



PROPERTY SUMMARY

Prime Special Purpose Property in Stone Mountain, GA - Ideal for School or Community Use Now available: a 9,041± SF building strategically located in the heart of Stone Mountain, GA. Zoned MR-1, this property is perfectly suited for educational, religious, or other special purpose uses. The spacious layout offers flexible interior configurations, making it ideal for schools, training centers, or community organizations seeking a move-in ready facility. Situated directly off Hwy 10 and across from major retailers like Walmart and Chick-fil-A, the property benefits from excellent visibility and accessibility. Its location within the Atlanta metro area places it in a high-demand, fast-growing market with strong demographic trends. Whether you're an investor, nonprofit, or operator looking to expand in a vibrant community, this is an outstanding opportunity to acquire a well-positioned asset with long-term value. Contact Derek Creviston at 770-298-7945 for more details and financials.

PROPERTY HIGHLIGHTS

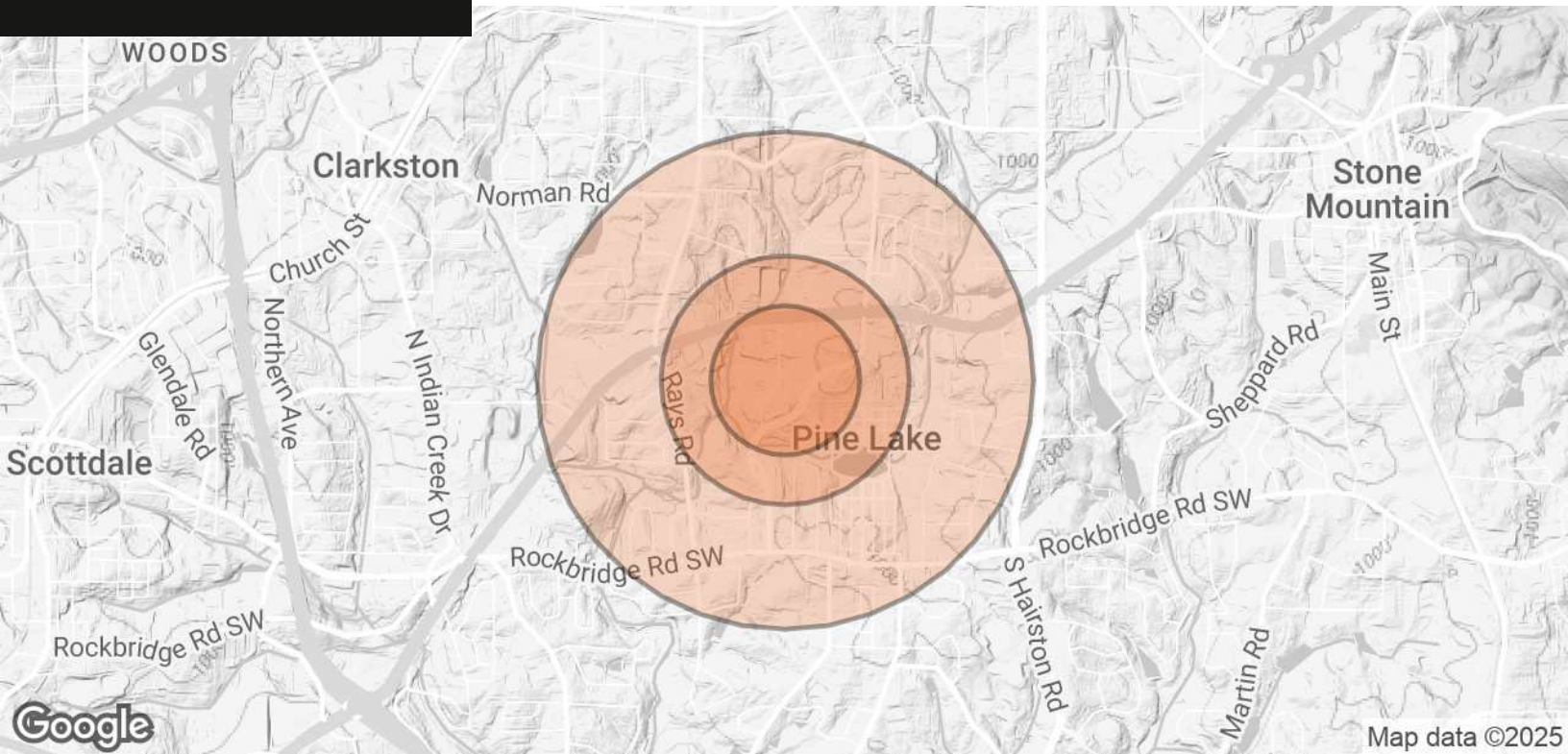
- VACANT
- 4 Fenced Playground
- Government Funded Programs
- FFE Included

Asking Price	\$800,000
Site Size	42,832 SF
Building Size	9,041 SF
Year Built	1973

Zoning	MR-1
Market	ATL



Derek Creviston
 Advisor
 O: 770.298.7945
 dcreviston@svn.com
 GA #378984



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	4	44
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	2	16
# OF PERSONS PER HH		2	2.8
AVERAGE HH INCOME	\$67,746	\$61,382	\$60,595
AVERAGE HOUSE VALUE	\$133,222	\$129,696	\$125,347

Demographics data derived from AlphaMap



Derek Creviston
 Advisor
 O: 770.298.7945
 dcreviston@svn.com
 GA #378984



For Sale

PRICE IMPROVEMENT

699 Village Square Dr, Stone Mountain, GA 30083



DEREK CREVISTON

Advisor

dcreviston@svn.com

Direct: **770.298.7945** | Cell: **770.298.7945**

GA #378984

PROFESSIONAL BACKGROUND

Derek Creviston serves as an advisor for SVN/Creviston Realty, Inc. specializing in the sale and lease of retail, industrial, office, land and multi-family properties in and around the Metro Atlanta area. With over 10 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, medical retail, multi-family developments and office design. Derek is currently providing brokerage services for dozens of commercial clients.

Derek has an ownership interest in SVN/Creviston Realty and is currently active in the Metro Atlanta market, managing all types of commercial assets for his clients.

Prior to joining SVN/Creviston Realty, Derek worked with a durable medical equipment company managing the sale and distribution of equipment. Derek also served as a functional trainer for Neurosport Physical Therapy in The City of Marietta, GA. Derek played division 1 soccer at Indiana University as a two-time captain and was part of the 2012 national championship team.

-SVN top 100 Advisors 2021

-Atlanta Commercial Board of Realtors member

EDUCATION

University of Indiana

SVN | Creviston Realty, Inc.
10882 Crabapple Rd. Suite 4
Roswell, GA 30075
770.992.5112



Derek Creviston

Advisor

O: 770.298.7945

dcreviston@svn.com

GA #378984

