

LAND FOR SALE

# 1.69-ACRE DEVELOPMENT SITE

COMMERCIAL LAND



FOR SALE

**KW COMMERCIAL | FIRST ATLANTA**

200 Glenridge Point Parkway  
Atlanta, GA 30342



Each Office Independently Owned and Operated

*PRESENTED BY:*

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361032, Georgia

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# EXECUTIVE SUMMARY

0 MAIN STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$825,000
<b>LOT SIZE:</b>	1.69 Acres
<b>ACCESS:</b>	Main Street
<b>ZONING:</b>	C-R, Commercial Redevelopment
<b>PERMITTED USES:</b>	Various Commercial/Retail Uses
<b>FRONTAGE:</b>	Main Street (US-29)
<b>TRAFFIC COUNT:</b>	19,200 (Main Street)
<b>SIGNAL INTERSECTION:</b>	Langford Parkway/GA-166
<b>UTILITIES:</b>	Available
<b>APN:</b>	14 013400050591

## PROPERTY DESCRIPTION

This is an excellent opportunity to acquire and develop a 1.69-acre, rough-graded site. Because the site is zoned C-R, Commercial Redevelopment, there are various commercial uses that can be developed here including Drive-Thru restaurant, hotel, brewpub, religious use, nightclub, etc.

## LOCATION OVERVIEW

The site is located along the west side of the heavily trafficked Main Street corridor (US-29) with excellent road frontage and visibility. It's a short commute to the Hartsfield-Jackson Atlanta International Airport, approximately 5 miles to the south of the site along Main Street. Being located nearby the GA-166 interchange, the site has excellent access to the Atlanta Central Business District. East Point is a growing area, with the City Officials and economic development department actively working on innovative community and transportation projects such as AeroAtl Greenway Trail and the redevelopment of Fort McPherson, including Tyler Perry's new studios.

## HIGHLIGHTS

- Various retail options to develop
- Hartsfield-Jackson Atlanta International Airport nearby
- Heavy traffic count along Main Street (US-29)
- Excellent access to Atlanta Central Business District
- Located nearby the Fort McPherson Redevelopment

