



# 5830 EAST PONCE DE LEON

STONE  
MOUNTAIN, GA  
30083

26,700+/- SF For Sale or Lease

**ANTHONY CICIO**

Senior Advisor  
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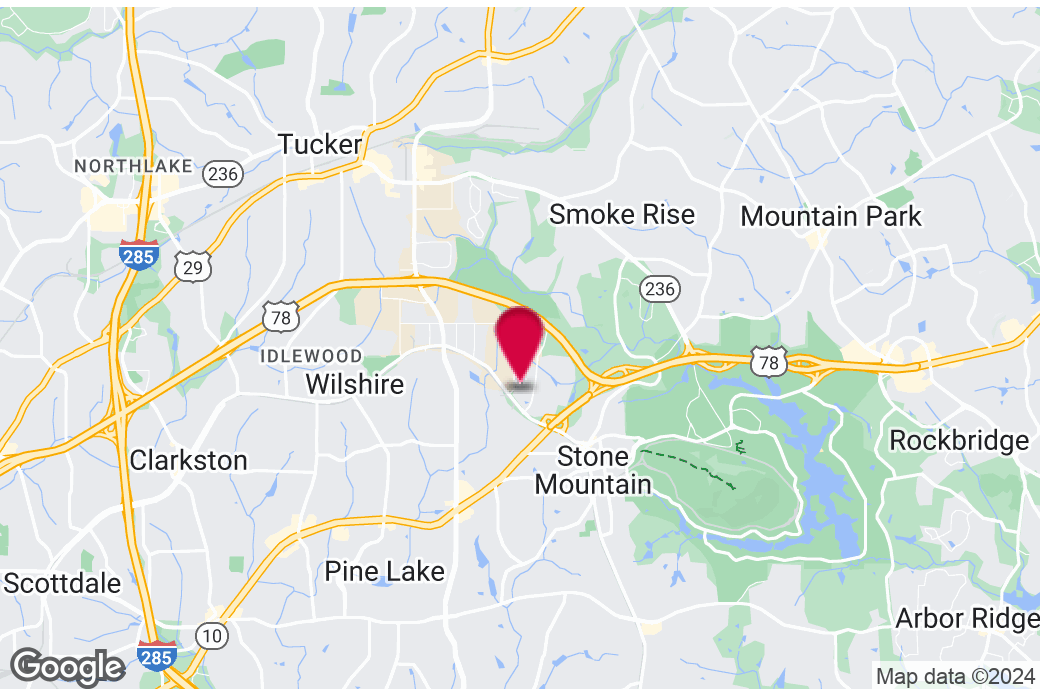
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**King** Industrial  
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FOR SALE OR  
FOR LEASE  
26,700+/- SF



## PROPERTY HIGHLIGHTS

- 24,000+/- SF Class B or Better Office Space with 2,700+/- SF Warehouse Space
- 20' Clear Height in Warehouse
- 4 Dock High Doors & 2 Drive-In Ramp Doors
- Generator for Back Up Power
- 70+ Auto Parking
- Security & Internet Wired
- Easily Accessible to Expressway
- Landlord Willing to Demise Down to 8,000 SF
- Ideal for Corporate Headquarters
- For Good Credit & Long Term Tenant, Landlord will Remove a Portion of the Office Area to Increase the Amount of Warehouse Space

## OFFERING SUMMARY

Zoned:

M-1 (Light Industrial - City of Tucker)

