



**SUBJECT PROPERTY**

# Atlanta Area Home Depot Outparcel Development Opportunity | $\pm 1.35$ Acres

4175 STONE MOUNTAIN HWY  
LILBURN, GA 30047





**SUBJECT PROPERTY**

STONE MOUNTAIN HWY

72,600 VPD

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# 01

## PROPERTY OVERVIEW



# Executive Summary

Unmatched opportunity to develop high exposure location at the entrance to a successful  $\pm 181,542$  SF Home Depot anchored retail center. This site is seen by 72,600 cars per day, has dual access points, and benefits from a population of 64,236 with \$106,628 average household income within 3-mile radius. In the heart of a popular retail area, surrounding amenities include Home Depot, Starbucks, Lidl, IHOP, Chili's, Dunkin, Longhorn Steak House, Suntrust, Chase, Bank of America, and multiple major auto dealerships. The large  $\pm 1.35$ -acre level site contains a  $\pm 6,125$  SF shell of a former car wash building and benefits from a large existing monument sign.

Flexible C-3 Highway Business District Zoning allows for a variety of uses including car wash, QSR, bank branch, oil/lube, auto parts, coffee, etc.

- Opportunity to develop a  $\pm 1.35$ -acre site with  $\pm 6,125$  SF shell of former car wash building
- High exposure location at the entrance to a successful  $\pm 181,542$  SF Home Depot anchored retail center
- 72,600 cars per day, dual access points
- Strong demographics population of 64,236 with \$106,628 average household income within 3-mile radius
- In the heart of a popular retail area, surrounding amenities include Home Depot, Lidl, IHOP, Chili's, Dunkin, Longhorn Steak House, Suntrust, Chase, Bank of America, and multiple major auto dealerships
- New Starbucks under construction next door
- Level site with large monument sign previously used as a car wash
- Flexible C-3 Highway Business District Zoning allows for a variety of uses including car wash, QSR, bank branch, oil/lube, auto parts, coffee, etc.



**SITE SIZE:**  
 **$\pm 1.35$  ACRES**



**PRICE:**  
**CONTACT BROKER**



**C-3 ZONING**  
**(HIGHWAY BUSINESS DISTRICT)**



# Property Overview

ADDRESS:	4175 Stone Mountain Highway Lilburn, GA 30047
COUNTY:	Gwinnett
ZONING:	C3 (Highway Business District)
PARCEL ID:	6010037
NUMBER OF BUILDINGS:	1
SITE SIZE:	±1.35 Acres
BUILDING SIZE:	±6,125 SF shell of former car wash building
IDEAL USE:	Development
TOPOGRAPHY:	Level
TRAFFIC COUNT:	72,600 VPD on Stone Mountain Hwy
NEIGHBORING BUSINESS:	The Home Depot, PetSmart, Starbucks (Under Construction)
CROSS STREETS:	Paxton Drive SW
SALE PRICE:	CONTACT BROKER FOR INFO

Stone Mountain Highway









±6,125 SF SHELL OF FORMER CAR WASH BUILDING









# Site Map







**SUBJECT PROPERTY**



72,600 VPD

STONE MOUNTAIN HWY







STONE MOUNTAIN HWY

72,600 VPD

STONE MOUNTAIN HWY



**SUBJECT PROPERTY**



# 02

## AREA OVERVIEW



# About the Area

## Lilburn, GA

Lilburn was one of the first Gwinnett County cities to develop as population growth spread from Atlanta. The city is rooted in the railroad that still runs hourly through Old Town. The Old Town Lilburn neighborhood is currently experiencing unparalleled growth, including high end residential developments, mixed use projects on Main Street for new retail and restaurants, and a retirement community across from City Hall and the Library. There are new detached homes being built and older homes being renovated throughout Old Town.

Old Town offers people a lifestyle of walkability to the park, restaurants, retail shops, a first rate library, and a concert venue. The small town charm is further supported by close proximity to the city of Atlanta, and very successful public schools in the Parkview high school cluster, as well as multiple successful private schools.

## Stone Mountain Park

Listed in the National Register of Historic Places, Stone Mountain Village offers a charming blend of rich cultural heritage and modern amenities surrounded by picturesque natural beauty. With a variety of year-round events like the Yellow Daisy Festival and Scottish Highland Games, DeKalb County is a diverse, eclectic hub of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants, and one-of-a-kind shops, making it a desirable destination for both visitors and residents.