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# PROPERTY PHOTOS

0 MAIN STREET





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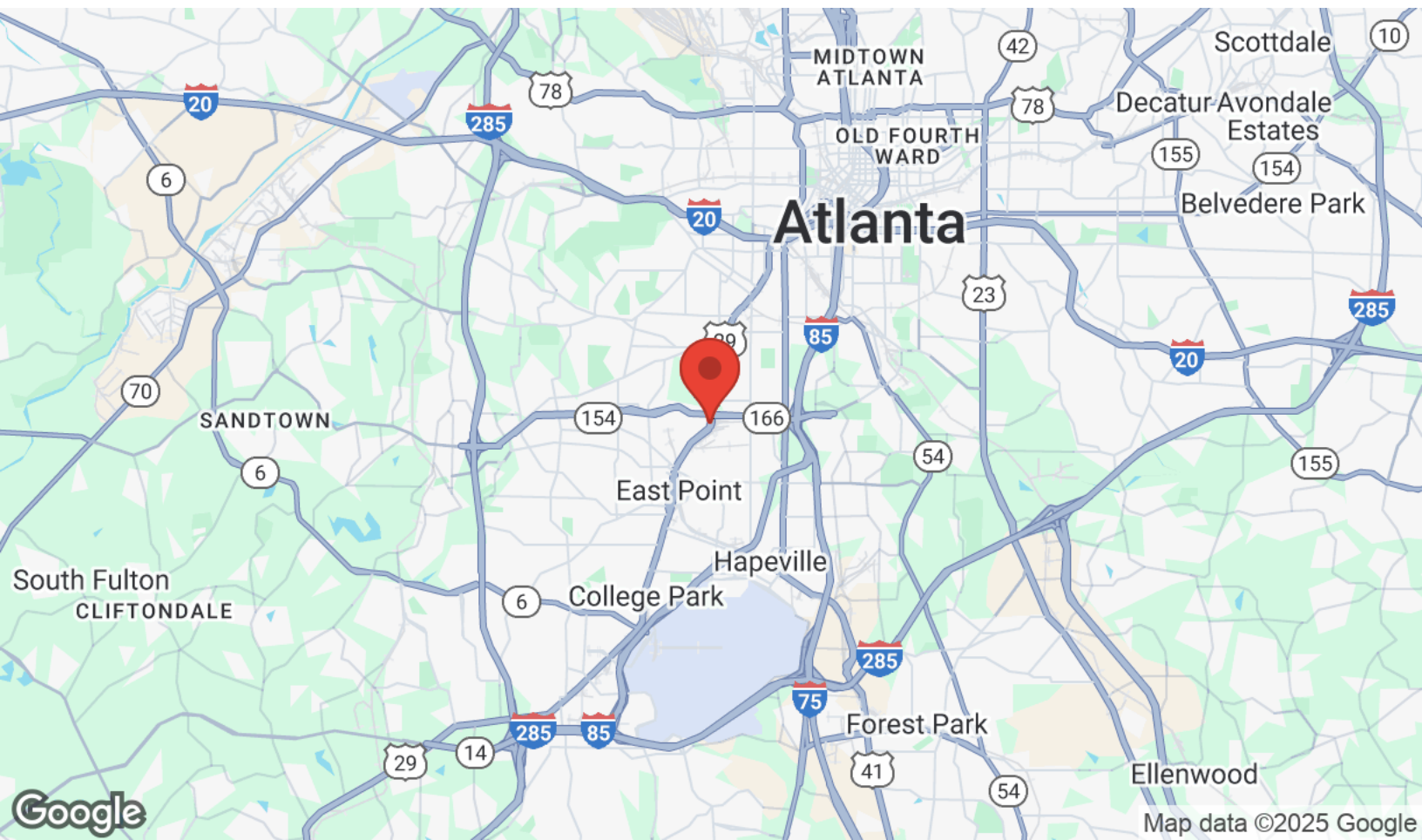
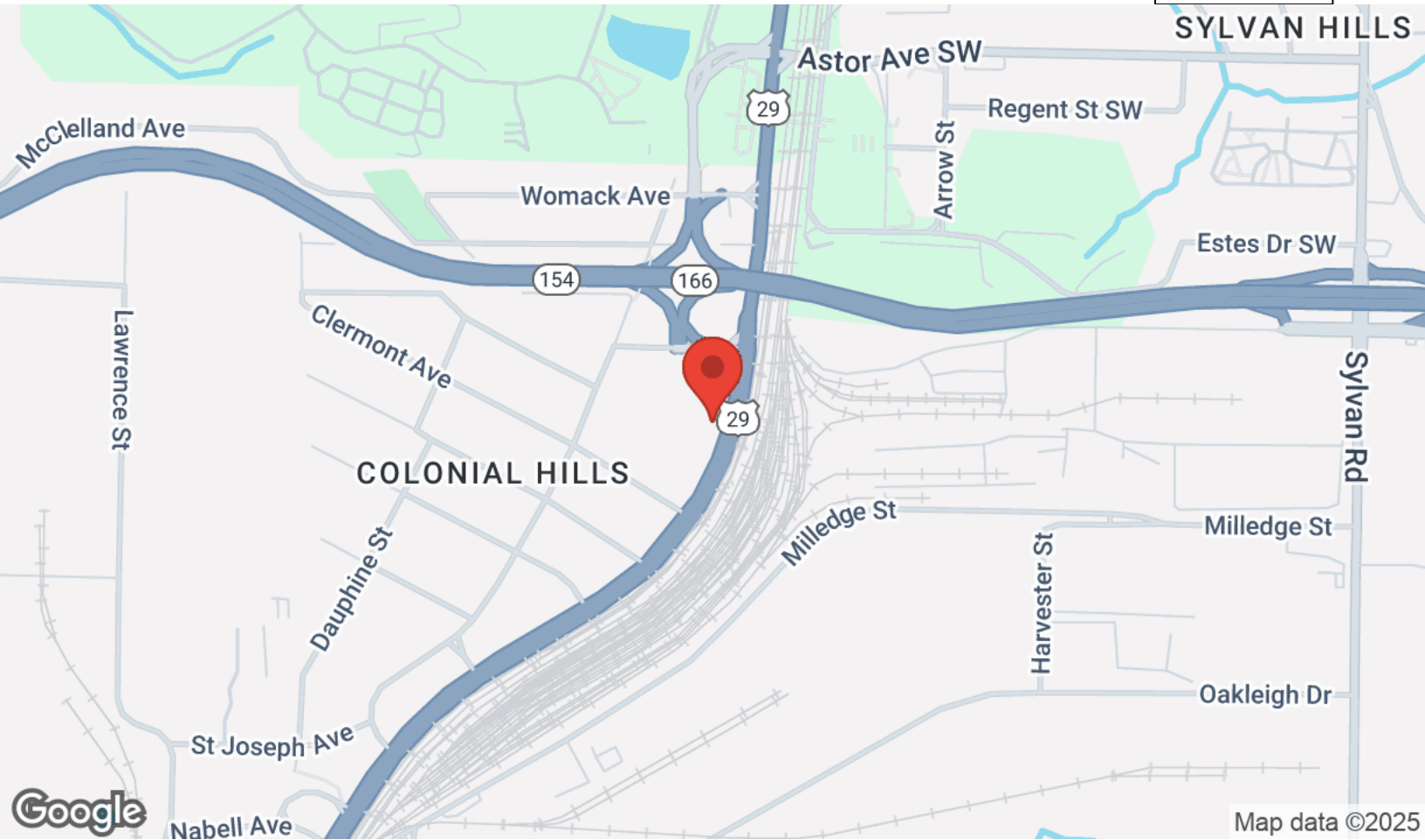
0 MAIN STREET