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# ADDITIONAL PHOTOS



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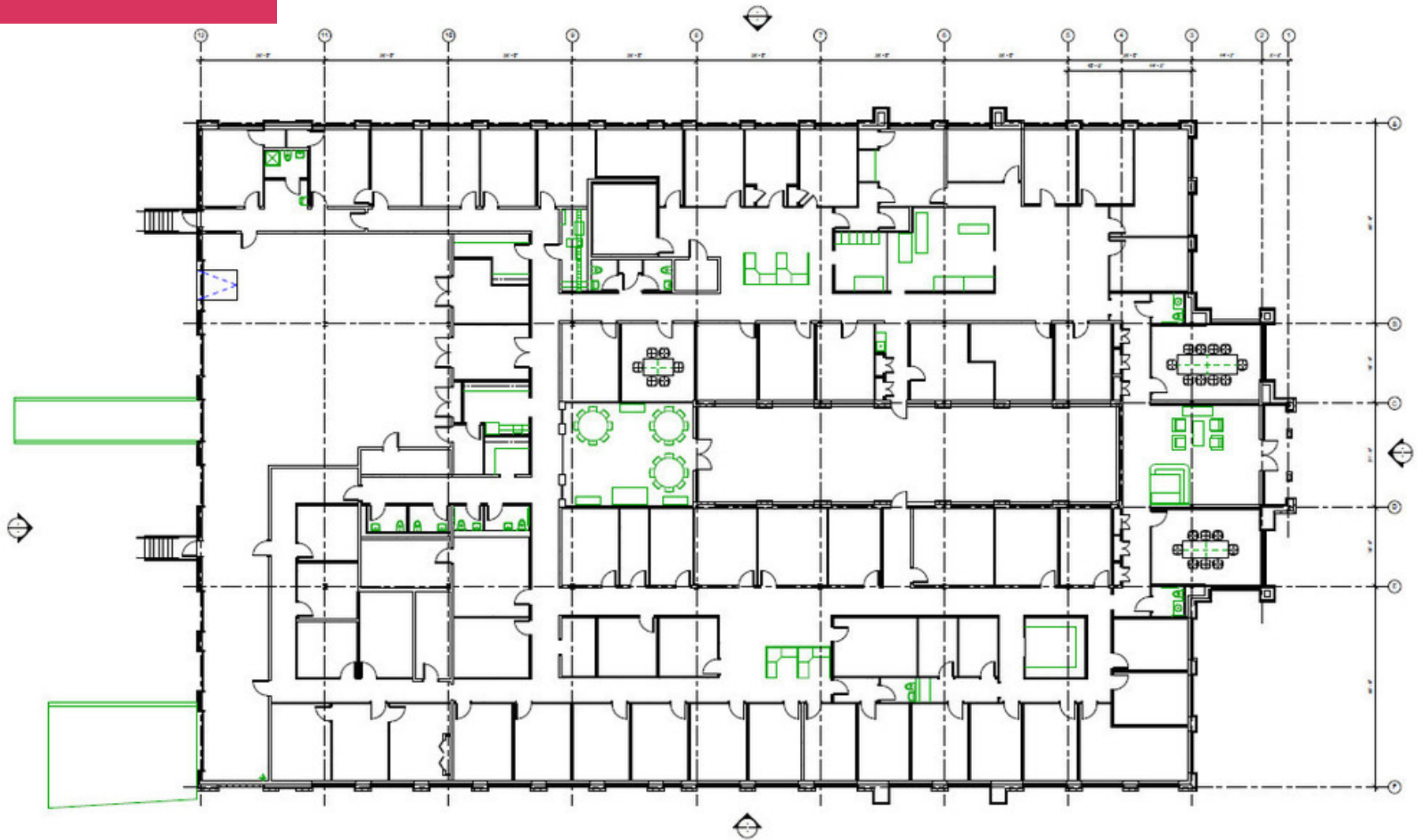
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# FLOOR PLAN



