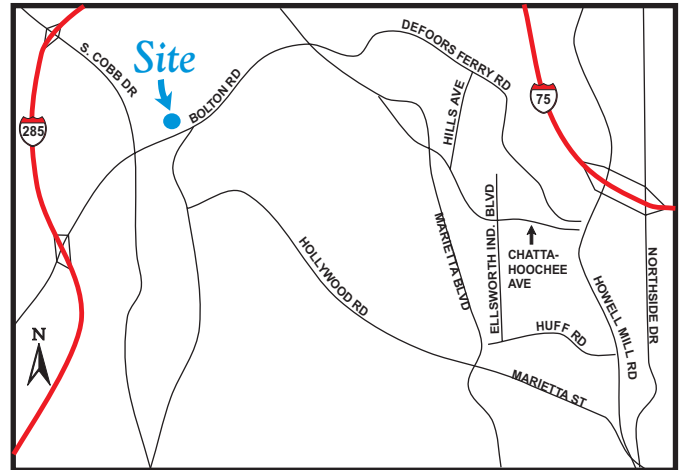


AVAILABLE FOR LEASE

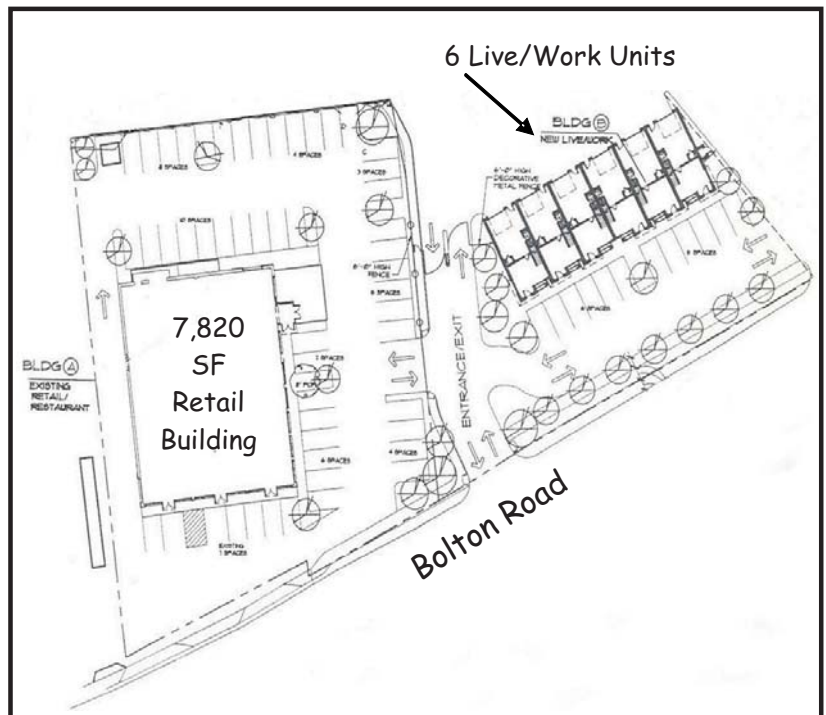
2030 Bolton Road Atlanta, GA 30318

Located at the Northeast Corner of Bolton Rd.
& South Cobb Drive (Jackson Parkway)



7,820 SF Retail Building

- Ample Parking - Front/Rear/Side
- Freestanding 1-Story Brick Building adjacent to 22 Townhome/Live/Work Residential
- Retail or Restaurant Use
- 1,200 SF up to 7,700 SF
- 1 Mile to I-285/S. Cobb Drive
- Traffic Count 28,180/vpd
East 15,800/vpd & West 12,380/vpd
- Adjacent to Vinings on the Chattahoochee
52 Acres (New 400 Townhome development)
- 500 Square Foot Outside Patio Available



 ALAN JOEL PARTNERS <i>Commercial Real Estate Brokerage & Investment</i>	962 Howell Mill Road, Suite 100 Atlanta, Georgia 30318 tel 404-869-2600 fax 404-869-2601
---	--

Contact: Dave Smith (Direct Dial 404/869-2605)

email: dsmith@alanjoelpartners.com

For complete details, please visit www.alanjoelpartners.com

The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.