



MAIN STREET

EAST POINT,
GA 30344

1.17+/- ACRES FOR SALE

BRIAN BRATTON, SIOR

Senior Vice President

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STEVE RATCHFORD, SIOR, CCIM

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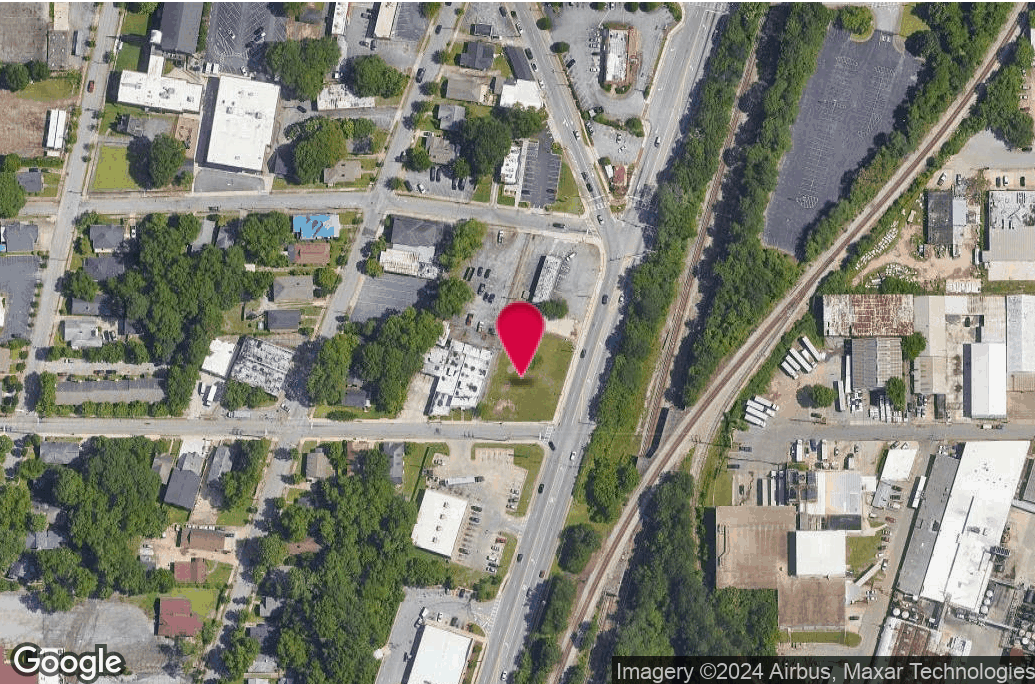
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FOR SALE
1.17+/- ACRES



PROPERTY HIGHLIGHTS

- 289' Road Frontage on Main Street
- Mostly Open & Paved
- Easy Access to Langford Parkwy
- Traffic Count: 14,000+/- Cars Per Day

