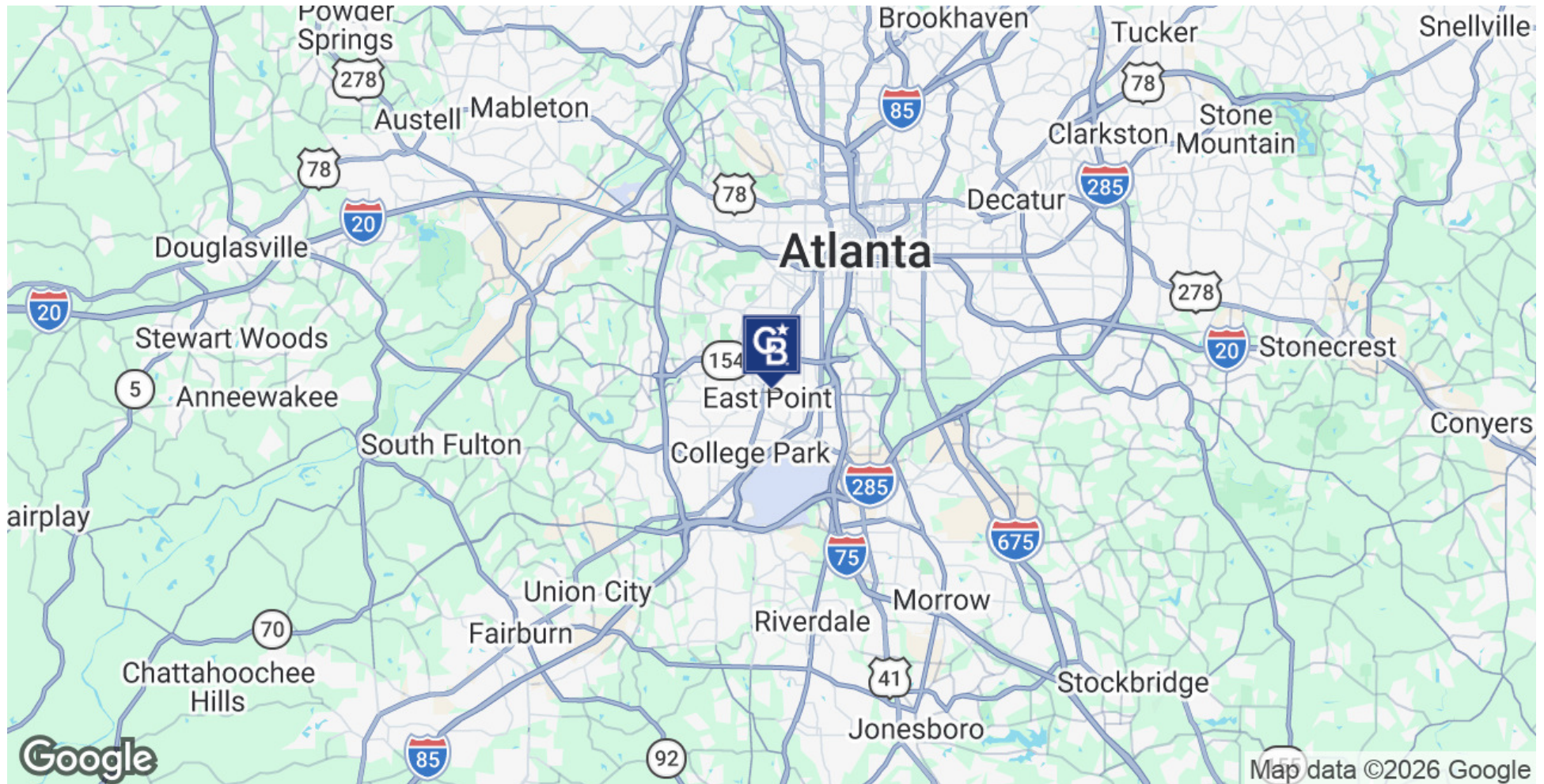
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LOCATION MAP