## LOCATION MAPS

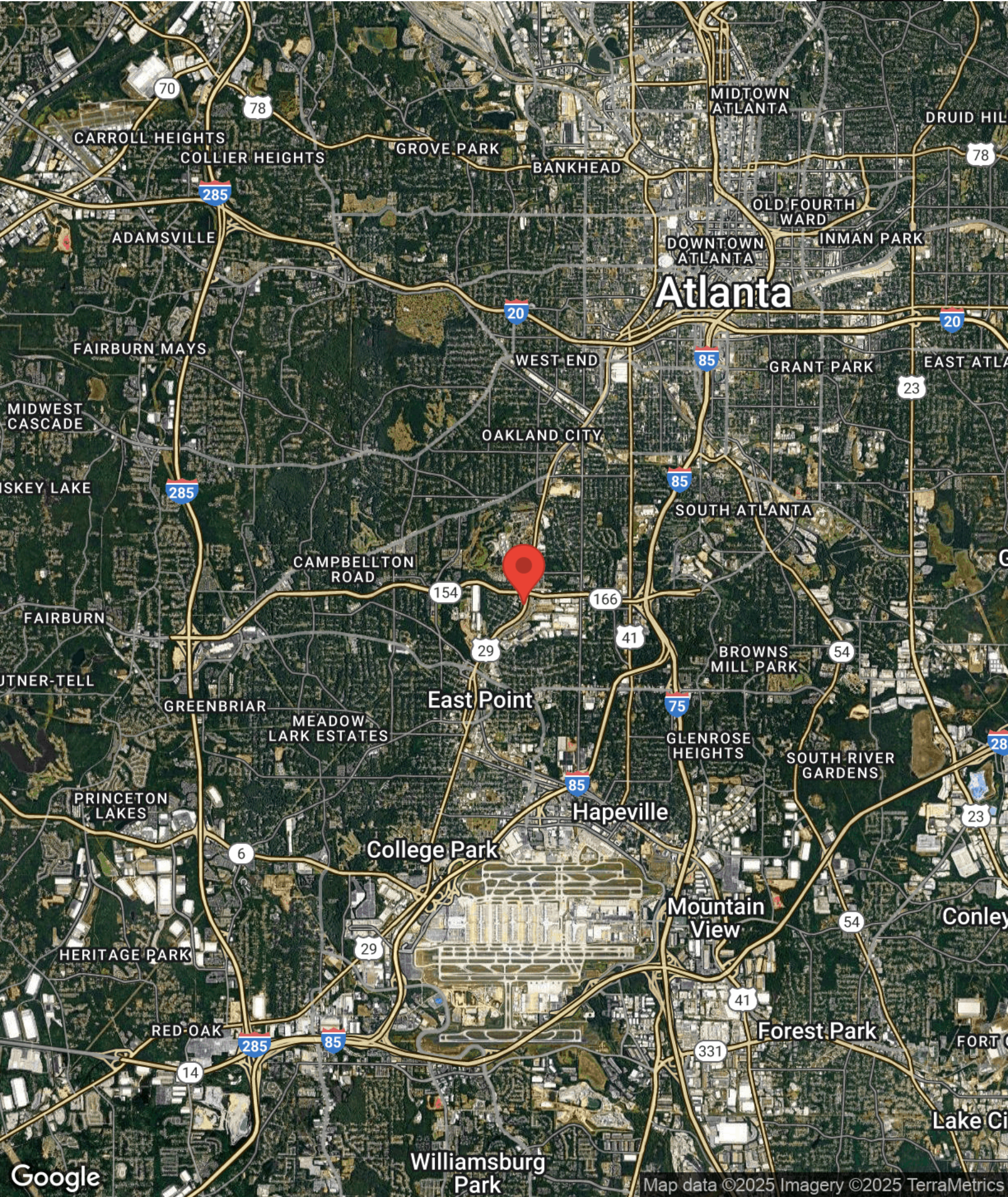
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# AERIAL MAP