OFFERING SUMMARY

Lot Size:	1.17 Acres
Zoning:	CR

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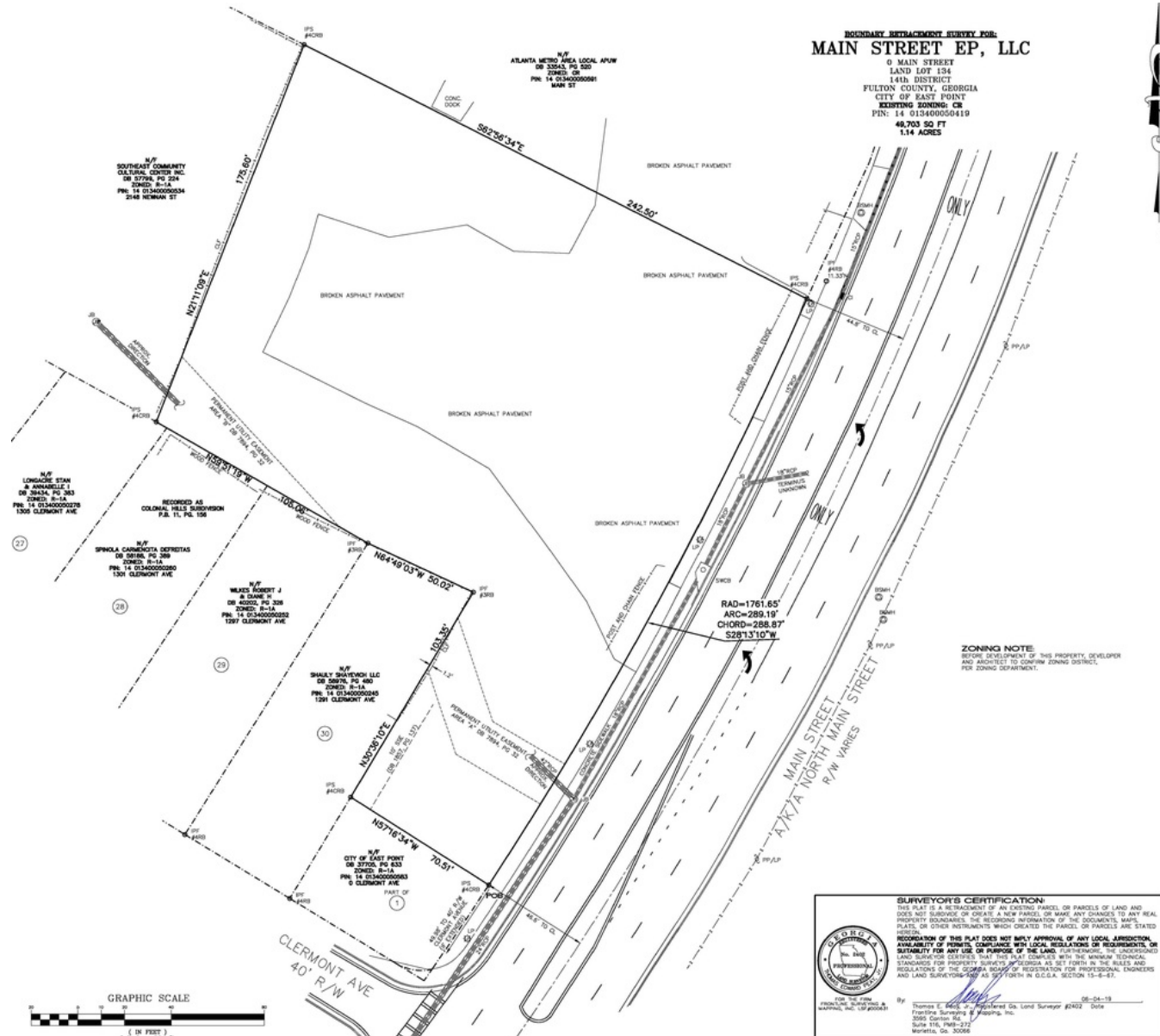
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SITE PLAN



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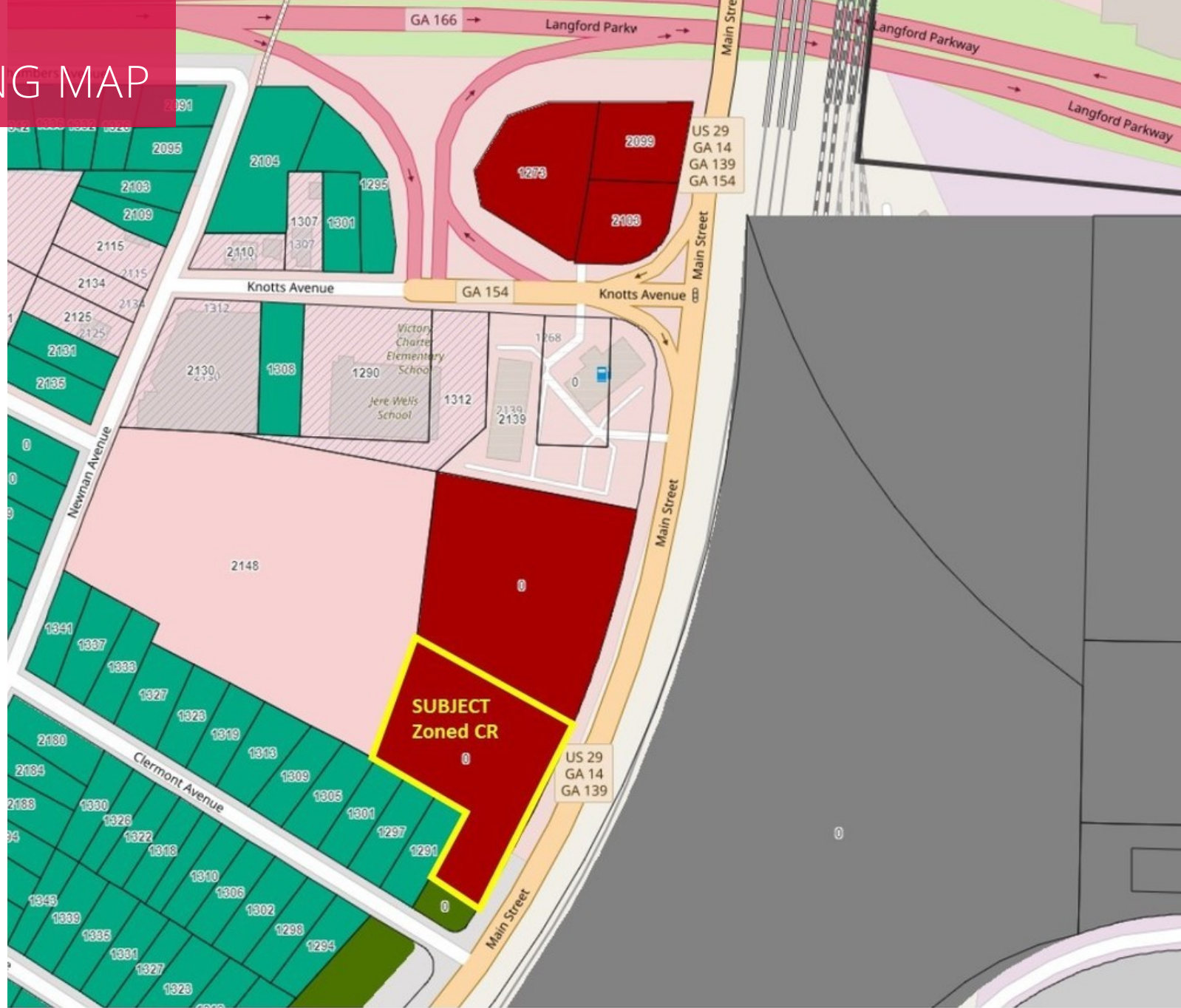
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ZONING MAP



