



SUBJECT

**AVAILABLE
SEPARATELY**

2523

2523

5814

5808

2601

5821

0

5822

5828

5838

0

FOR SALE

0.978 Acres+- Commercial

2545 VETERANS MEMORIAL HWY

Austell, GA 30168

PRESENTED BY:

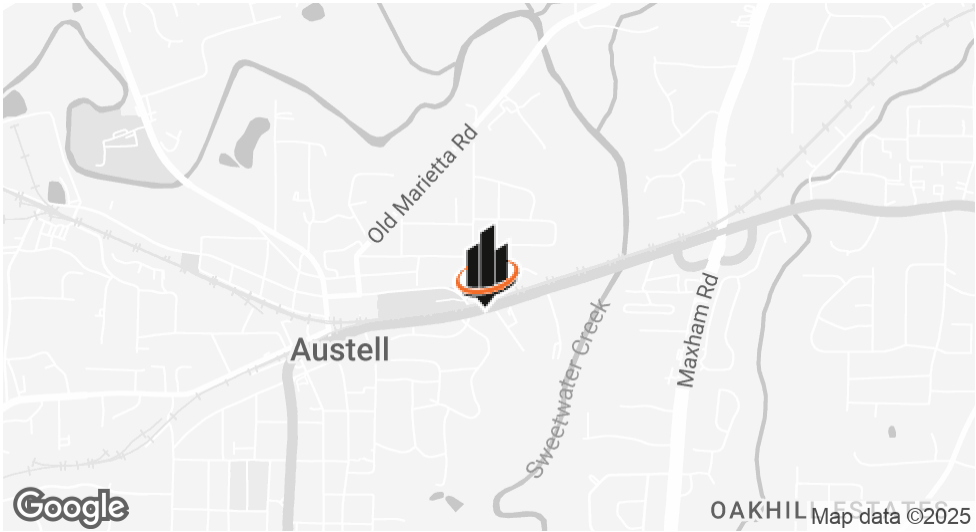
MATT LEVIN, CCIM

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GA #119351

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$390,000
PARCEL SIZE:	0.978 Acres+-
ZONING:	General Commercial GC

PROPERTY DESCRIPTION

For sale is a 0.978 acre+- lot fronting on Veterans Memorial Highway in Austell, Georgia. The general commercial (GC) zoning allows a variety of businesses, making this a versatile opportunity. The adjacent 0.459 acres+- also zoned GC has a 100% leased 3,760 3 tenant retail center for sale separately.

Veterans Memorial Highway is a significant east-west four lane artery with center turn lane connecting Atlanta to the west metropolitan area. The property has high visibility with an 28,000+ daily traffic count.

PROPERTY HIGHLIGHTS

- 0.978 acres+- zoned general commercial
- 250+ feet of frontage all utilities
- Highly visible with 28,000+ daily traffic count
- Adjacent 3,760 SF+-, 3 tenant 100% leased investment on 0.459 acres+- available separately

