

FOR SALE

3.31 Acres Commercial
Billboard Rent - Airport Area

CAMP CREEK PKY AND WASHINGTON RD

East Point, GA 30334

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351



Interstate 285

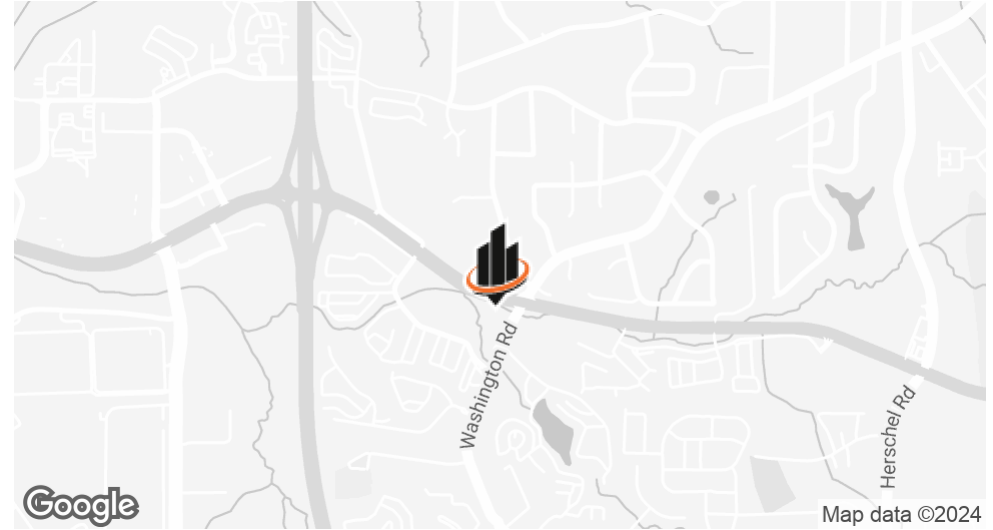
SUBJECT

29,900 VPD Camp Creek Pky
10,000 VPD Washington Rd

PRIVATE AIRPORT PARKING



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$599,000
PRICE / ACRE:	\$180,967
LOT SIZE:	3.31 Acres
ZONING:	C-1 (East Point)
APN:	14 0225 LL0969

PROPERTY OVERVIEW

For sale is a 3.31 acre parcel zoned C-1 commercial, near the southwest corner traffic light on light intersection of Camp Creek Parkway and Washington Road in East Point, Fulton County. Camp Creek Parkway is a divided four lane highway connecting I-285 to Hartsfield Jackson Atlanta International Airport. All utilities are available. The property is 3 miles from the airport. Surrounding uses are private airport parking lots. A billboard lease provides \$26,000 annual rent income through September 2029.

PROPERTY HIGHLIGHTS

- Near SW corner / traffic light / 3.31 Acres / 500+ feet of frontage
- Zoned C-1 Commercial in East Point / \$26,000 annual billboard income
- 29,900+ traffic count Camp Creek Pky / 10,000 traffic count Washington Rd
- 54,000+ population \$50,000+ avg HH Income 3 miles
- All utilities available

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AERIAL



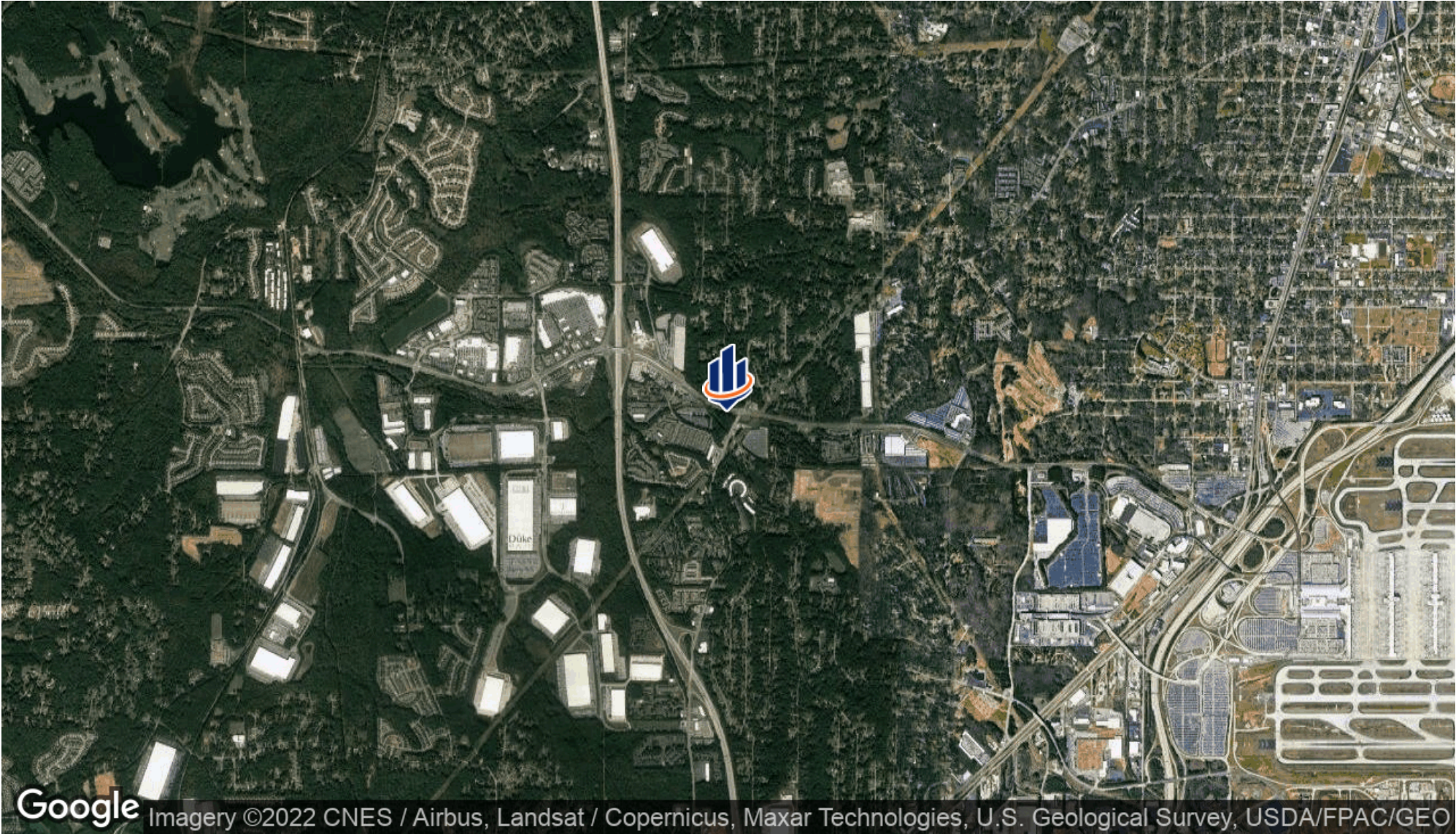
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