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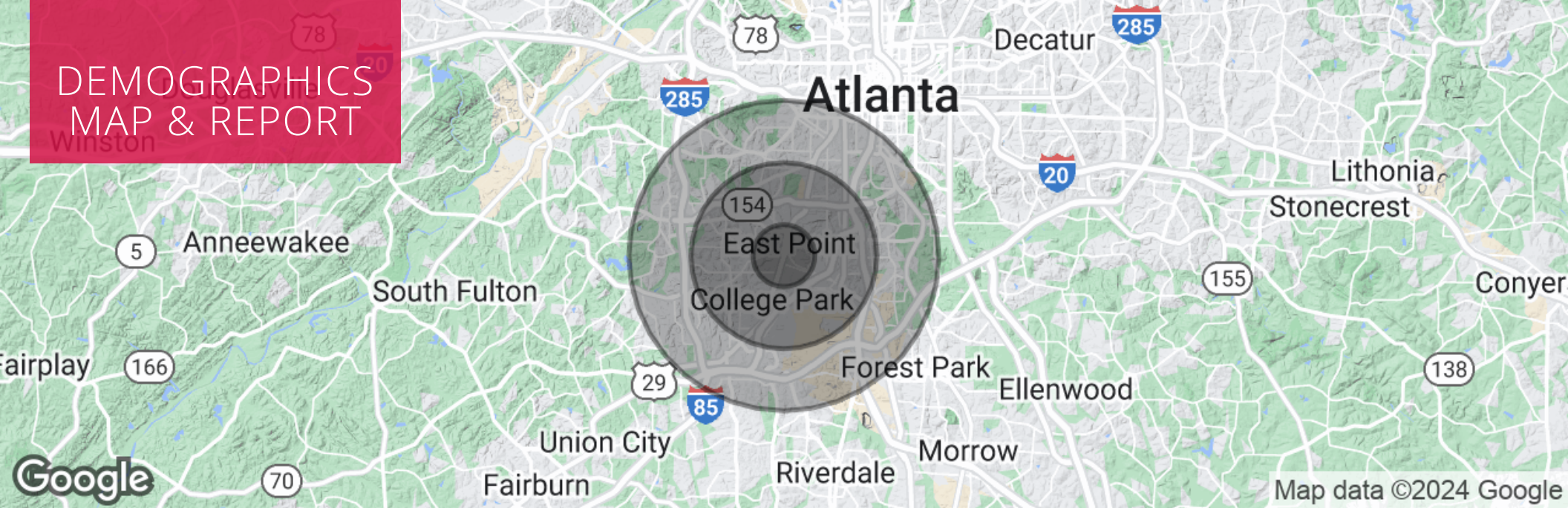
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,740	65,763	165,663
Average Age	32.6	34.0	34.5
Average Age (Male)	33.9	32.6	32.3
Average Age (Female)	32.1	34.6	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,680	26,341	65,778
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$48,109	\$44,371	\$43,178
Average House Value	\$154,486	\$173,660	\$161,084

