

# 2400 Bruce St

Lithonia, GA 30058



FOR SALE

**Max Norton**

407.493.8482

m.norton@bellstreet.com

  
BellStreet



For Sale

2400 Bruce St Lithonia, GA 30058



Property Description

Zoned OCR Office-Commercial-Residential, this readily developable site provides the essential foundation for commercial, mixed-use developments, and other ventures, offering tangible asset appreciation in a high-demand sector. Benefit from the established industrial presence in the area, access to a skilled workforce, and the long-term growth trajectory of the Atlanta metropolitan region. This is more than just land; it's a strategic foothold in a key economic zone, offering enduring value and potential returns.

Property Highlights

- Significant Development Opportunity: Ample space to design and build a facility tailored to your exact specifications.
- Strong Investment Potential: Located in a growing DeKalb County industrial market.
- Regional Connectivity: Seamless access to the Atlanta metro area and beyond.
- Excellent Transportation Access: Immediate proximity to I-20, US-278, and Stone Mountain Freeway.

Offering Summary

Sale Price:	\$3,500,000
Price Per Acre	Approx. \$144,000/acre
Lot Size:	24.28 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	83	243	1,237
Total Population	208	615	3,181
Average HH Income	\$74,657	\$75,763	\$64,466



**For Sale**

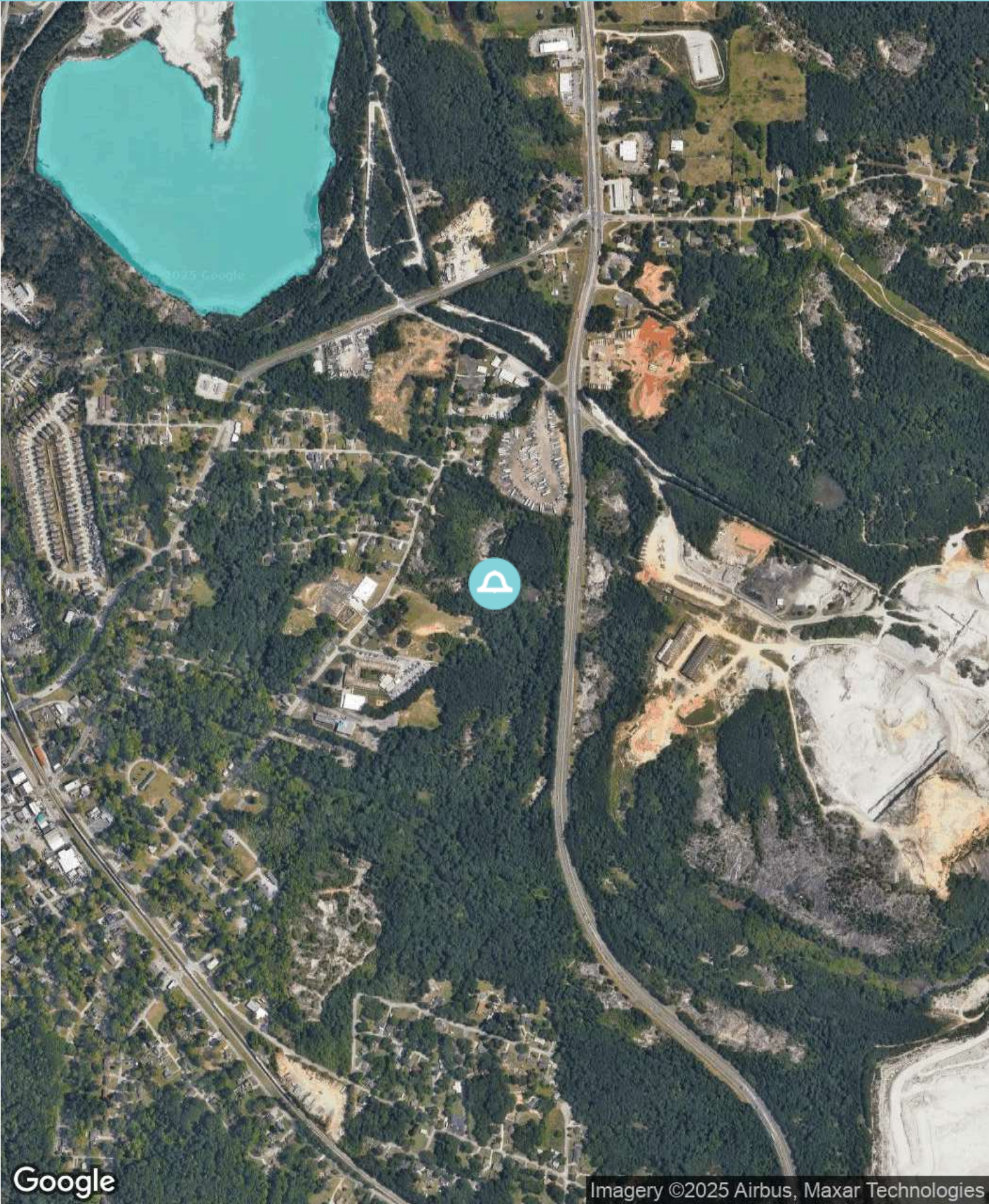
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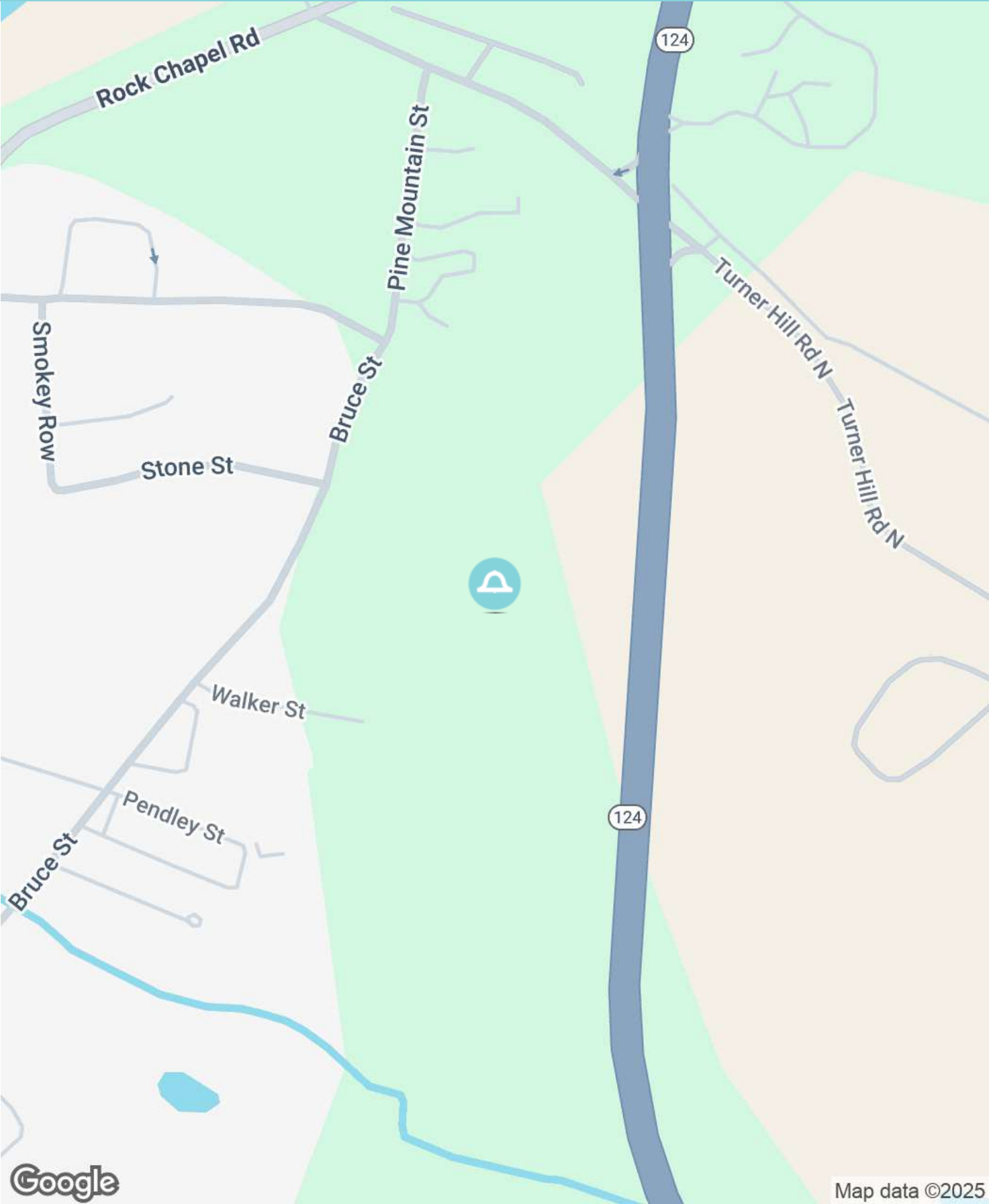
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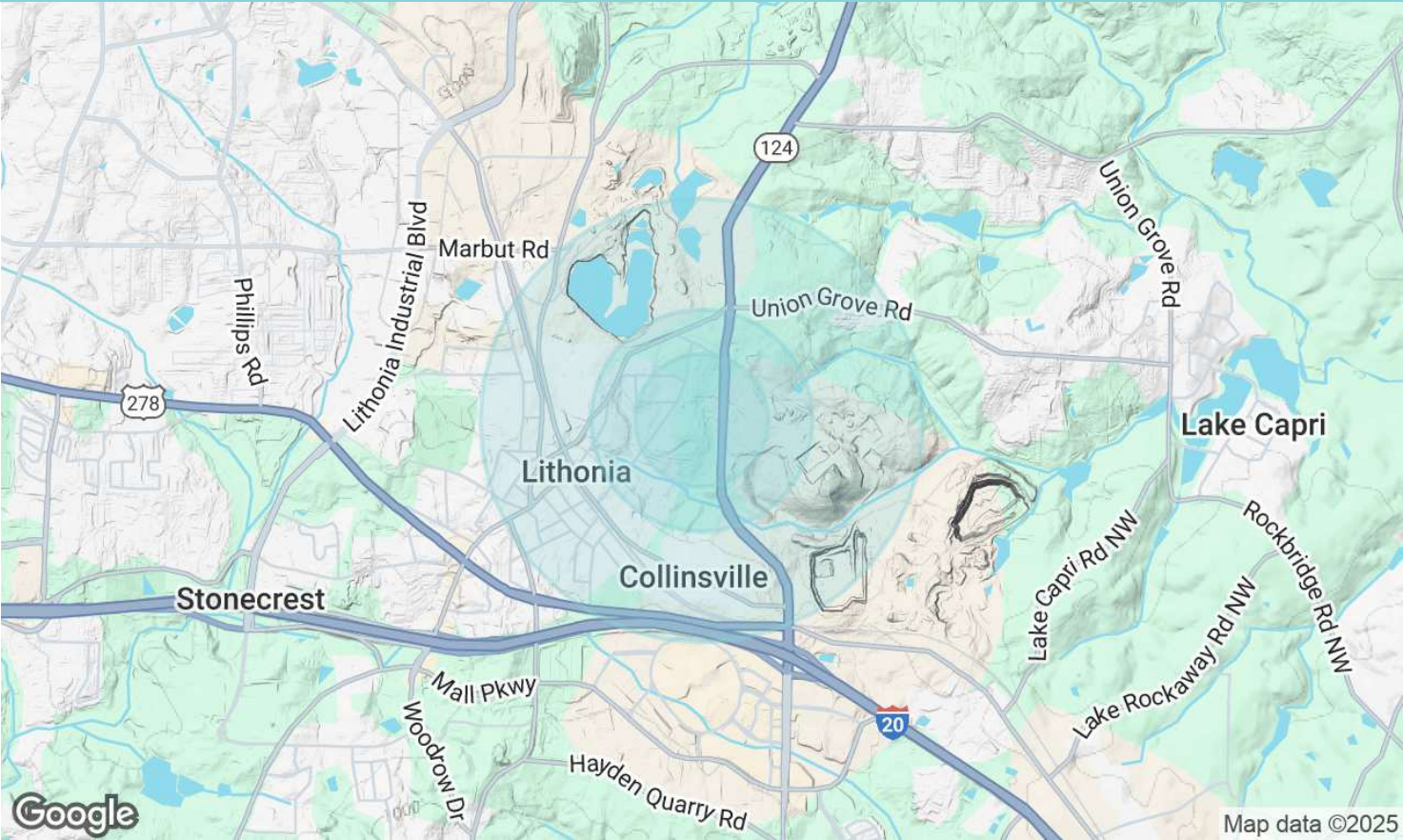
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	208	615	3,181
Average Age	40	39	37
Average Age (Male)	39	39	36
Average Age (Female)	40	40	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	83	243	1,237
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,657	\$75,763	\$64,466
Average House Value	\$226,820	\$229,281	\$210,533

Demographics data derived from AlphaMap