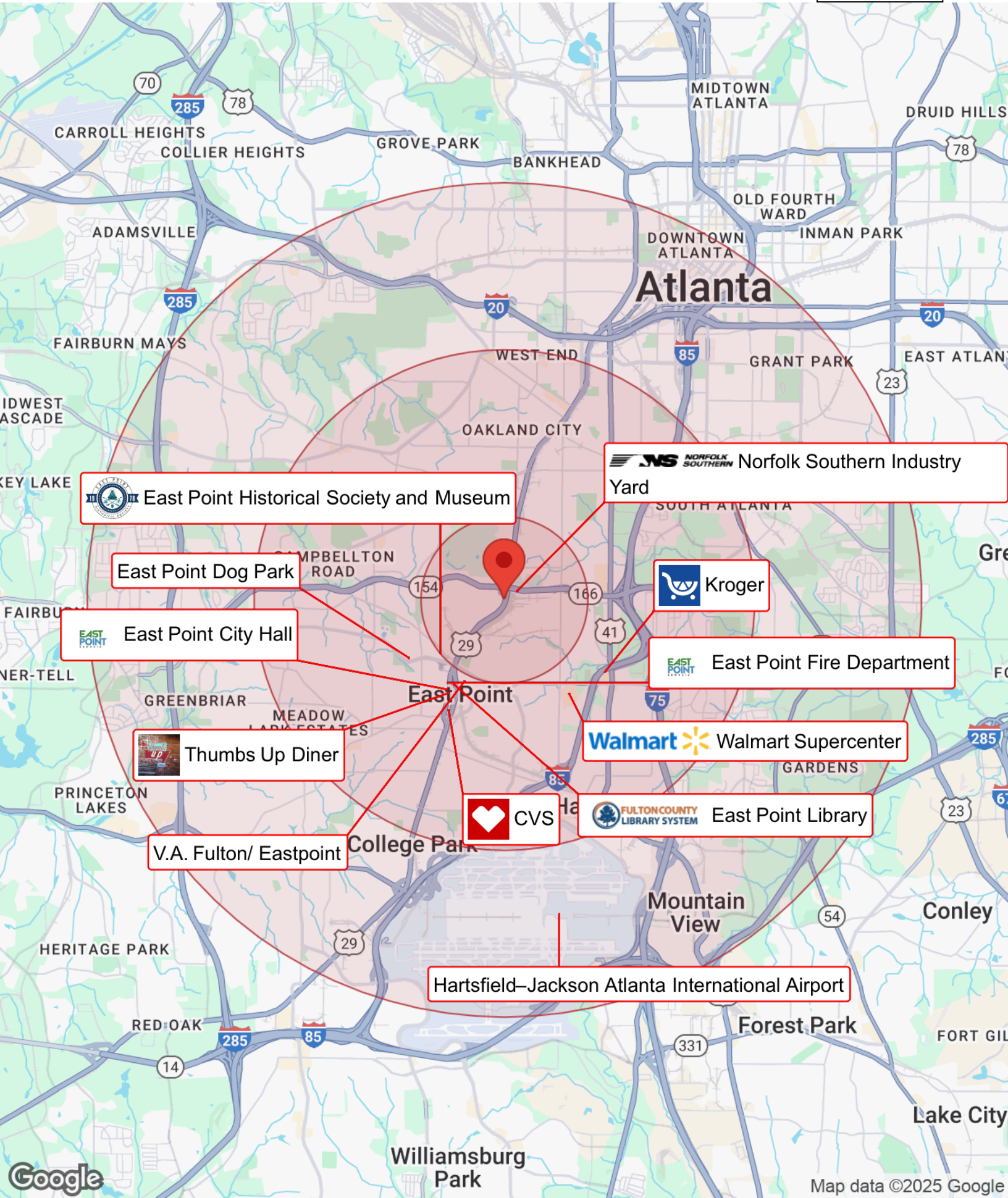
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# BUSINESS MAP

