RETAIL SPACE FOR LEASE

413 Englewood Ave SE | Atlanta, GA 30315



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413 Englewood Ave SE / Atlanta, GA 30315

View on Google Maps

Shoppes at Englewood I

This newly developed, street-level retail destination offers premier street frontage and exceptional visibility in the heart of Chosewood Park - one of Intown Atlanta's fastest-evolving urban corridors. The property features versatile, modern retail/restaurant suites ranging from boutique footprints to contiguous anchor blocks.

With dedicated structured customer parking, prominent storefront glass line, and outdoor patio/gathering opportunities, the center delivers an inviting pedestrian experience with seamless accessibility.

413 Englewood Ave SE
7 Retail/Restaurant/Office Suites

Whitebox Space Available
From ± 639 SF - 12,684 SF

Beltline Adjacent
± 5 Minute walk to the Southside Beltline Trail

Adjacent Greenspace
6-Acre Park with Fountain Pond, Plaza Seating & Playground



2026 Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,755	130,579	343,869
Total Daytime Population	13,898	209,132	496,024
Total Households	7,229	58,553	158,610
Average Household Income	$147,586	$127,088	$137,979

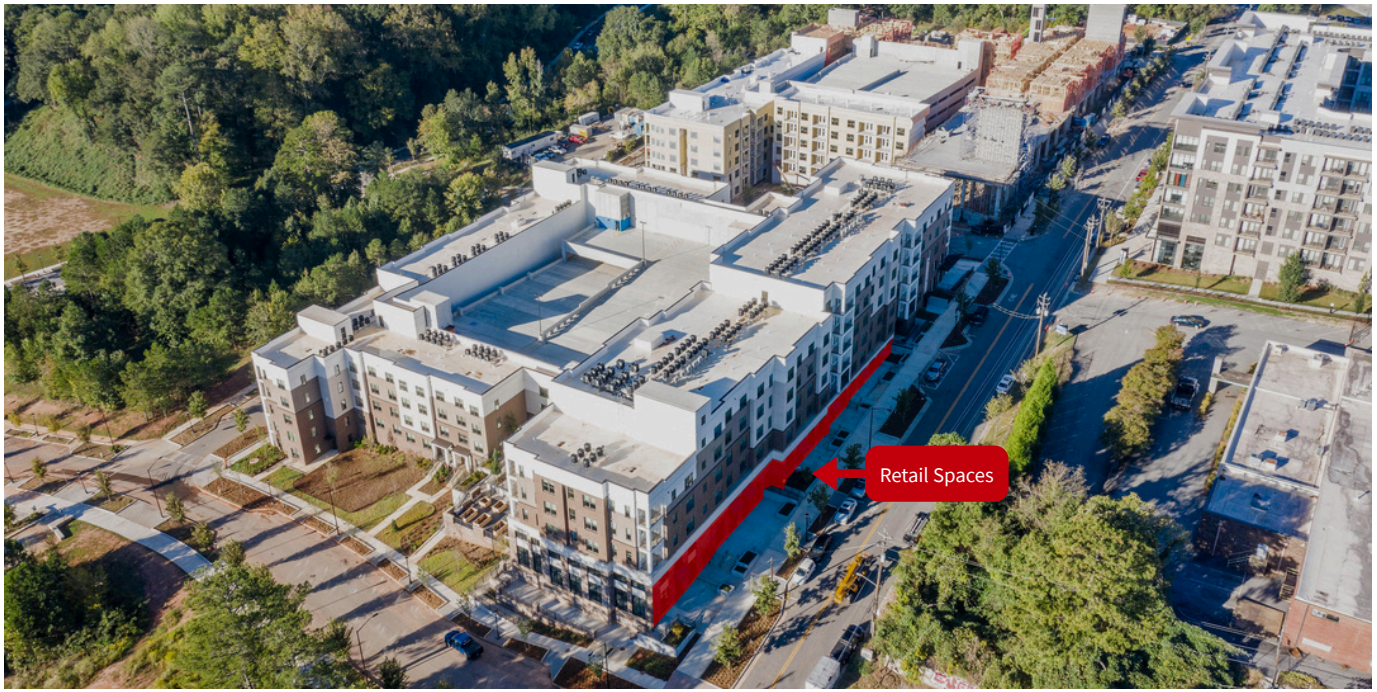
Source: Esri, 2026

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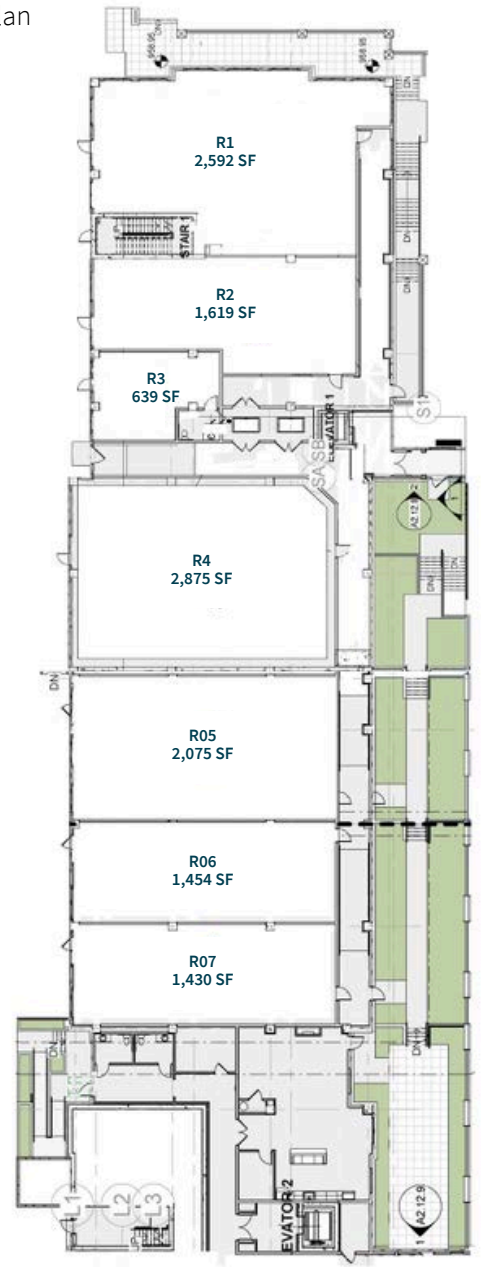
Market Opportunity & Density

The property sits atop 160 affordable, independent senior living residences (62+), with more than 4,000 townhomes and multifamily units recently delivered or under construction within a one-mile radius. The senior community is leasing up quickly, with a waitlist that exceeds the total number of apartments, so the demand is built in before the retail opens.

This dense, booming residential pocket creates prime daily demand for fast-casual dining, boutique fitness, salons, pet care, insurance, and shipping services.