1445 EAST CLEVELAND AVENUE

1445 East Cleveland Avenue East Point, GA 30344



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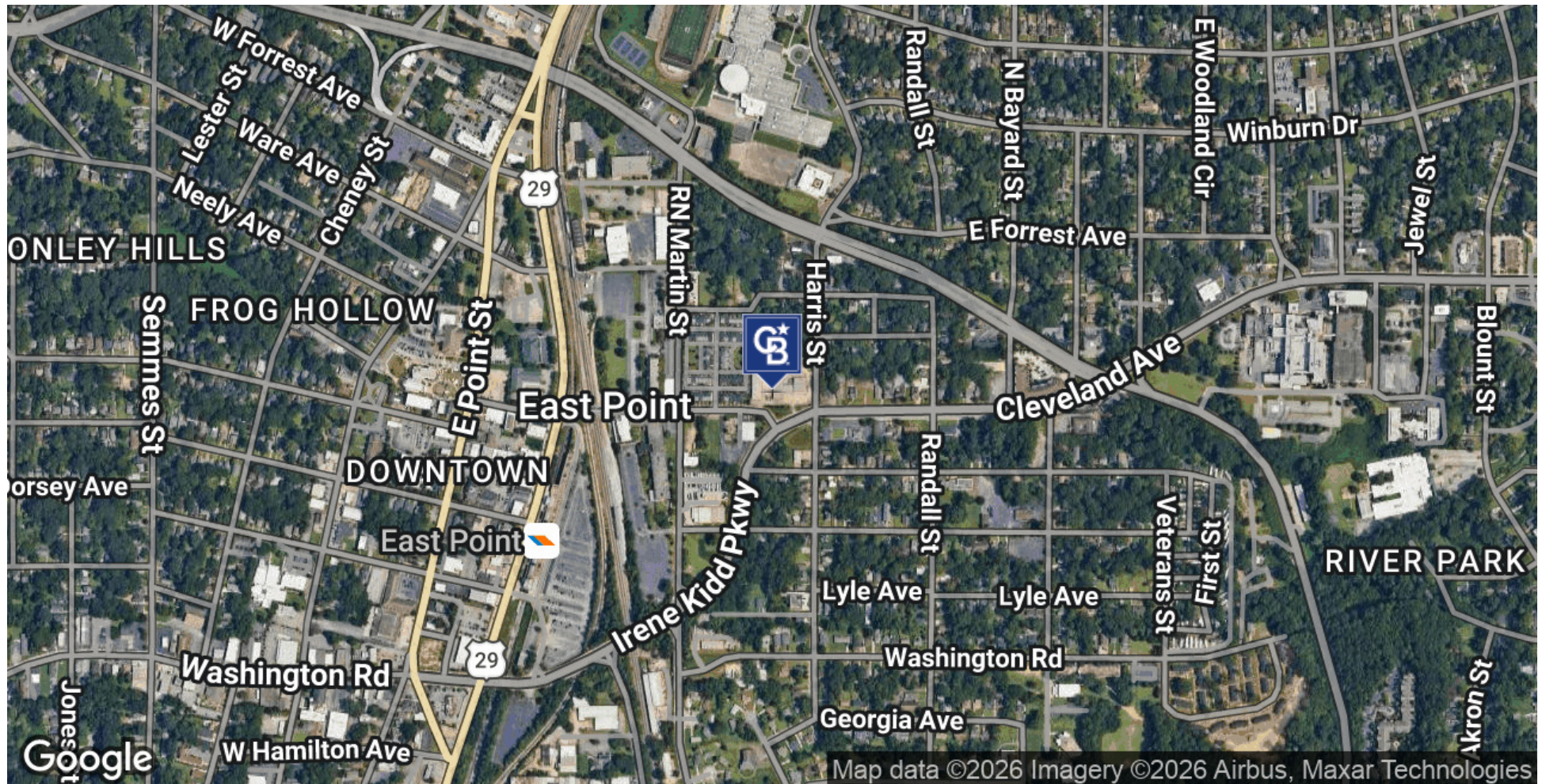


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AERIAL VIEW

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FULL DESCRIPTIONS

1445 EAST CLEVELAND AVENUE
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PROPERTY DESCRIPTION

1445 East Cleveland Avenue is a multi-story level industrial asset offering a dedicated environment for manufacturing, distribution, or value-added assembly. The facility presents an open layout that supports flexible workflows, efficient material handling, and adaptable tenant improvements. Durable finishes throughout the workspace stand up to high-volume operations while providing a clean backdrop for production or fulfillment activity. Dedicated areas for offices and employee support keep administrative functions separated from the main manufacturing footprint. With substantial parking and an organized circulation path, this property delivers dependable operational performance and immediate occupancy readiness for an industrial investor seeking a stable, well-maintained asset.

LOCATION DESCRIPTION

Located in the vibrant city of East Point, GA, the area surrounding the property offers a prime opportunity for Industrial/Manufacturing investors. With its strategic position only minutes from both downtown Atlanta and Hartsfield-Jackson International Airport, the location provides unparalleled access to major transportation hubs and distribution networks. In addition, East Point boasts a robust industrial infrastructure and a skilled labor force. Nearby, investors will find the Georgia International Convention Center, Camp Creek Marketplace, and the Porsche Experience Center, all contributing to the area's commercial appeal. This dynamic environment positions the property as a strategic investment for industrial and manufacturing ventures seeking optimal connectivity and growth opportunities.



