

1161 Victory Dr SW

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ATLANTA, GA 30310

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OFFERING SUMMARY

| | |
|---------------|------------------------|
| Sale Price: | \$1,790,000 |
| Lot Size: | 2 Acres |
| Price / Acre: | \$895,000 |
| 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

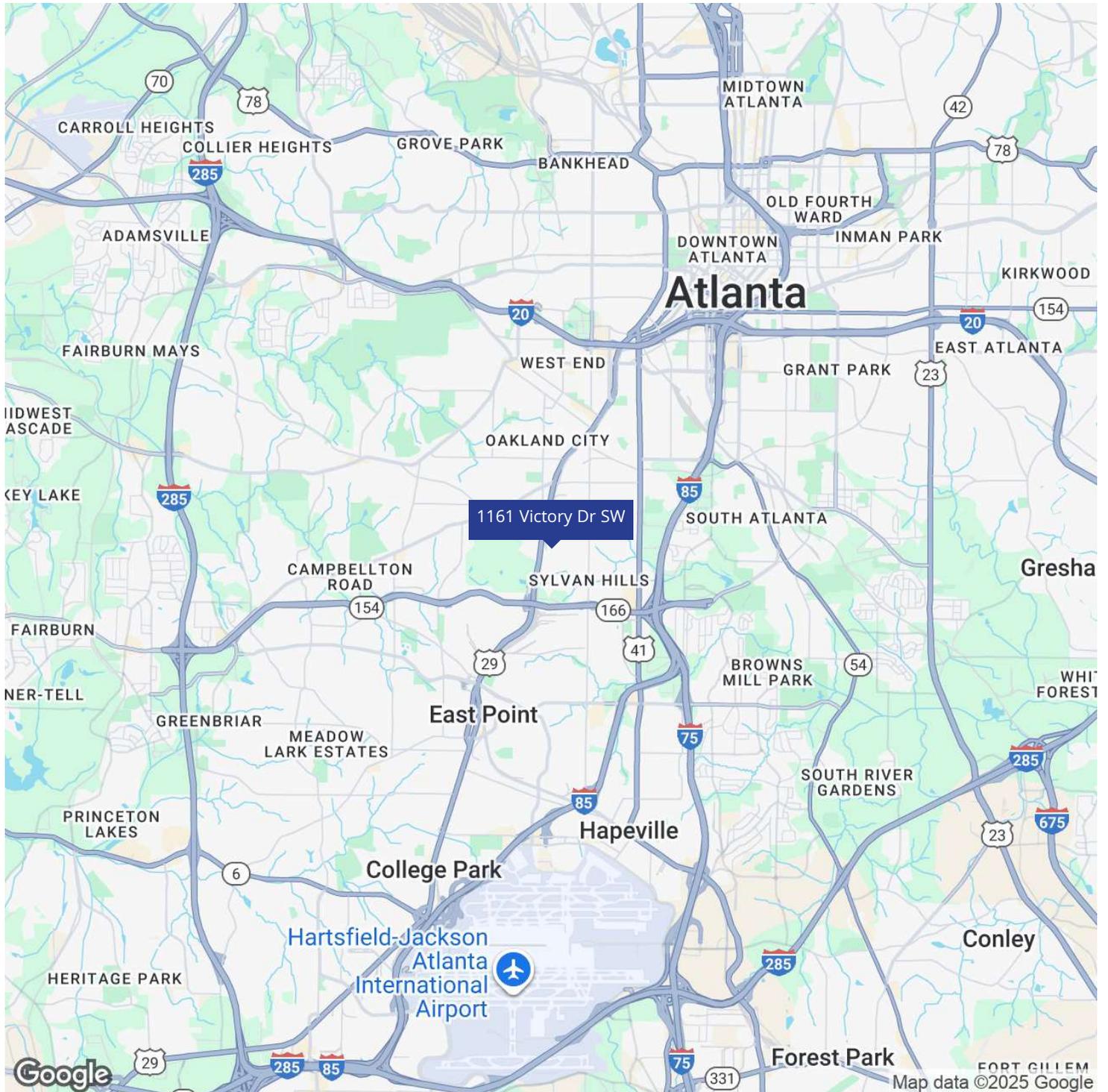
- Great location
- Corner lot
- Utilities at site





