



FOR SALE

1.25 AC+- ZONED INDUSTRIAL

3558 MORELAND AVENUE

Conley, GA 30288



PRESENTED BY:

MATT LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	3558 Moreland Ave, Conley, Dekalb County, GA 30288
PRICE	\$425,000
LOT SIZE	1.25 Acres+-
ZONING	Light Industrial
APN	15-015-04-006
FLOOD PLAIN	Yes

For sale is a 1.25 acre+- parcel zoned light industrial on Moreland Avenue in Conley, Dekalb County just minutes from I-285. With 148+- feet of frontage the property is visible by a 22,500 traffic count. The property is currently used for outdoor storage of vehicles and equipment with a small 600 SF+- storage shed. Surface stormwater drainage bisects the parcel. The location is minutes from the I-285 Moreland Ave exit, 5 minutes from I-675 at I-285 and 11 minutes from the I-20 Moreland Ave exit.



- For sale 1.25 acre light industrial zoned land
- Currently outdoor vehicle and equipment storage with 900 SF+- storage shed
- Surface stormwater drainage bisects the site
- 148' frontage on Moreland Ave with 22,500 traffic count
- 2 minutes south of I-285 Moreland Ave exit
- 5 minutes from I-675 / 11 minutes from I-20 Moreland Ave exit

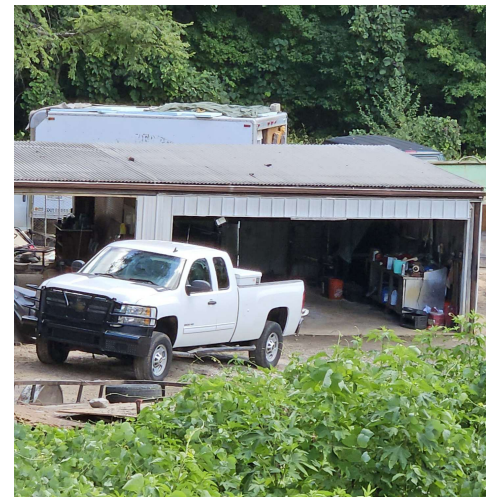
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ADDITIONAL PHOTOS



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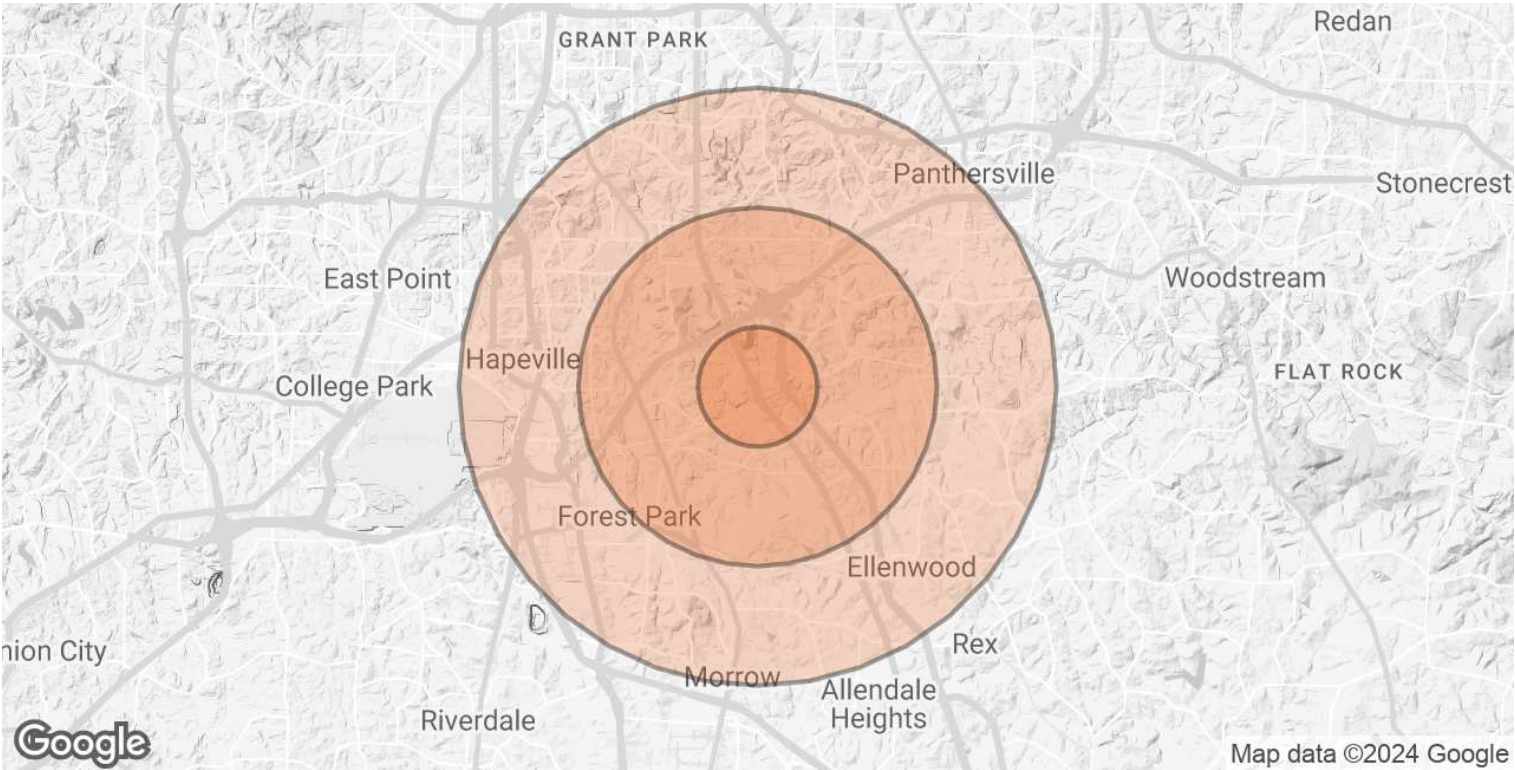
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,188	39,847	156,909
AVERAGE AGE	38	37	38
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,094	13,525	56,364
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$84,897	\$77,600	\$76,624
AVERAGE HOUSE VALUE	\$291,148	\$247,494	\$274,422

Demographics data derived from AlphaMap

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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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