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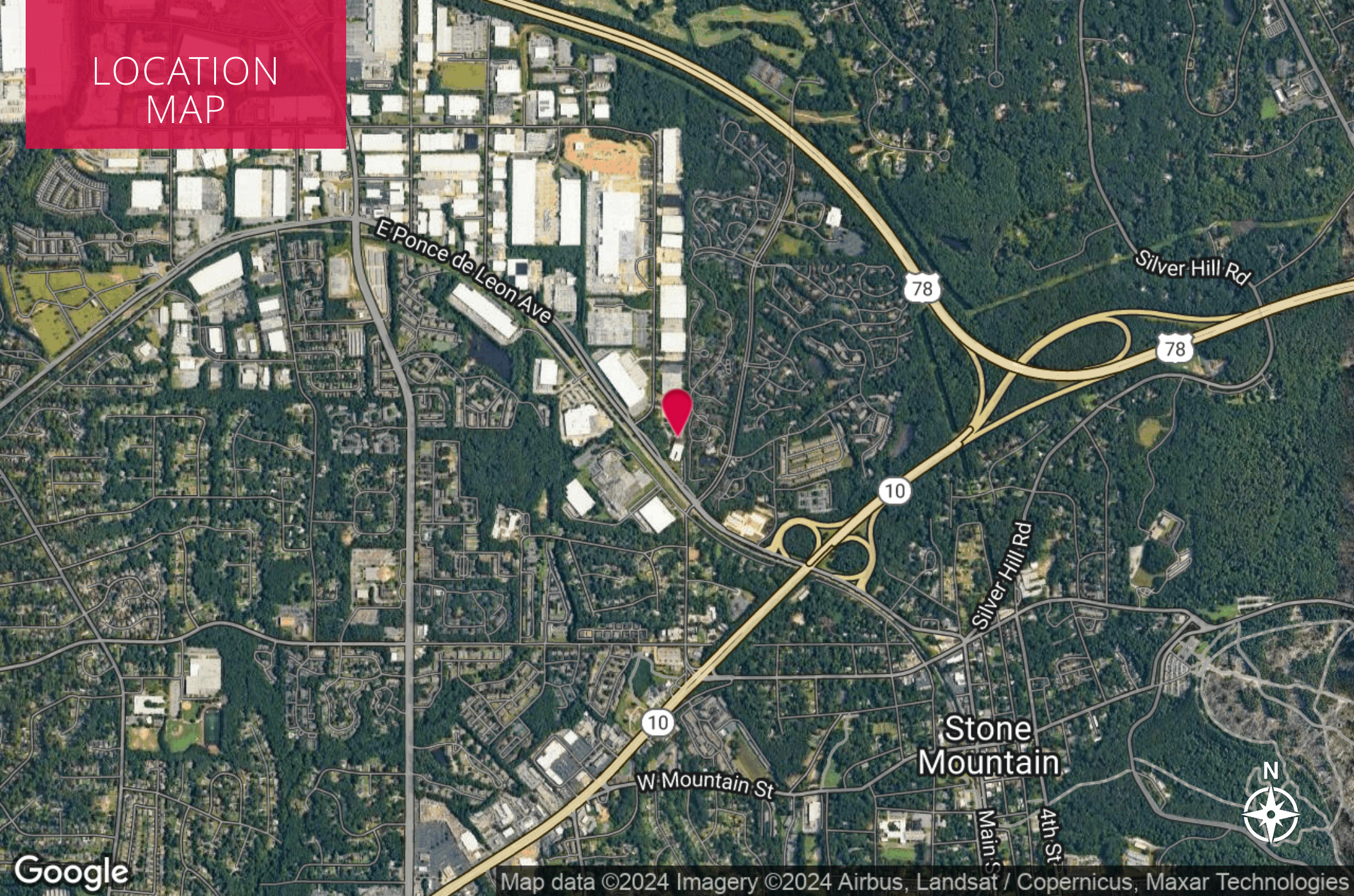
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# LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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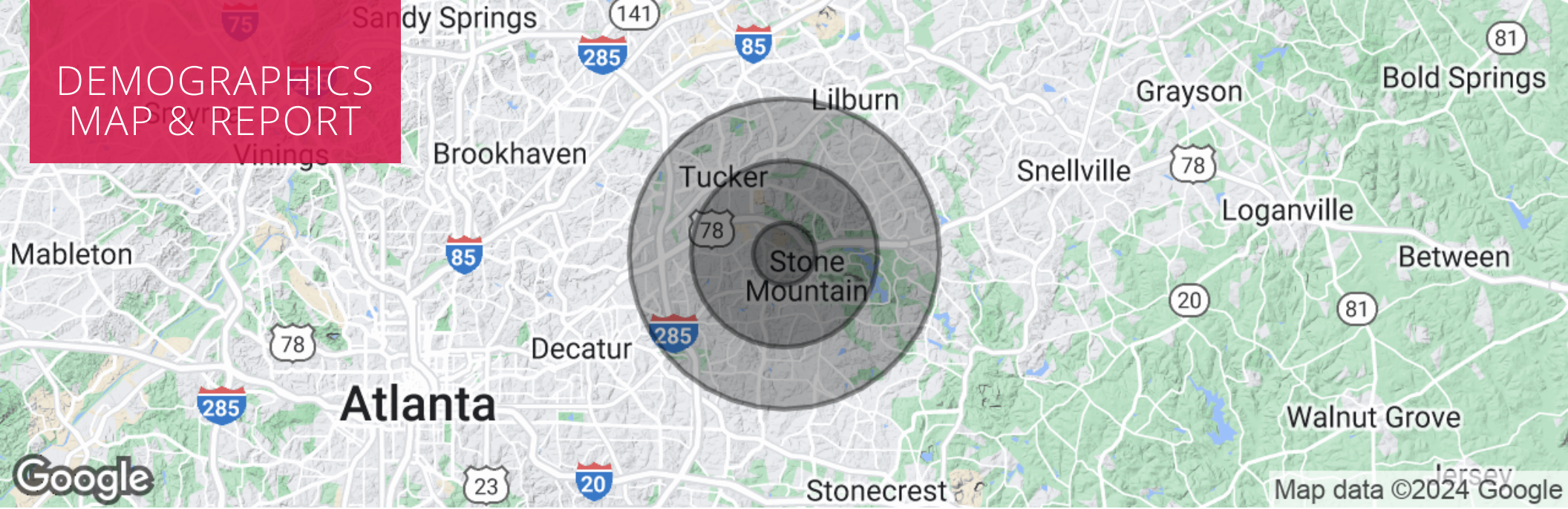
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,973	65,730	201,289
Average Age	29.2	34.0	35.2
Average Age (Male)	29.0	33.1	33.8
Average Age (Female)	29.4	34.6	36.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,468	24,957	74,232
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$45,699	\$60,122	\$63,170
Average House Value	\$195,184	\$209,097	\$202,393

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EXCLUSIVELY LISTED BY:

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