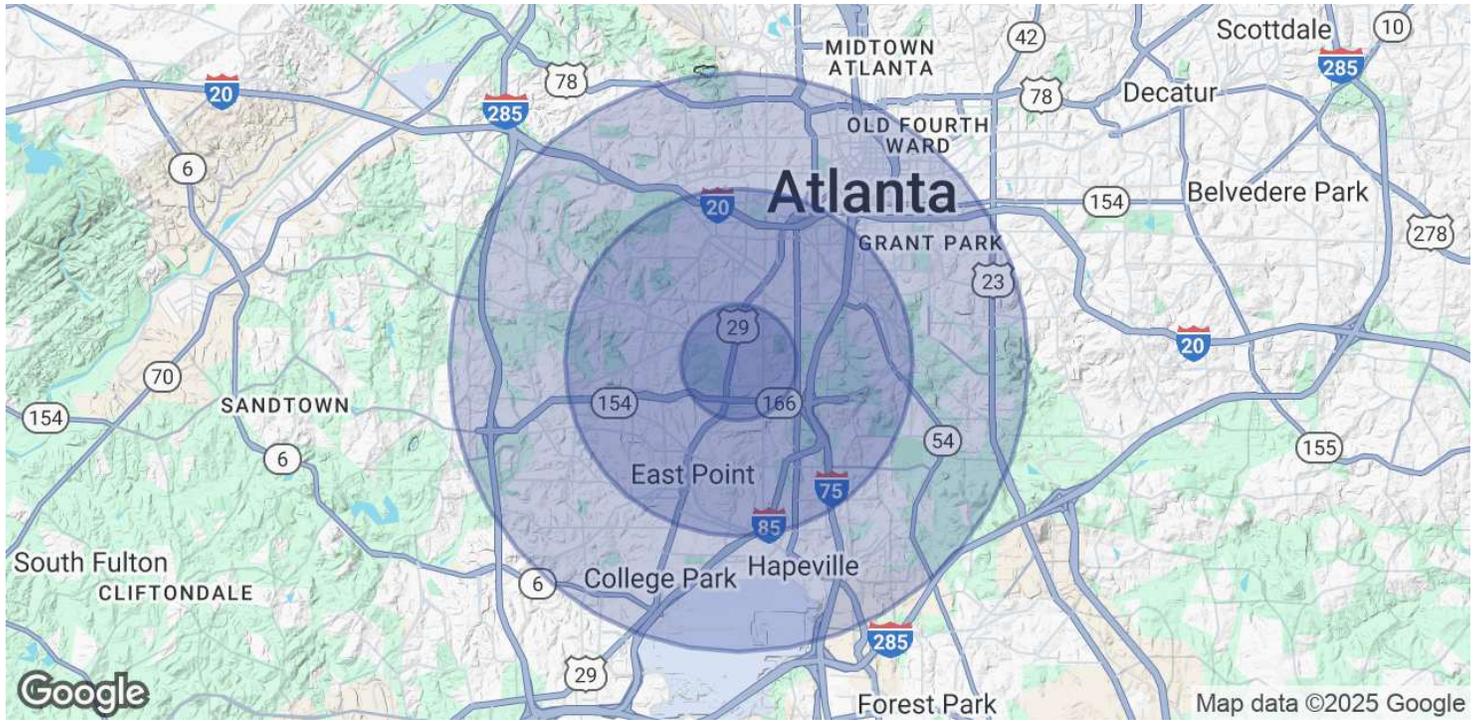


Regional Map





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