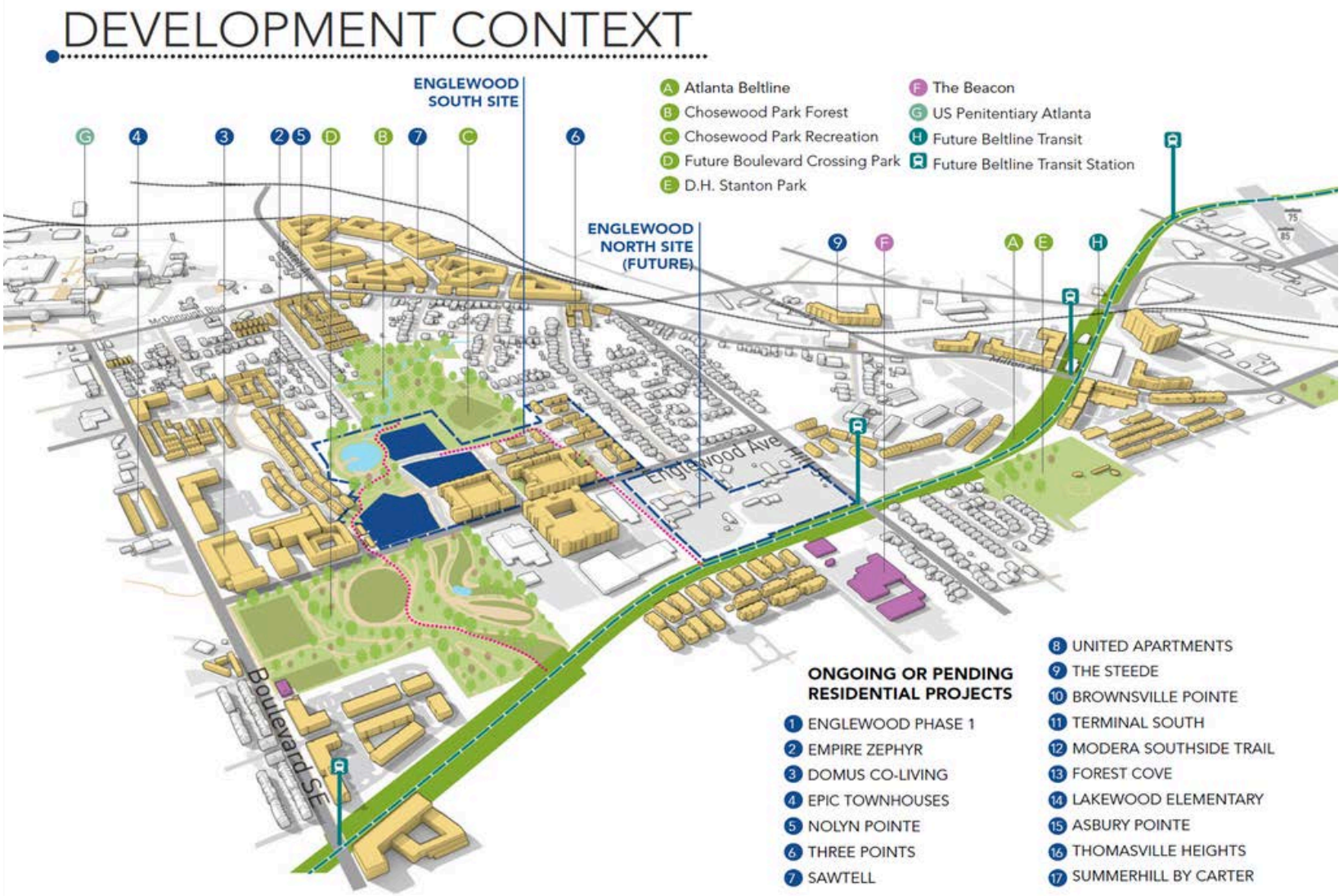


Site Plan



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