Stone Mountain Park, the centerpiece of the area, spans 3,200 acres of natural landscapes and attracts over 4 million visitors annually. The park offers an array of family-friendly activities, recreational opportunities, and historic sites, including its famous laser show which draws crowds from far and wide.

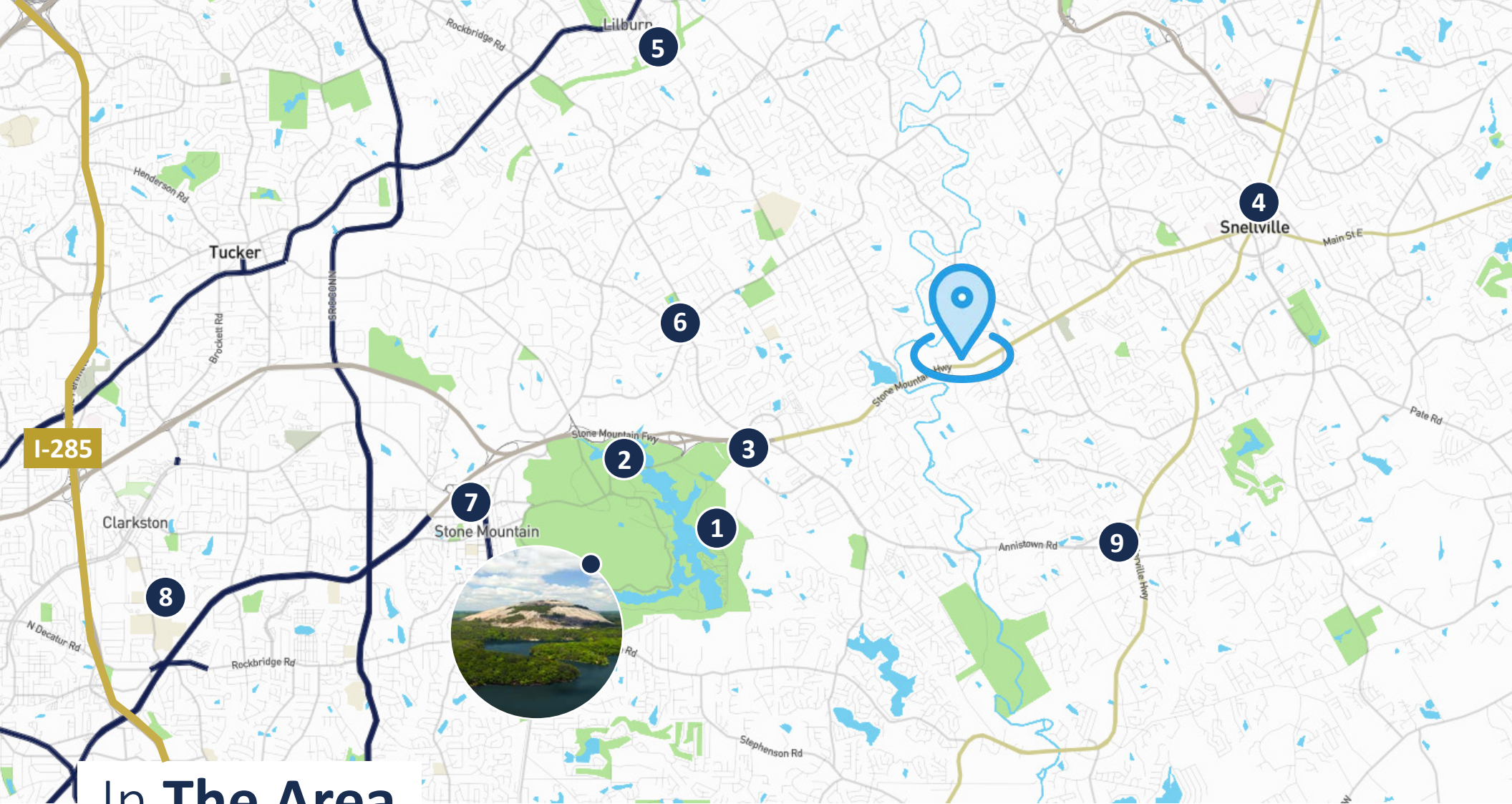
**Natural Beauty** - In addition to Stone Mountain Park, the area boasts multiple stunning green spaces for recreation and outdoor activities, including Wade-Walker Park, Yellow River Park, Tribble Mill Park, and Harbins Park.

