



# INDUSTRIAL PARCEL NEAR STONECREST MALL | ± 3.07 ACRES

## 8489 I-20 EAST ACCESS

### LITHONIA, GA 30038

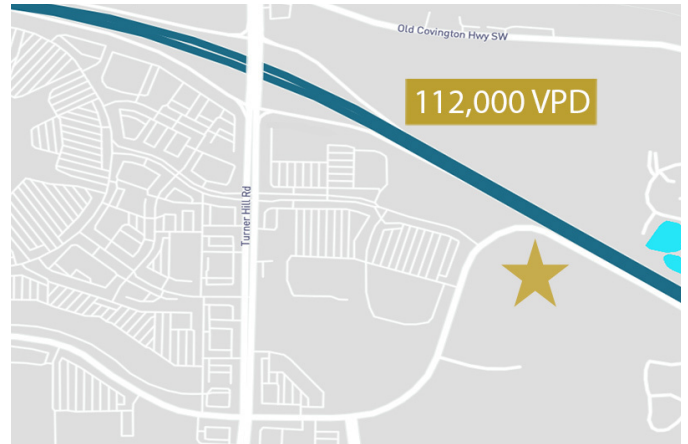
FOR SALE

#### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,049	37,296	148,288
Total Population:	2,744	103,393	420,139
Average HH Income:	\$52,554	\$56,234	\$63,671
Traffic Counts:	112,000 - vehicles per day		

\*Data derived from ESRI

#### TRAFFIC COUNT



#### NEARBY RETAILERS



INDUSTRIAL PARCEL NEAR STONECREST MALL | ± 3.07 ACRES | Georgia | 2 of 3

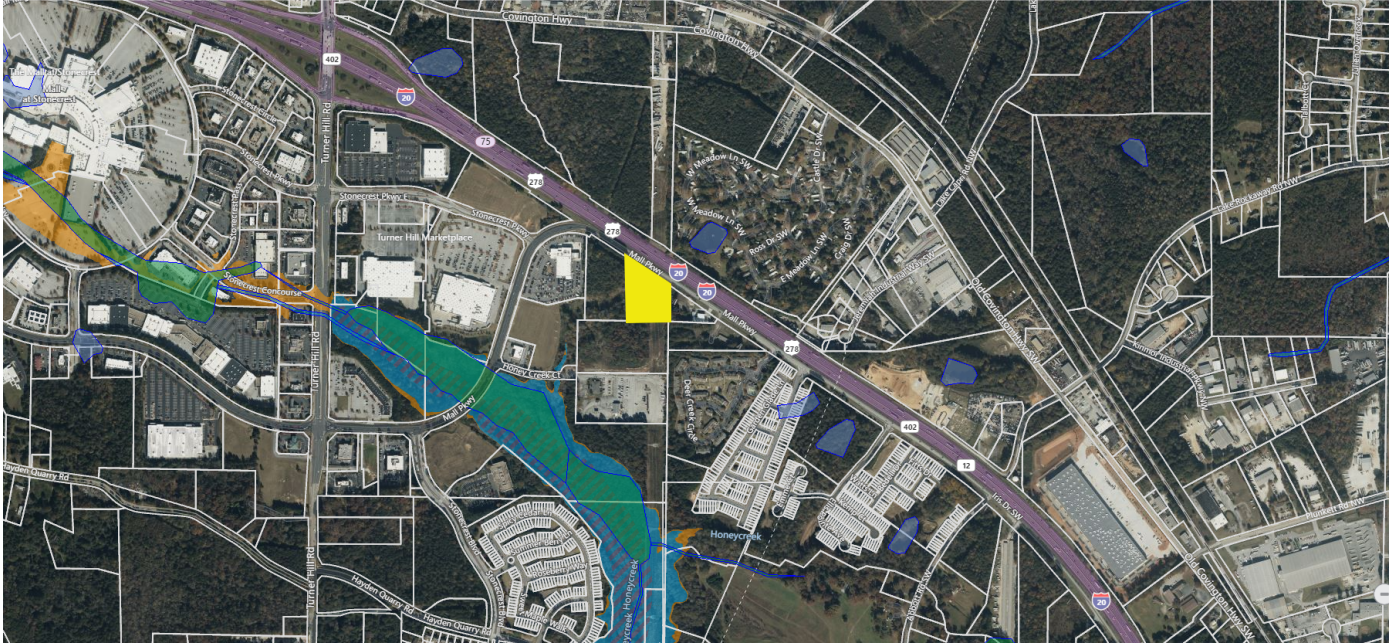


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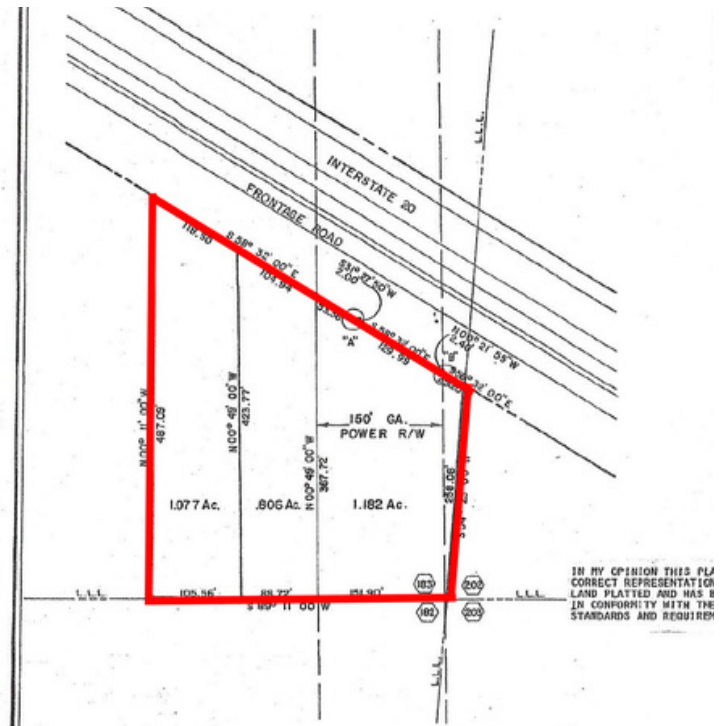
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#### PERMITTED USES FOR TIER-1 OVERLAY DISTRICT

- Agricultural
- Residential
- Institutional /Public
- Commercial
- Industrial
- Communication
- Wireless Communication

#### FEMA/FIRM MAP

The Fema/Firm map highlights the location of the property and its environmental surroundings (whole map displayed on page 3). The map showcases potential wetlands and stream buffers, providing a comprehensive view of its ecological features and environmental considerations.



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