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FLOOR PLAN

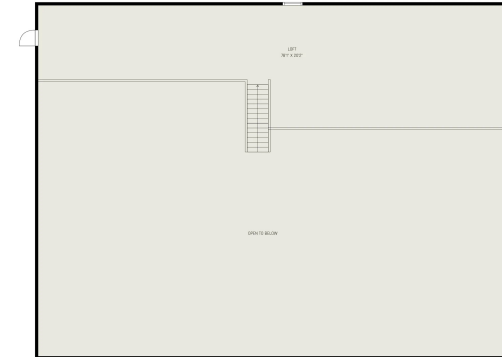
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TOTAL: 8322 sq. ft

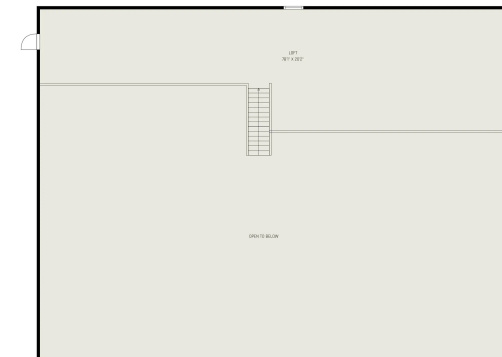
1st floor: 6973 sq. ft, 2nd floor: 1349 sq. ft
EXCLUDED AREAS: UNDEFINED: 82 sq. ft, ROOM: 629 sq. ft, GARAGE: 2672 sq. ft,
WORKSHOP: 2877 sq. ft, OPEN TO BELOW: 3190 sq. ft, WALLS: 528 sq. ft

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LBP

OPEN TO SOLID

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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DEMOGRAPHICS

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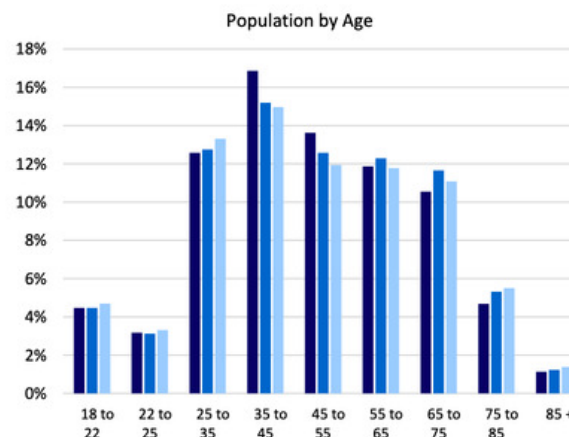
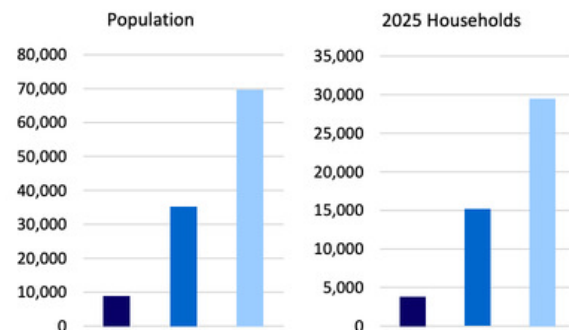
1445 East Cleveland Avenue



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	8,816	---	35,150	---	69,707	---
2030 Projected Population	8,762	---	35,497	---	71,172	---
Pop Growth (%)	-0.6%	---	1.0%	---	2.1%	---
2025 Households	3,785	---	15,156	---	29,458	---
2030 Projected Households	3,759	---	15,311	---	30,065	---
HH Growth (%)	-0.7%	---	1.0%	---	2.1%	---
Census Year						
2010 Population	8,299	---	35,123	---	69,439	---
2020 Population	9,008	---	36,200	---	71,071	---
Pop Growth (%)	8.5%	---	3.1%	---	2.4%	---
2010 Households	3,371	---	14,321	---	27,687	---
2020 Households	3,871	---	15,615	---	30,051	---
HH Growth (%)	14.8%	---	9.0%	---	8.5%	---
Total Population by Age						
Average Age (2025)	40.0		40.6		40.1	
Children (2025)						
0 - 4 Years	531		2,007		4,152	
5 - 9 Years	508		2,157		4,354	
10-13 Years	407		1,668		3,383	
14-17 Years	413		1,691		3,475	
Adults (2025)						
18 to 22	394	4.5%	1,572	4.5%	3,273	4.7%
22 to 25	280	3.2%	1,099	3.1%	2,309	3.3%
25 to 35	1,109	12.6%	4,480	12.7%	9,276	13.3%
35 to 45	1,487	16.9%	5,340	15.2%	10,431	15.0%
45 to 55	1,201	13.6%	4,418	12.6%	8,324	11.9%
55 to 65	1,046	11.9%	4,321	12.3%	8,214	11.8%
65 to 75	929	10.5%	4,096	11.7%	7,722	11.1%
75 to 85	413	4.7%	1,868	5.3%	3,837	5.5%
85 +	100	1.1%	434	1.2%	958	1.4%



