

AVISON
YOUNG



2922 Klondike Rd

STONECREST, GA, 30038

DISCLOSURE

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Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, REIS, Real Capital Analytics, Google, MLS, and the US Census Bureau.

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2922 KLONDIKE RD

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MALL PKWY



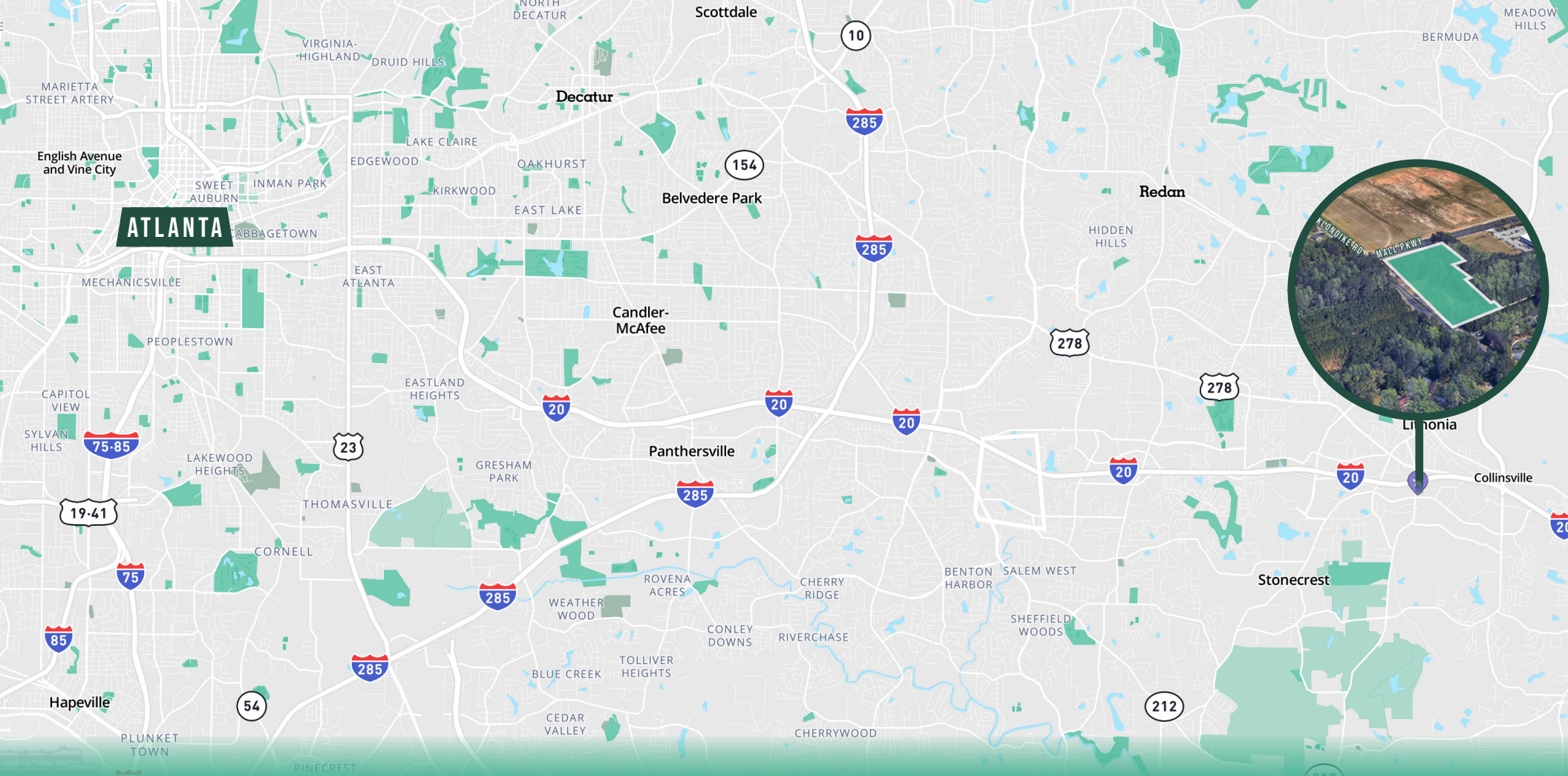
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STONECREST





PROPERTY SPECIFICATIONS



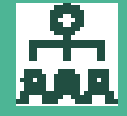
Address:	2922/2958/2950/2944 Klondike Rd Stonecrest, GA 30038
Parcel #s:	2922 Klondike Rd: 16-151-02-010 2944 Klondike Rd: 16-151-02-003 2950 Klondike Rd: 16-151-02-002 2958 Klondike Rd: 16-151-02-001
Submarket:	Stone Mountain/Clarkston
Zoning:	Tier 2 of Stonecrest Overlay District
Authorized Uses:	All uses authorized in the C-1 and C-2 (General Commercial) District; the O-1 (Office Institutional) District, the O-D (Office Distribution) District, the RM-HD (Multifamily Residential) District, and any mixture of two or more of the aforementioned uses, unless the use is listed on the prohibited use list, Section 3.5.14 B
Land Area:	2.91 AC
Highest Density Use:	RM-HD (Multifamily Residential) allows for a max FAR of 0.65 / (30) dwelling units per acre
Nearest Major Intersection:	Hwy 124 & I-20



AREA AMENITIES

- > 2922 Klondike Rd offers easy access to Hwy 124 & I-20 with connected ingress/egress and a variety of alternative transit options no matter your neighborhood
- > Situated adjacent to the renowned Stonecrest Mall, a premier shopping destination featuring over 120 stores, dining options, and entertainment venues, this property benefits from high foot traffic and excellent visibility in a vibrant commercial hub.
- > Across the highway from proposed 483,906 SF data center.

DEMOGRAPHICS

	Population 123,625
	Median Age 33
	Total Employees 98,056

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