



4.63 ACRES FOR SALE

**700 & 712  
NORTHERN AVE**  
Clarkston, Georgia 30021

- » Potential for Multi-Family Redevelopment
- » Currently Zoned R-75
- » All Utilities in the Area
- » Significant Frontage along I-285
- » Gently Rolling Topography
- » Minutes to Downtown Clarkston and Scottdale
- » Just West of Georgia State University Perimeter College & Georgia Piedmont Technical College
- » Asking \$995,000

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**BROCK WILSON**

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# CONVENIENT LOCATION



HOME DEPOT

78

CLARKSTON

10

SITE

INDIAN CREEK  
ELEMENTARY SCHOOL

GEORGIA STATE UNIVERSITY  
PERIMETER COLLEGE

GEORGIA PIEDMONT  
TECHNICAL COLLEGE

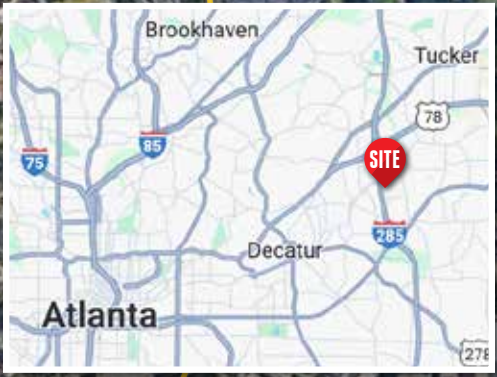
10

BROOKSIDE PARK

278

285

SCOTSDALE



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**GREAT POTENTIAL**



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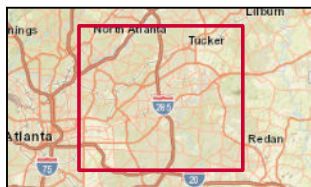
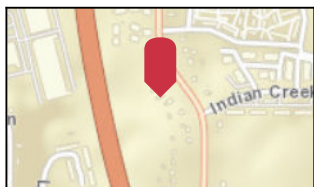
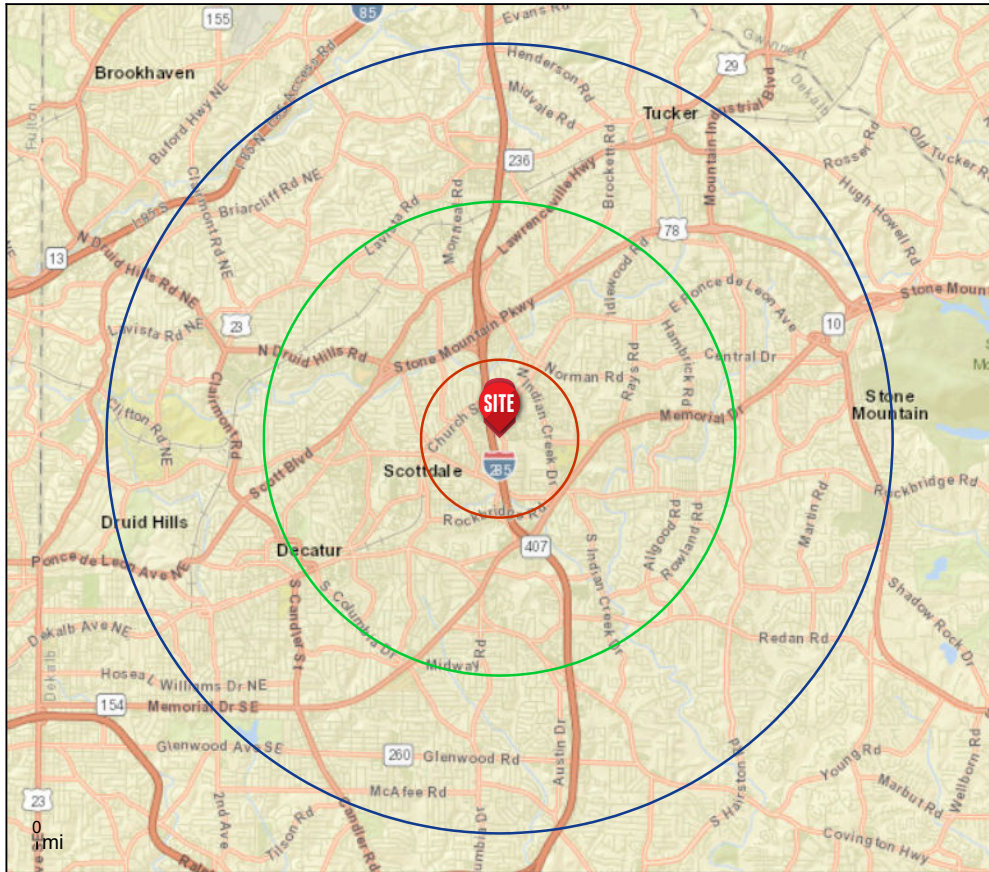
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# KEY DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	18,010	114,944	280,323
Households	6,277	45,293	110,225
Average Household Size	2.86	2.50	2.47
<b>2023 Summary</b>			
Population	18,580	117,742	283,812
Households	6,475	46,649	112,126
Families	3,938	25,219	61,471
Average Household Size	2.86	2.49	2.46
Owner Occupied Housing Units	2,126	22,883	61,887
Renter Occupied Housing Units	4,349	23,766	50,239
Median Age	31.2	36.2	37.1
Median Household Income	\$46,010	\$64,917	\$70,147
Average Household Income	\$70,841	\$100,354	\$113,791
<b>2028 Summary</b>			
Population	18,833	120,189	286,210
Households	6,603	48,144	114,013
Families	4,006	25,845	62,078
Average Household Size	2.85	2.46	2.44
Owner Occupied Housing Units	2,277	23,365	62,847
Renter Occupied Housing Units	4,325	24,779	51,166
Median Age	31.0	36.3	37.3
Median Household Income	\$53,243	\$77,642	\$83,051
Average Household Income	\$83,492	\$117,658	\$131,787
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.27%	0.41%	0.17%
Households	0.39%	0.63%	0.33%
Families	0.34%	0.49%	0.20%
Owner Households	1.38%	0.42%	0.31%
Median Household Income	2.96%	3.64%	3.43%

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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# GENTLE TOPOGRAPHY



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