7/2/2026

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Page 1

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DEMOGRAPHICS (CONT.)

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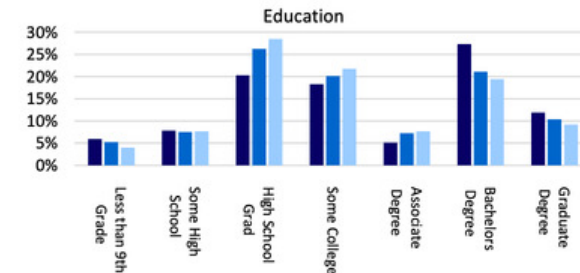
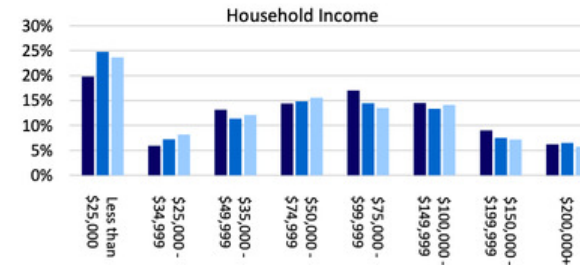
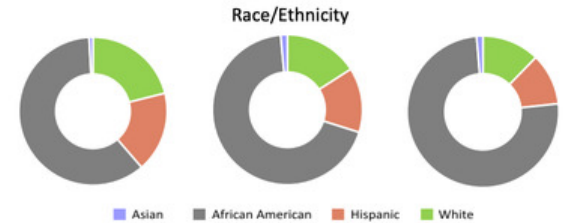
1445 East Cleveland Avenue



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	1,796	20.4%	5,424	15.4%	8,250	11.8%
Hispanic	1,496	17.0%	4,746	13.5%	7,394	10.6%
Black	5,155	58.5%	23,387	66.5%	50,578	72.6%
Asian	72	0.8%	493	1.4%	901	1.3%
Language at Home (2025)						
Spanish	1,006	12.1%	3,652	11.0%	6,179	9.4%
Asian Language	61	0.7%	323	1.0%	522	0.8%
Ancestry (2025)						
American Indian (ancestry)	18	0.2%	74	0.2%	180	0.3%
Hawaiin (ancestry)	4	0.1%	10	0.0%	10	0.0%
Household Income (2025)						
Per Capita Income	\$38,084	---	\$34,913	---	\$33,889	---
Average HH Income	\$88,701	---	\$80,972	---	\$80,192	---
Median HH Income	\$69,877	---	\$60,205	---	\$59,064	---
Less than \$25,000	751	19.8%	3,754	24.8%	6,968	23.7%
\$25,000 - \$34,999	224	5.9%	1,094	7.2%	2,416	8.2%
\$35,000 - \$49,999	497	13.1%	1,720	11.3%	3,557	12.1%
\$50,000 - \$74,999	546	14.4%	2,251	14.9%	4,588	15.6%
\$75,000 - \$99,999	643	17.0%	2,193	14.5%	3,974	13.5%
\$100,000 - \$149,999	550	14.5%	2,024	13.4%	4,157	14.1%
\$150,000 - \$199,999	341	9.0%	1,137	7.5%	2,114	7.2%
\$200,000+	234	6.2%	982	6.5%	1,683	5.7%
Education (2025)						
Less than 9th Grade	373	5.9%	1,310	5.2%	1,951	4.0%
Some High School	492	7.8%	1,875	7.5%	3,742	7.7%
High School Grad	1,273	20.3%	6,539	26.2%	13,874	28.5%
Some College	1,149	18.3%	5,022	20.1%	10,587	21.7%
Associate Degree	323	5.1%	1,801	7.2%	3,738	7.7%
Bachelors Degree	1,715	27.3%	5,265	21.1%	9,471	19.4%
Graduate Degree	747	11.9%	2,591	10.4%	4,479	9.2%



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DEMOGRAPHICS (CONT.)