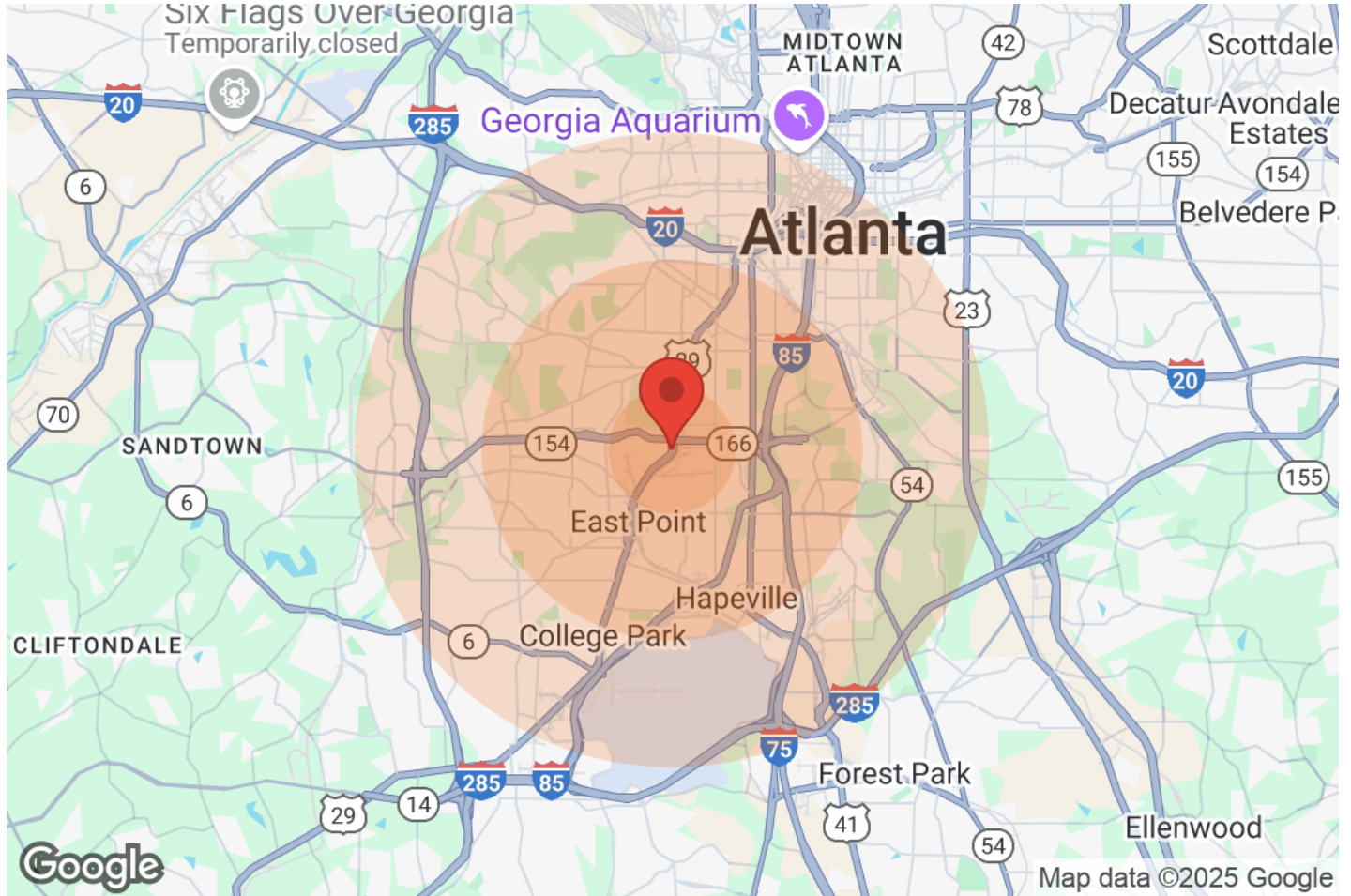
0 MAIN STREET





# DEMOGRAPHICS

0 MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,967	42,583	97,056
Female	4,230	47,038	106,016
Total Population	8,197	89,621	203,072

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,516	18,810	40,902
Ages 15-24	1,033	12,790	27,410
Ages 25-54	3,530	35,573	83,231
Ages 55-64	1,035	10,173	22,550
Ages 65+	1,083	12,275	28,979

Income	1 Mile	3 Miles	5 Miles
Median	\$37,919	\$32,178	\$30,563
< \$15,000	936	10,100	21,568
\$15,000-\$24,999	492	5,319	11,503
\$25,000-\$34,999	653	5,220	11,057
\$35,000-\$49,999	572	5,370	10,766
\$50,000-\$74,999	436	5,093	11,224
\$75,000-\$99,999	271	2,353	5,477
\$100,000-\$149,999	211	1,454	4,629
\$150,000-\$199,999	44	415	1,537
> \$200,000	31	389	1,170

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,143	48,021	106,808
Occupied	4,095	37,924	84,132
Owner Occupied	1,746	15,203	34,011
Renter Occupied	2,349	22,721	50,121
Vacant	1,048	10,097	22,676

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