**Historical Significance** - With historic ties that reach back over 100 years, Stone Mountain has the world's largest bas-relief sculpture depicting prominent Confederate leaders of the Civil War.

**Easily Accessible** - Only six miles east of downtown and only ten miles from Hartsfield-Jackson Atlanta International Airport, Stone Mountain is easily accessible via I-85, I-75, I-675, I-285, and MARTA but far enough from the main city to enjoy the natural landscape.







## In The Area

- 1 Stone Mountain Golf Club, Stone Mountain Park Campground
- 2 Crossroad Village, The Inn at Stone Mountain Park, Stone Mountain Railroad Station
- 3 Walmart, Burn Boot Camp, Metro Cafe, Applebee's, Ross, Dunkin', Chick-fil-A, Lowes Home Improvement, Panda Express
- 4 McDonald's, Chick-fil-A, Walmart, Racetrac, At Home, Ulta Beauty, Kohl's, Cook Out, Belk, Smoothie King, Starbucks, Mellow Mushroom
- 5 Tropical Smoothie Cafe, Waffle House, Burger King, 1910 Public House, Antiques in Old Town
- 6 Kroger, Lush Nail Bar, UPS Store, Walgreens, Bruster's Real Ice Cream
- 7 **Downtown Stone Mountain** - Cherokee BBQ Bar, Gilly Brew Bar, Stone Mountain Public House, Front Porch Taqueria, Sweet Potato Cafe
- 8 Georgia State University - Perimeter Campus, Burlington, Planet Fitness, Taco Bell, Dollar Tree, Georgia Piedmont Technical College
- 9 Publix, ALDI, El Jinete, Walmart, Dunkin', Calliber Collision, Waffle House



# Demographics



## POPULATION

1 MILE	3 MILES	5 MILES
8,280	64,236	161,483



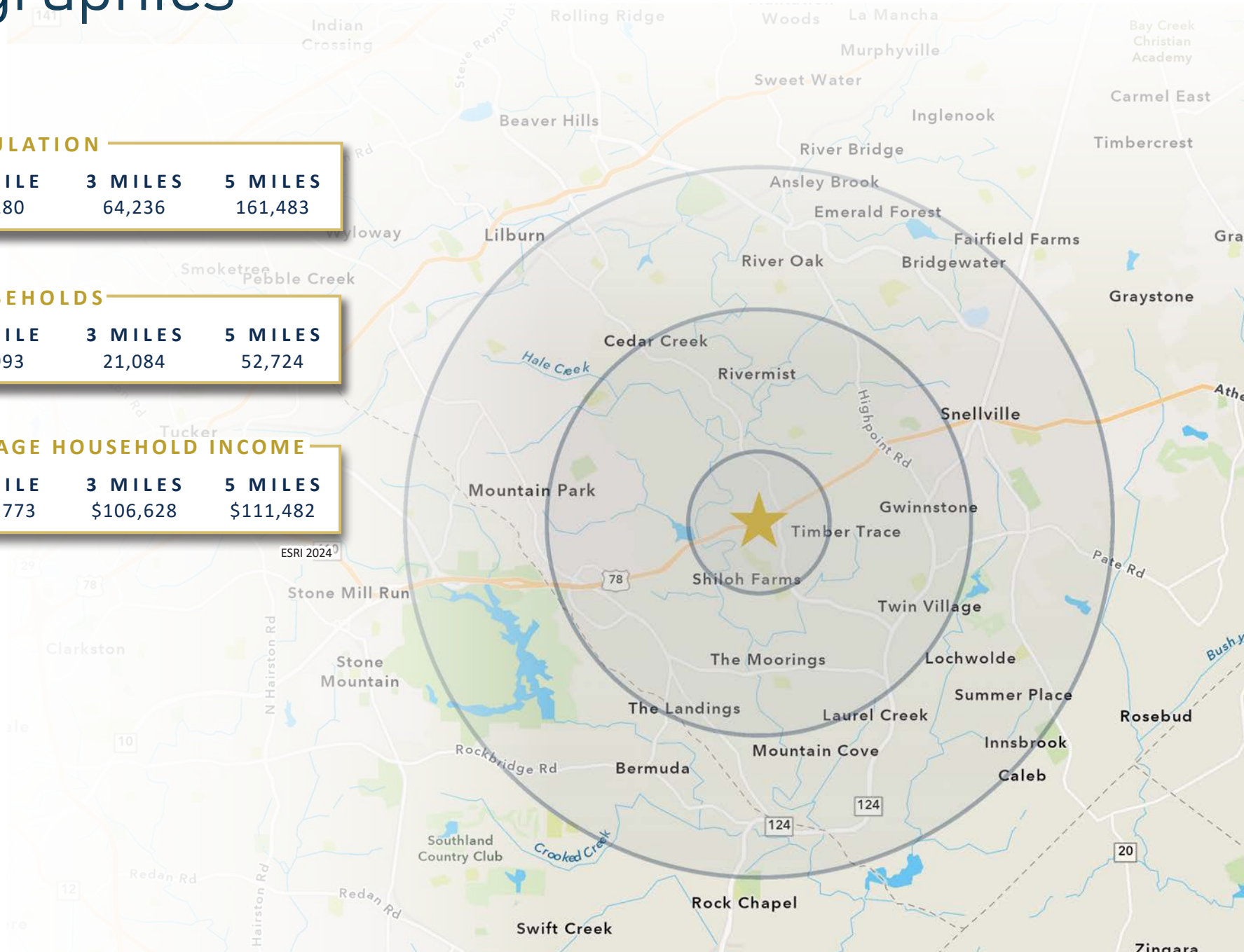
## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,993	21,084	52,724