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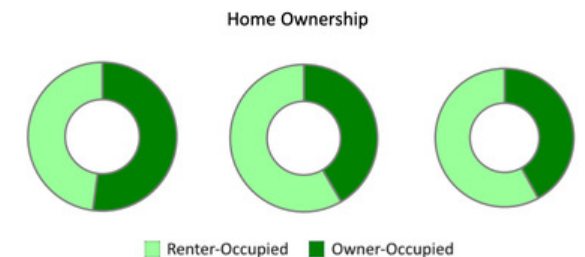
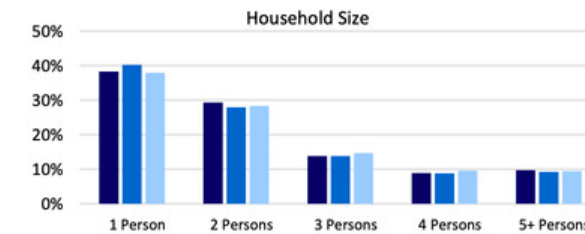
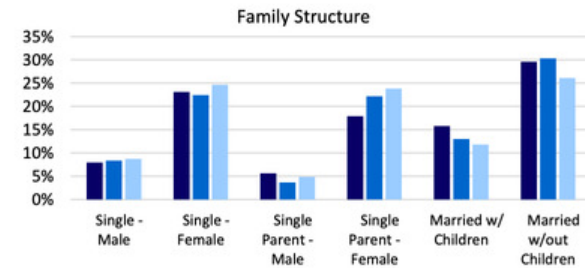
1445 East Cleveland Avenue



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Family Structure (2025)	1,818		7,245		15,033	
Single - Male	144	7.9%	605	8.3%	1,315	8.7%
Single - Female	420	23.1%	1,625	22.4%	3,707	24.7%
Single Parent - Male	103	5.7%	265	3.7%	730	4.9%
Single Parent - Female	326	17.9%	1,608	22.2%	3,582	23.8%
Married w/ Children	287	15.8%	944	13.0%	1,776	11.8%
Married w/out Children	538	29.6%	2,199	30.4%	3,923	26.1%
Household Size (2025)						
1 Person	1,449	38.3%	6,094	40.2%	11,175	37.9%
2 Persons	1,110	29.3%	4,230	27.9%	8,357	28.4%
3 Persons	523	13.8%	2,097	13.8%	4,320	14.7%
4 Persons	336	8.9%	1,338	8.8%	2,828	9.6%
5+ Persons	368	9.7%	1,397	9.2%	2,778	9.4%
Home Ownership (2025)	3,785		15,156		29,458	
Owners	1,971	52.1%	6,299	41.6%	12,356	41.9%
Renters	1,815	47.9%	8,857	58.4%	17,102	58.1%
Components of Change (2025)						
Births	95	1.1%	361	1.0%	760	1.1%
Deaths	65	0.7%	281	0.8%	572	0.8%
Migration	-231	-2.6%	-883	-2.5%	-1,259	-1.8%
Unemployment Rate (2025)	8.9%		7.0%		6.1%	
Employment, Pop 16+ (2025)	7,161		28,432		55,991	
Armed Services	0	0.0%	0	0.0%	1	0.0%
Civilian	5,114	71.4%	19,288	67.8%	37,761	67.4%
Employed	4,663	65.1%	17,893	62.9%	35,397	63.2%
Unemployed	452	6.3%	1,394	4.9%	2,364	4.2%
Not in Labor Force	2,046	28.6%	9,144	32.2%	18,230	32.6%
Businesses						
Establishments	620	---	1,535	---	2,365	---
Employees (FTEs)	7,450	---	28,234	---	46,576	---



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SURROUNDING RETAILER MAP

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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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GA #375385

PROFESSIONAL BACKGROUND

Coldwell Banker Commercial Metro Brokers is a full-service commercial real estate company in metro Atlanta and North Georgia. As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I'm able to assist my clients with buying, selling or leasing a commercial property, working to meet your needs throughout the entire process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain open communication and ensure discretion throughout the entire transaction process. I will manage all aspects of the transaction from the initial marketing phase to guiding you to closing. My team of Coldwell Banker Commercial Metro Brokers professionals specializes in a variety of property types: Retail, office space, manufacturing, warehouse, industrial, land, multi-family and more. Coldwell Banker Commercial Metro Brokers also affords the ability to give all listings the maximum market exposure and also grants access to all of the major commercial listing services in Georgia. With my knowledge as a commercial specialist combined with the resources at Coldwell Banker Commercial Metro Brokers, we have everything you need to find the perfect property that fits your individual business requirements.

Metro Brokers

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