

1783 LITHONIA INDUSTRIAL BLVD

LITHONIA, GA 30058

FOR SALE

8.86 Acre Industrial Outdoor Storage Lot



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 1783 Lithonia Industrial Blvd for sale. Located in DeKalb County, this 8.86 +/- acre property features a cleared, graveled, and fenced-in outdoor storage yard, making it an excellent opportunity for an owner-user or a savvy investor.

The total site consists of 8.86 +/- acres, with approximately 4.6 usable acres, and borders CSX Railway. Zoned M, the property allows for a multitude of industrial uses, including outdoor storage.

Please feel free to reach out to Judd or Ryan with any questions regarding the property.

HIGHLIGHTS

- \$3,500,000
- Graveled
- 4.6 +/- Usable Acres
- Zoned M
- Fenced-in
- IOS

// PROPERTY DETAILS



ADDRESS

1738 Lithonia Industrial Blvd
Lithonia, GA 30058

MARKET

Lithonia

COUNTY

DeKalb

SITE SIZE

8.86 Acres (4.6 +/- Usable Acres)

ZONING

M

PRICE

\$3,500,000

// AERIAL



// LOCATION OVERVIEW



ABOUT THE AREA: LITHONIA

Lithonia, Georgia, stands as a vibrant hub for commercial opportunities, boasting a strategic location that allures businesses of all sizes. Located in DeKalb County, Lithonia benefits from its proximity to Atlanta, a major economic center in the Southeastern United States. Its strategic positioning along Interstate 20 facilitates seamless transportation and accessibility, fostering connections with regional and national markets. Moreover, Lithonia's diverse community and growing population provide a rich consumer base, while its favorable business climate and supportive local government encourage entrepreneurship and growth. With its blend of urban amenities and suburban charm, Lithonia offers businesses an ideal environment to thrive and prosper.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15,700	77,100	190,000
Number of Employees	11,700	61,000	150,000
Avg. Household Income	\$63,000	\$63,800	\$68,200

// BROKER PROFILES



Judd Swartzberg

Senior Associate

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

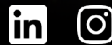
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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