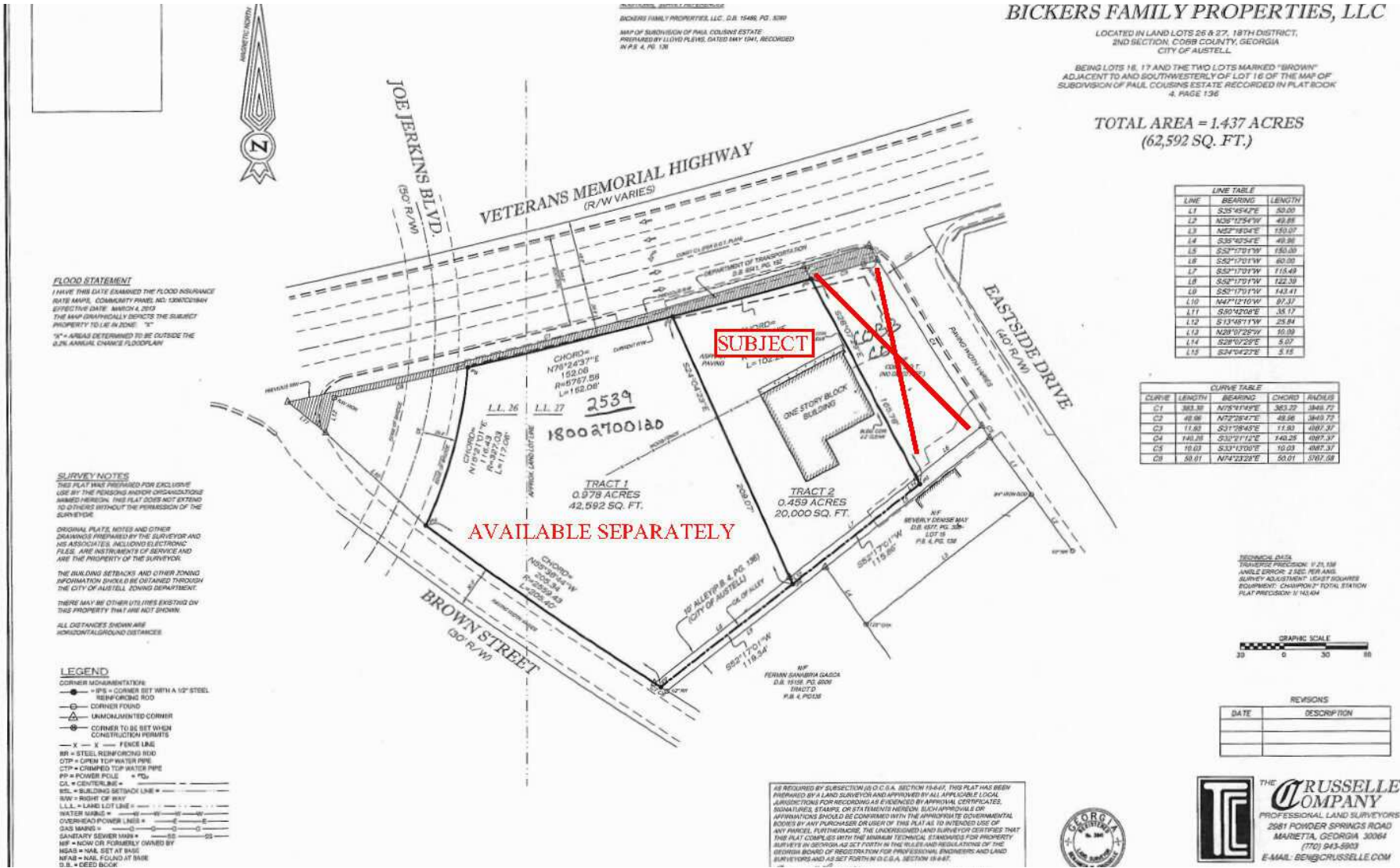
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AERIAL