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$98,773	\$106,628	\$111,482





# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**13 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN  
THE U.S. 2020**

- U.S. CENSUS BUREAU  
POPULATION DIVISION



## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

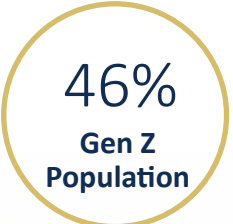
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

## MAJOR EMPLOYERS



**8TH**  
LARGEST U.S. METRO  
*2020 U.S. Census*

**1.18%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
*ESRI 2023*



**#6**  
BEST CITIES FOR JOBS IN U.S.  
*WalletHub 2024*

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)  
*Freddie Mac 2021*



*(Data based on 1 mile radius of Downtown- ESRI 2023)*



## #8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

## #1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

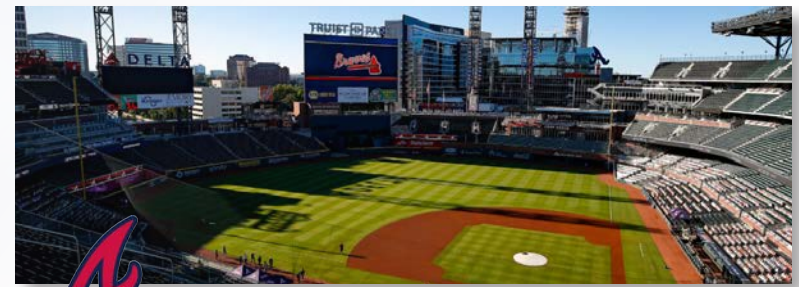
## #2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM



# Broker Profile



## DANIEL LATSHAW

Partner

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Since his first investment property purchase in 1995, Daniel has had a passion for Atlanta real estate. While earning his MBA at Emory University's Goizueta Business School, where he was founder and the first president of the Goizueta Real Estate Group, the Virginia Tech undergrad decided to make a career out of what started as a hobby. After graduation, Daniel managed acquisitions for the UK's top institutional real estate investment house, ING Barings, in London.

Upon arrival back in Atlanta, Daniel joined Bull Realty where his deep commitment to serving clients benefited from the firm's innovative marketing platform. Always active in church leadership and family, he identified with the firm's founding principle to be a company of stellar integrity. Now a Partner and CCIM, Daniel has achieved top producer status for Bull Realty the past 23 years by consistently exceeding client expectations on hundreds of adaptive reuse and development projects.

Daniel enjoys spending time with his wife and four daughters. When not making waves in real estate, the avid surfer enjoys catching them in coastal destinations ranging from the Southeast U.S. to South America.



# ABOUT BULL REALTY

## MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

## SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

## CONNECT WITH US:

<https://www.bullrealty.com/>



26

YEARS IN  
BUSINESS



ATL

HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
8  
SOUTHEAST  
STATES

\$1.9

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021