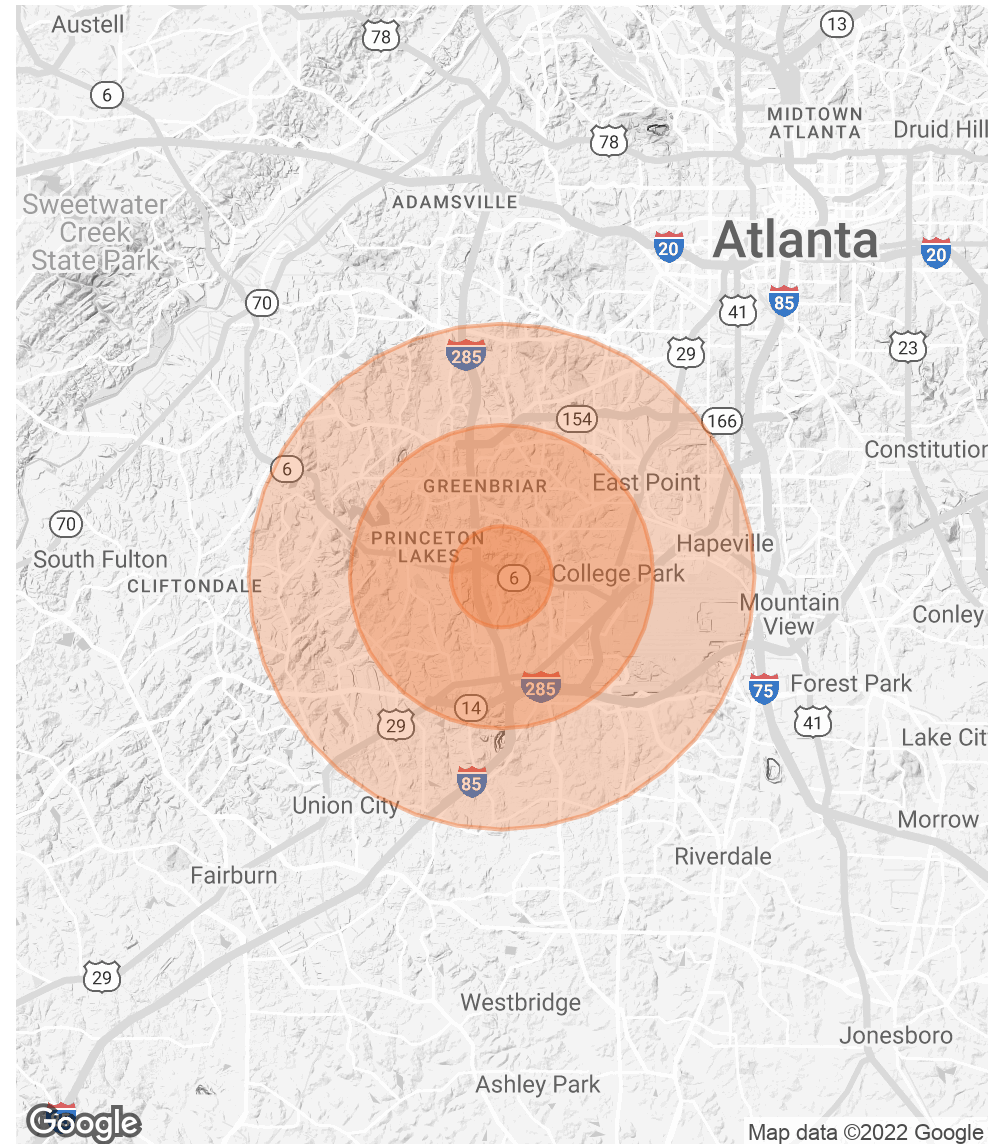
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,102	54,131	134,433
AVERAGE AGE	32.6	33.2	33.3
AVERAGE AGE (MALE)	32.3	30.8	30.8
AVERAGE AGE (FEMALE)	31.3	35.0	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,096	21,261	52,375
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$51,316	\$50,322	\$52,630
AVERAGE HOUSE VALUE	\$189,041	\$182,109	\$169,713

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew 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).

Matthew 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.

Matthew 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 23 years Valerie and daughter Camille. Matthew 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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