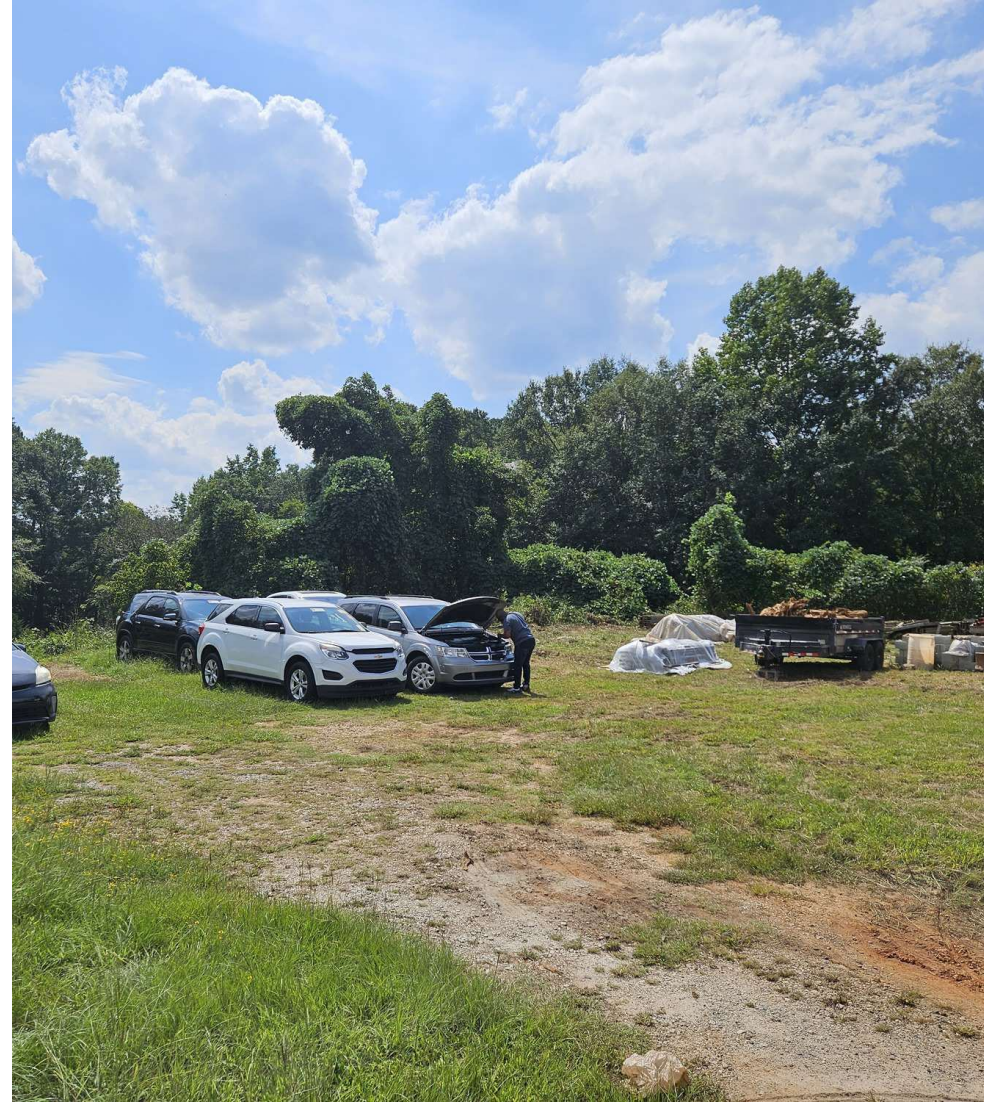


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IMAGES



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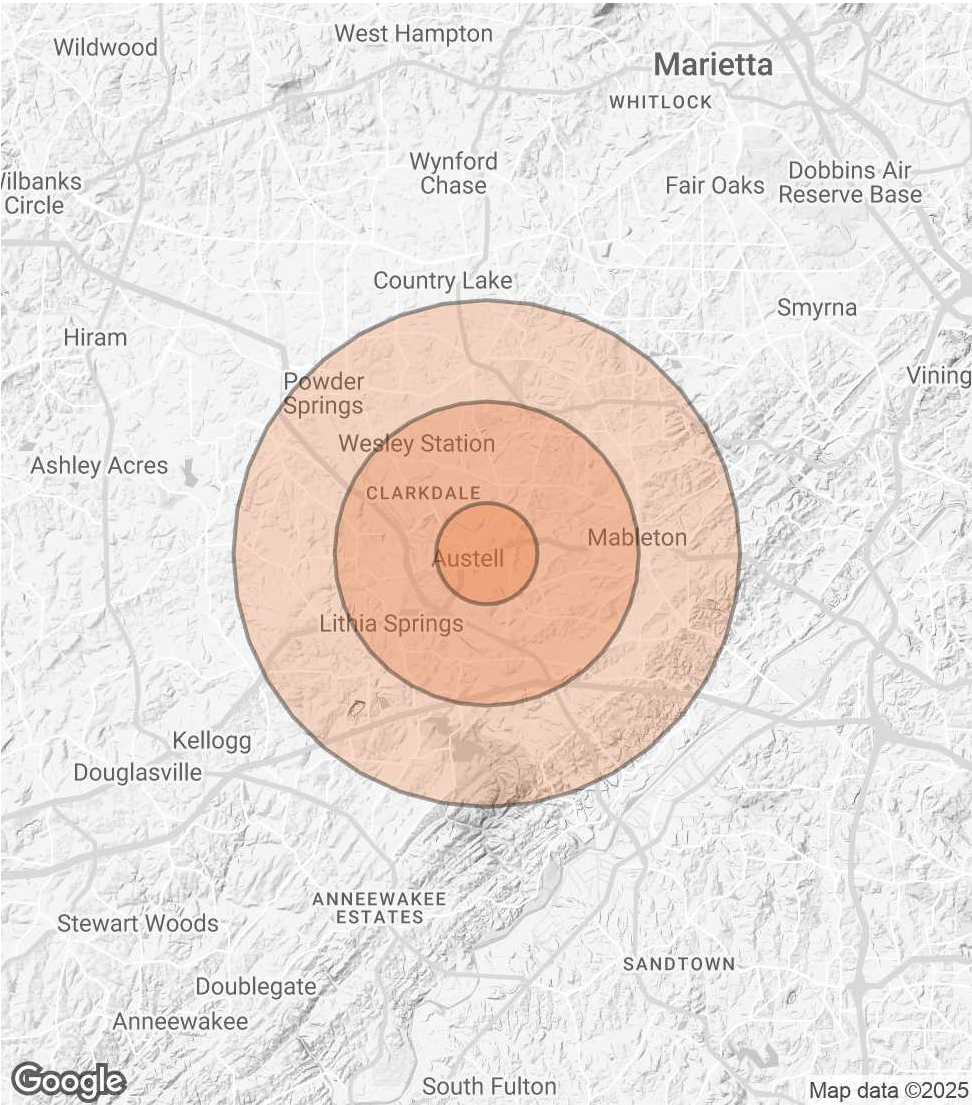
CRYE LEIKE COMMERCIAL

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,387	51,646	135,616
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,981	19,344	50,396
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$80,573	\$85,323	\$90,411
AVERAGE HOUSE VALUE	\$264,388	\$259,396	\$289,766

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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