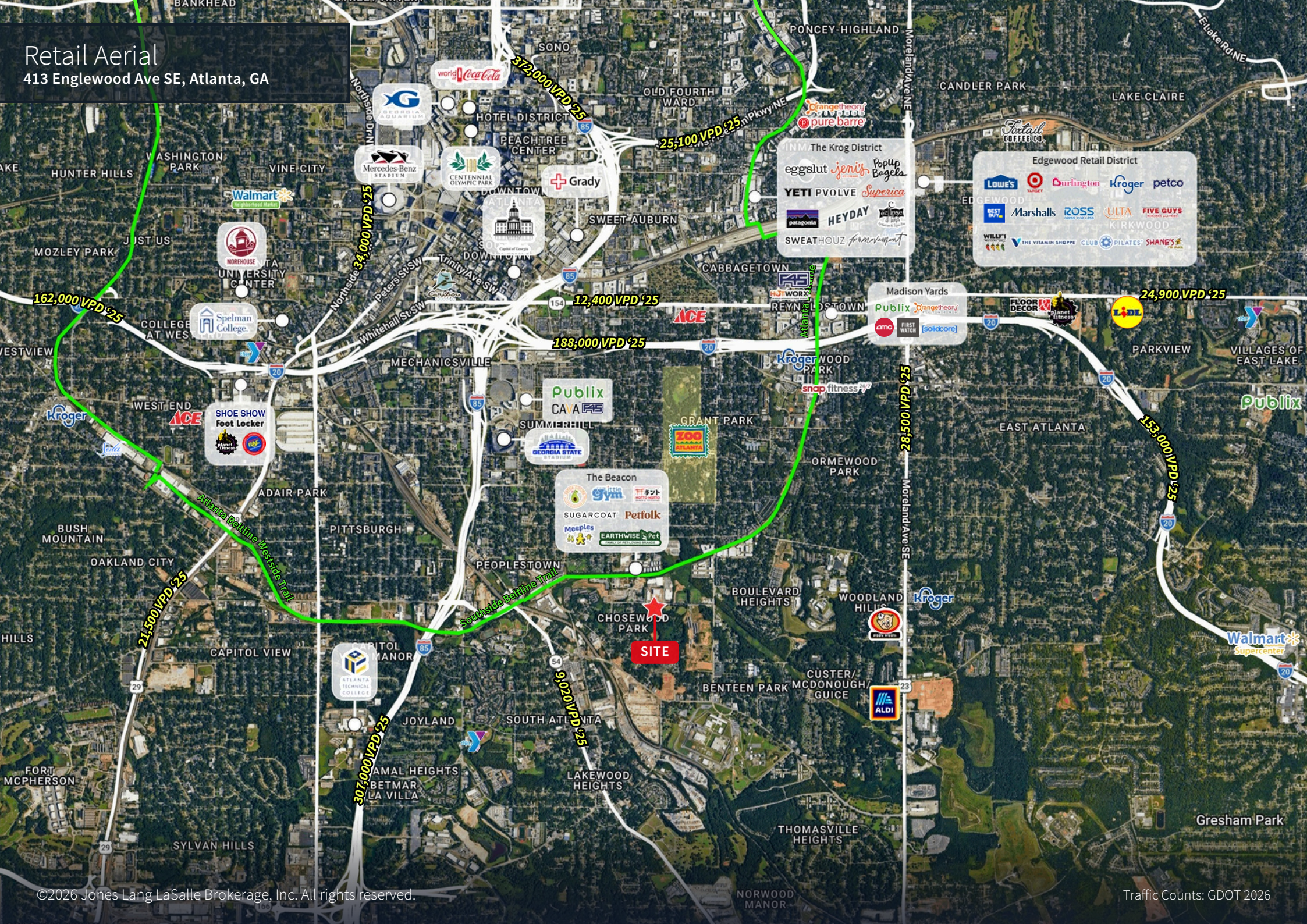
Development Map



