

2869 Evans Mill Road Lithonia, GA 30038



Leasing Contacts

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Property Highlights

- The property is located directly off busy I-20 in rapidly growing Dekalb County.
- Offers excellent visibility from Evans Mill Road.
- Located less than two miles from Hilton Garden Inn and Stonecrest Mall.
- Zoned Commercial.
- Ground Lease | 0.97 Acres

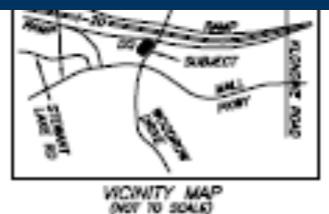
UNION
 PARTIAL AND
 BY THE
 SUBJECT

PROPERTY
 OR OF
 IMPROVEMENTS
 REPORTED
 HEREON, AND

SECTION OF THE
 PLAN AS SHOWN
 BY AND SCALED

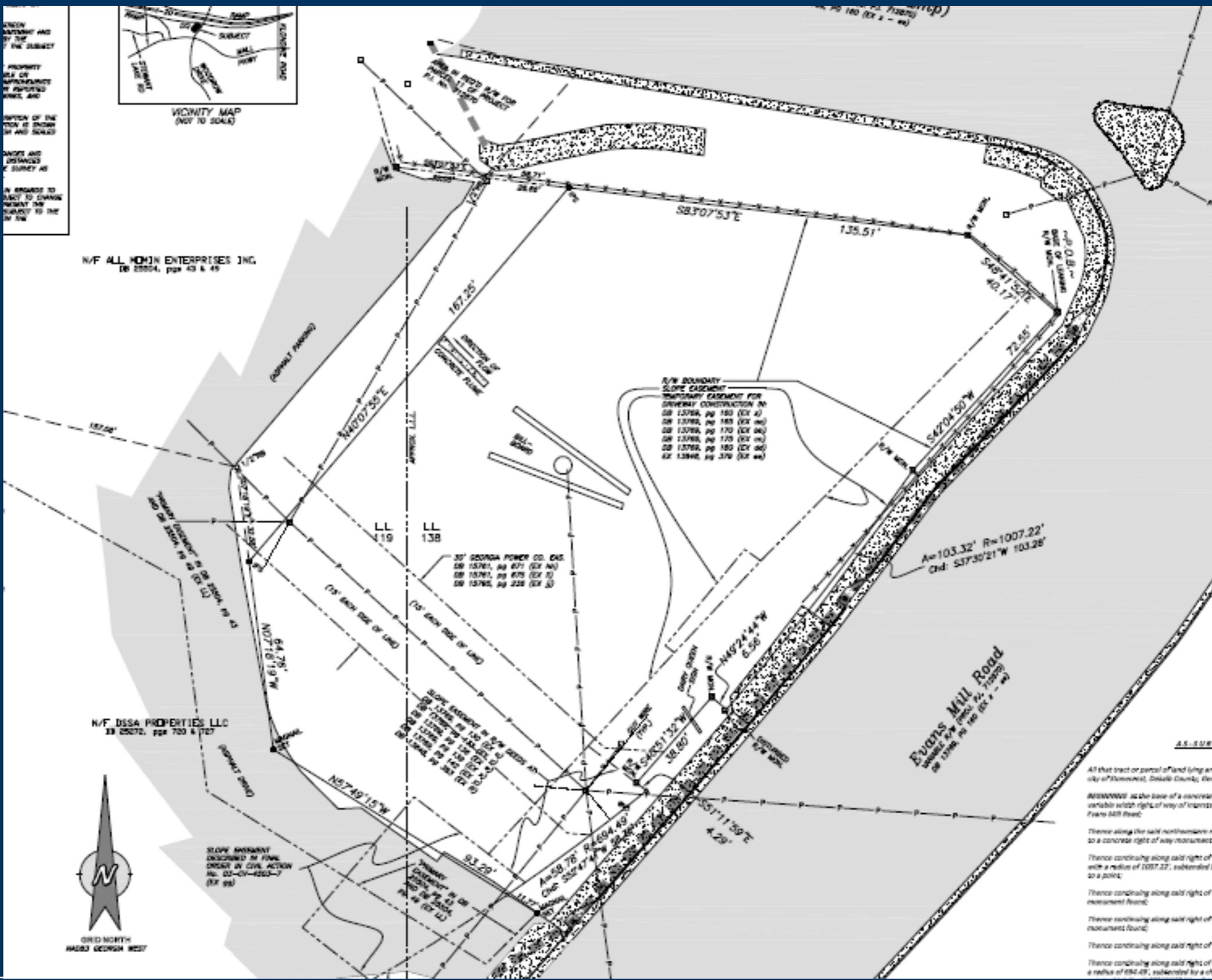
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IN ORDER TO
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 IN THE



N/F ALL MOON ENTERPRISES INC.
 DE 2204, pgs 43 & 44

N/F DSSA PROPERTIES LLC
 DE 2527C, pgs 703 & 707



All that tract or parcel of land lying and
 city of Stone Mountain, DeKalb County, Georgia

BEFORE: as the base of a concrete
 variable width right of way of Interstate
 75/85 Road;

Thence along the said northern line
 to a concrete right of way monument;

Thence continuing along said right of way
 with a radius of 1007.22', subtended by
 to a point;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 with a radius of 692.49', subtended by a ch

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Site Plan





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Site Plan



AREA DEMOGRAPHICS



2024
Population

1 MILE	6,012
3 MILE	53,075
5 MILE	133,129



2024 Daytime
Population

1 MILE	5,709
3 MILE	42,860
5 MILE	101,345



Household 2024

1 MILE	2,646
3 MILE	20,958
5 MILE	49,009



Household
Income

1 MILE	\$59,000
3 MILE	\$76,300
5 MILE	\$86,800



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Trade Area Overview

