

741 North Central Avenue 2,675 sf

H A P E V I L L E , G A 3 0 3 5 4 AVAILABLE



High-Visibility Corner Location

Prominent positioning along busy N Central Avenue



1 Mile to Downtown Hapeville

Convenient access to Hapeville's growing Downtown district.



Excellent Street Exposure

Strong Visibility and frontage along a well-traveled corridor.



Established Office Buildout

Previously occupied by a law firm and ready for professional use.



Minutes from Hartsfield-Jackson









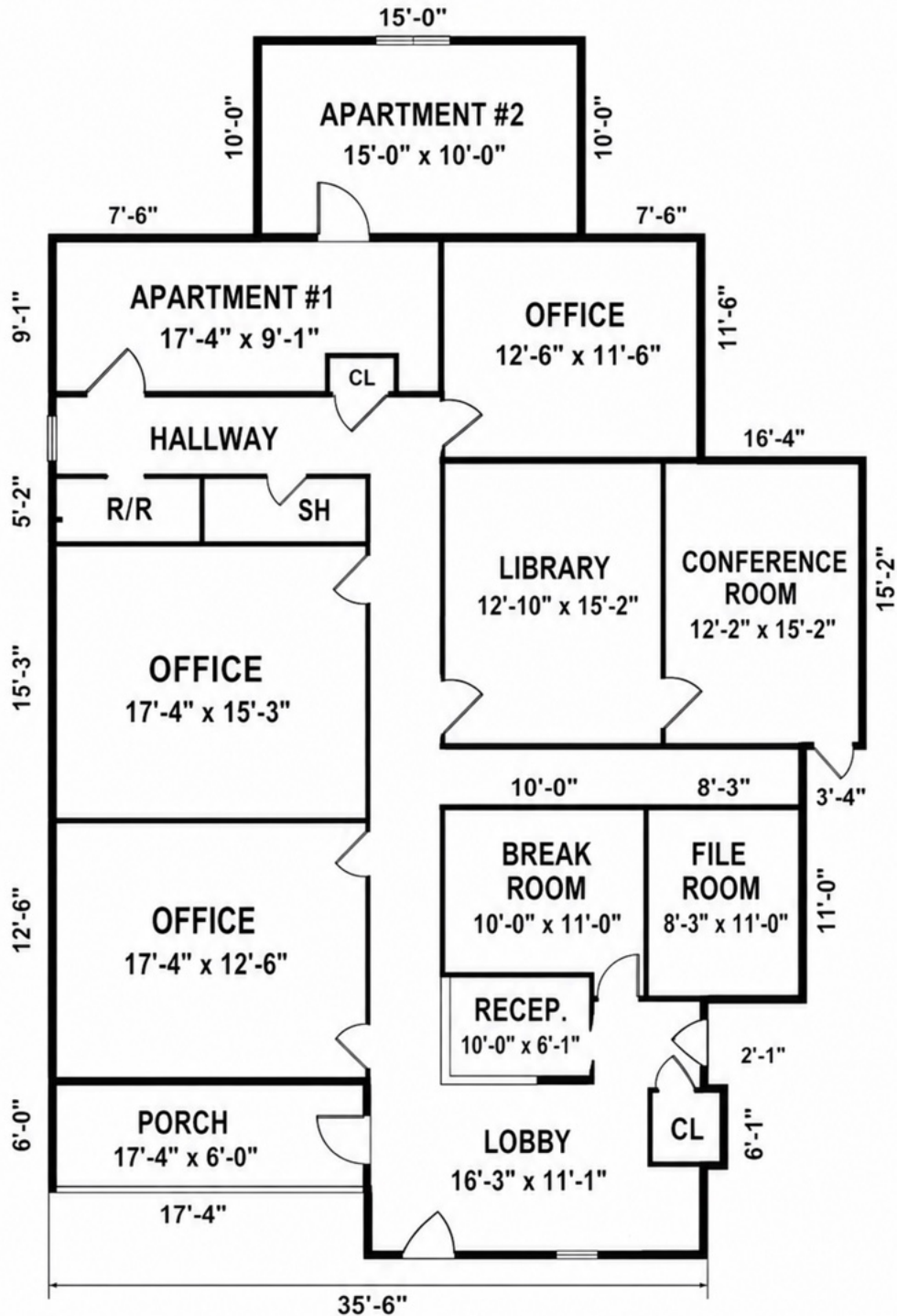








**741 N. CENTRAL AVENUE
HAPEVILLE, GA 30354**



SCHEMATIC FLOOR PLAN - NOT FOR CONSTRUCTION
ALL DIMENSIONS ARE APPROXIMATE

DEMOGRAPHICS

Strategically located between I-75 and I-85, Hapeville is adjacent to Hartsfield-Jackson Atlanta International Airport and surrounded by major corporate employers including Delta Air Lines and Porsche Cars North America.

GA DOT Traffic Counts:

N. Central Ave. - 8,360 VPD

Virginia Ave. - 18,010 VPD

Population



1 Mile

3 Mile

5 Mile

6,643

48,076

184,251

Average HH Income



1 Mile

3 Mile

5 Mile

\$90,543

\$74,355

\$70,233

Households



1 Mile

3 Mile

5 Mile

2,741

19,640

72,941

Hapeville, Georgia



Airport-Driven Economy:

Hapeville sits directly adjacent to Hartsfield-Jackson Atlanta International Airport, one of the world's busiest airports and a major regional economic engine supporting more than 63,000 on-site jobs.

Strong Population Growth:

Hapeville's population has grown approximately 13% since 2020, reflecting continued residential investment and increasing demand within this strategically located Atlanta submarket.

Major Corporate Presence:

Hapeville is home to Porsche Cars North America and sits alongside Delta Air Lines' global headquarters, creating a significant concentration of corporate employees, visitors, and business activity.

Growing Residential Base:

New multifamily development continues to expand Hapeville's residential base, including hundreds of recently delivered luxury apartments in and around the downtown district.

Downtown Revitalization:

Downtown Hapeville has evolved into a walkable district of restaurants, shops, businesses, arts, and new development, strengthening the area's appeal to residents, employees, and visitors.

Strategic Metro Atlanta Location:

Positioned between I-75 and I-85, Hapeville offers exceptional connectivity to Downtown Atlanta, Hartsfield-Jackson International Airport, and major employment centers throughout Metro Atlanta.



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