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Retail Aerial

413 Englewood Ave SE, Atlanta, GA

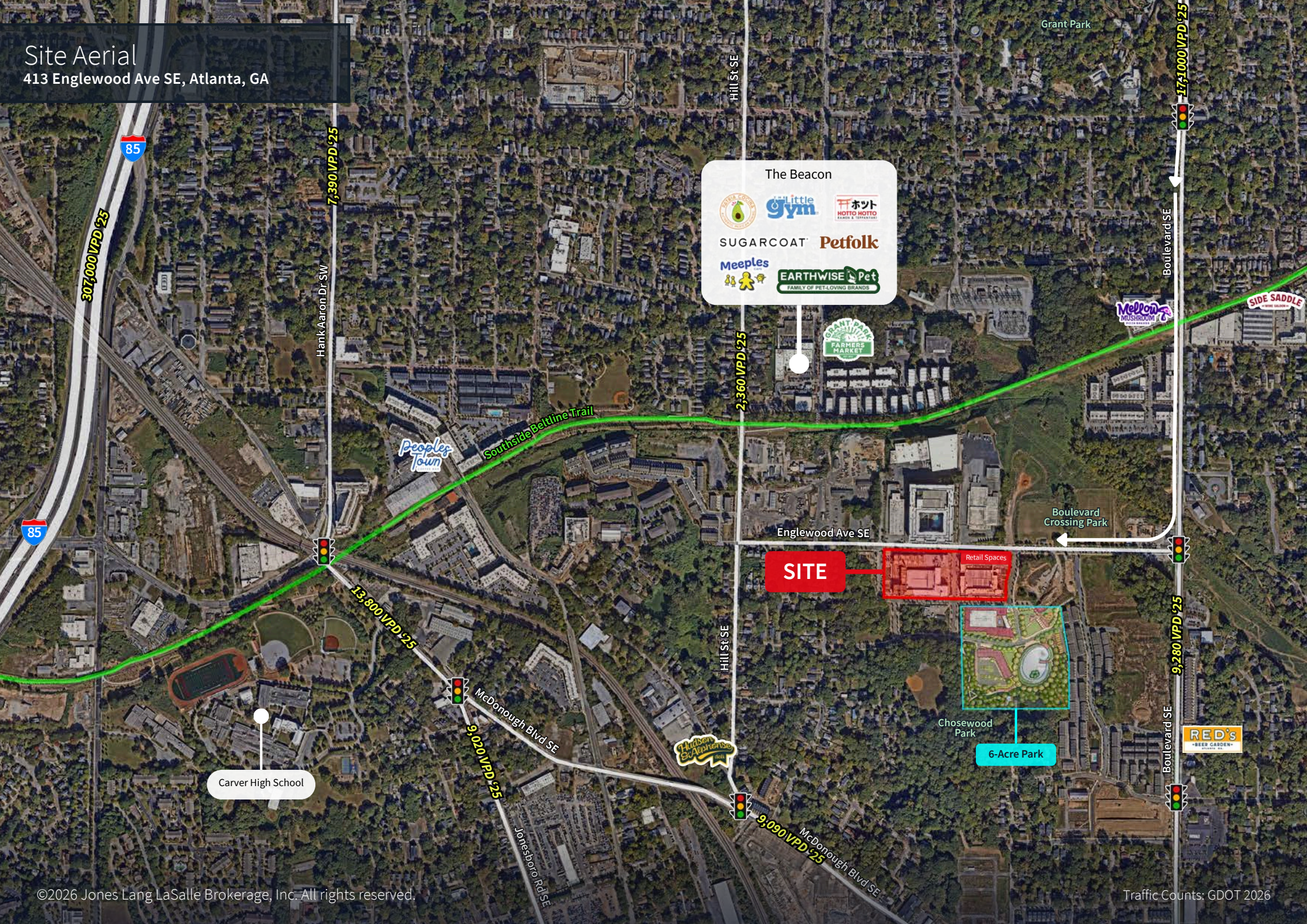


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Traffic Counts: GDOT 2026

Site Aerial

413 Englewood Ave SE, Atlanta, GA



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Traffic Counts: GDOT 2026

JLL SEE A BRIGHTER WAY

Thank you!

Contact us for more information

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