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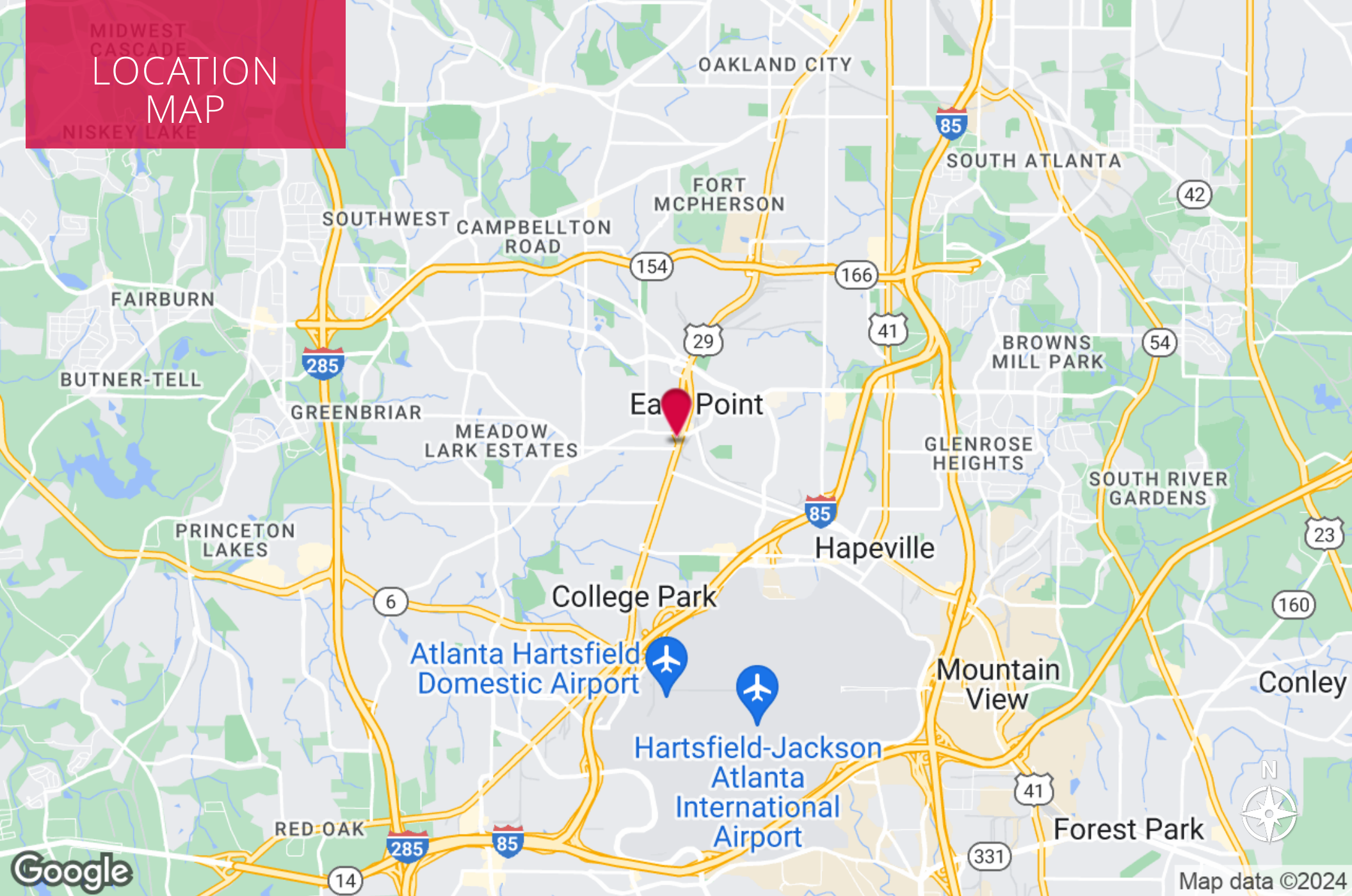
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MIDWEST
CASCADE
LOCATION
MAP
NISKEY LAKE



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