

1161 Victory Dr SW

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ATLANTA, GA 30310

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OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	2 Acres
Price / Acre:	\$975,000
Zoning:	I-2 (Heavy Industrial)

PROPERTY OVERVIEW

Prime opportunity to purchase 2 acres for development in Atlanta, GA. The property features 2.007 acres (87,419 SF) situated on a corner lot at Victory Dr and Lanier Dr. Zoned I-2 for Heavy Industrial allows for multiple different uses.

PROPERTY HIGHLIGHTS

- Great location
- Corner lot
- Utilities at site



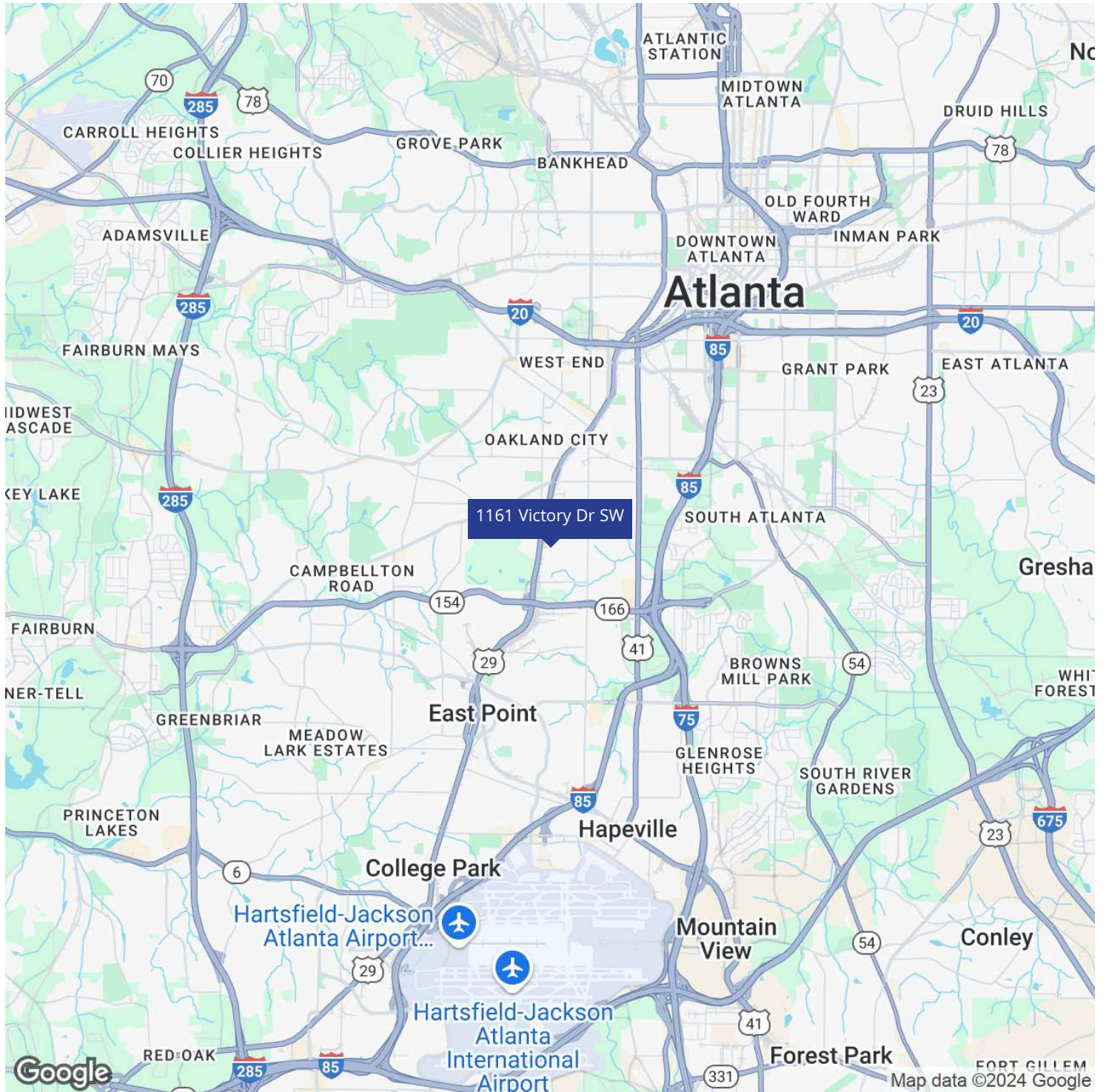
Aerial Map





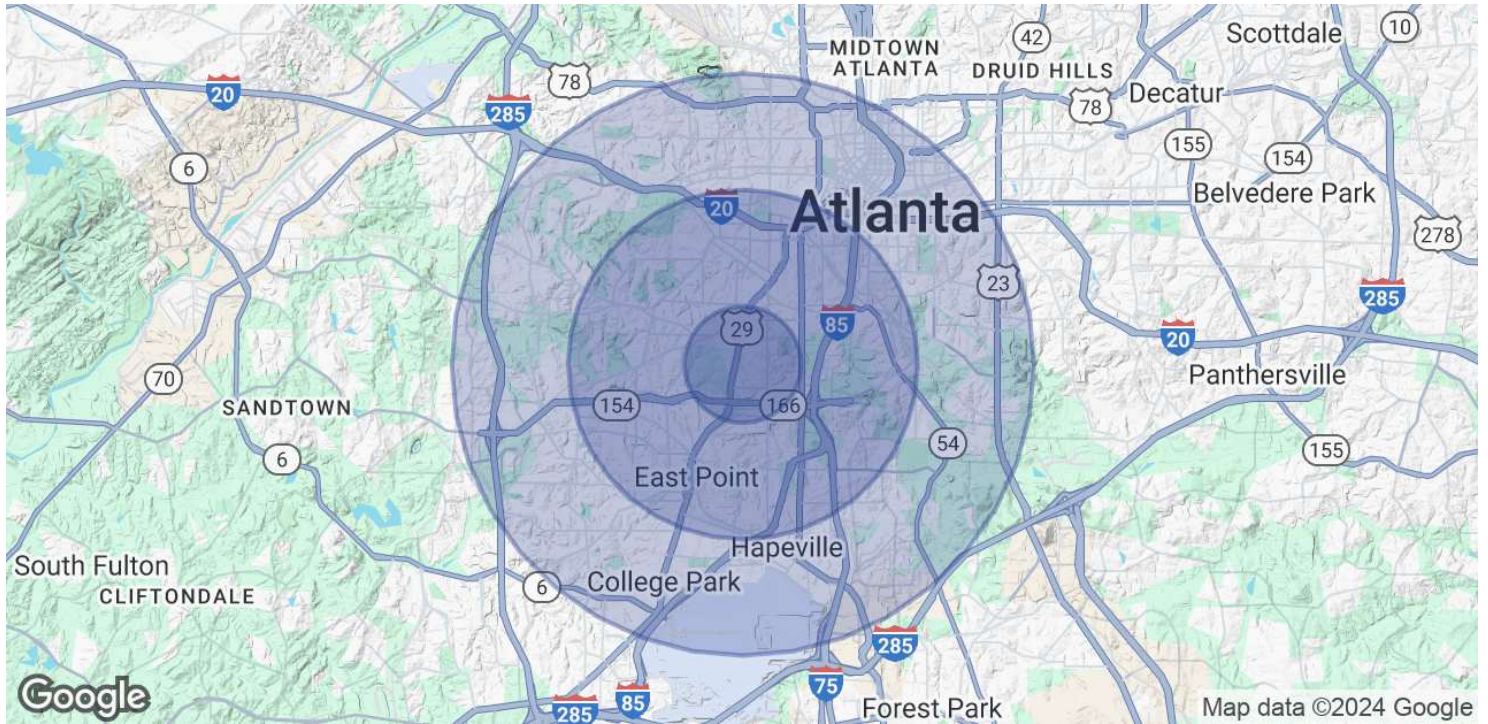


Regional Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,772	90,204	223,339
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,455	38,671	95,009
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,306	\$66,998	\$80,332
Average House Value	\$290,859	\$339,095	\$384,161

Demographics data derived from AlphaMap