

+/- 0.99
AC LOT

4561 Hugh Howell Rd.
Tucker, GA 30084

AVAILABLE FOR
GROUND LEASE

Publix.
Jersey
Mike's.
WELLS
FARGO
CHASE

For leasing information:

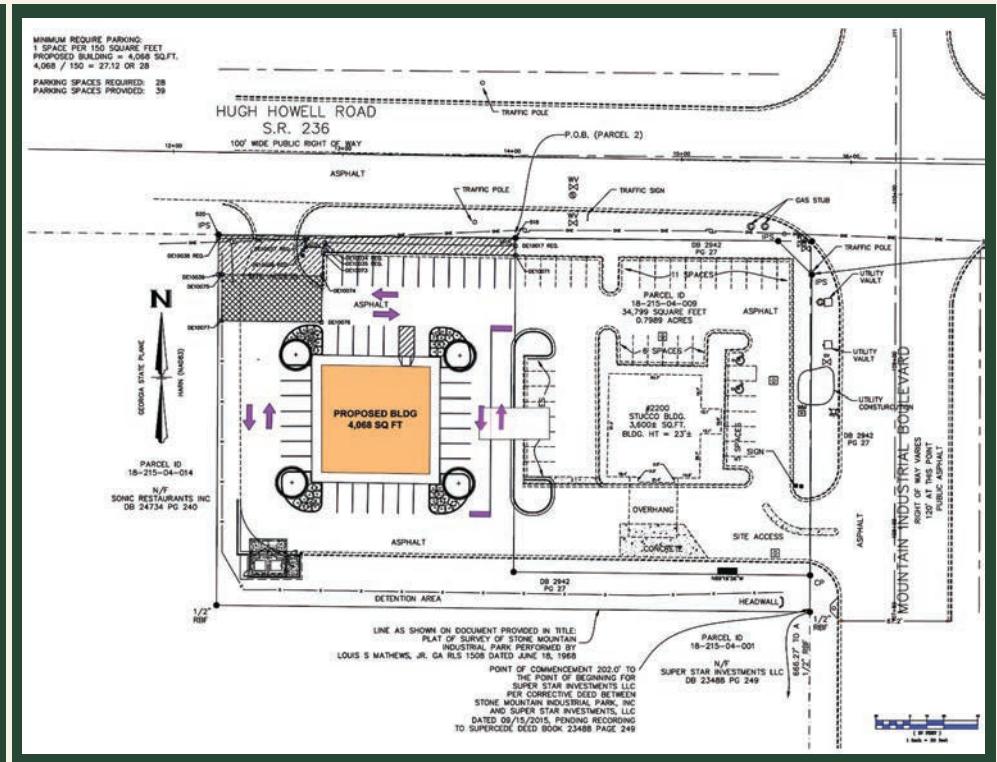
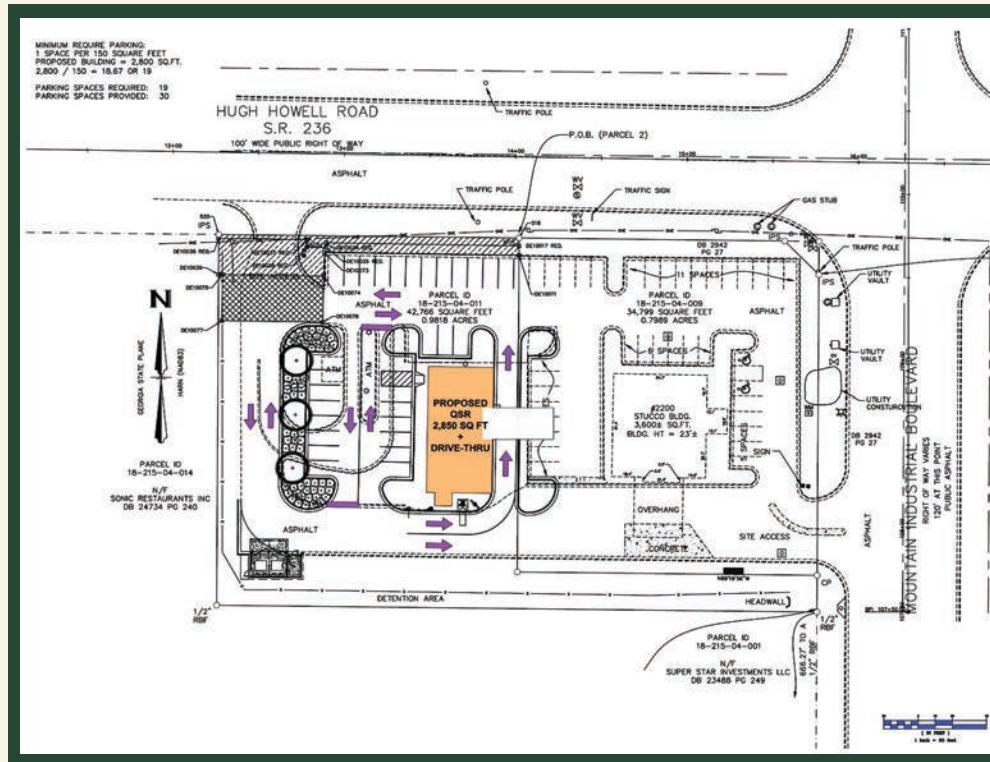
Lyndsy Yim, CCIM
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ESTD 2020
BRIDGER
PROPERTIES



- Prime corner parcel located at the signalized intersection of Hugh Howell Road and Mountain Industrial Boulevard
- +/- 0.99 acres available for ground lease
- Zoned M (Light Industrial) with a wide range of permitted uses including automotive, retail, medical, educational, and restaurant.
- Utility connections available on or near the site.
- Significant intersections improvements planned for 2025
- The City of Tucker is supportive of new development, with potential flexibility to rezone to C-1 or C-2
- Excellent visibility and multiple points of access from both Hugh Howell Road and Mountain Industrial Blvd
- Prominent signage opportunities and cross-access easements in place
- Directly across from the new Publix-anchored Hugh Howell Marketplace
- Close proximity to SmokeRise, and established and affluent residential community, and the new SmokeRise Elementary School

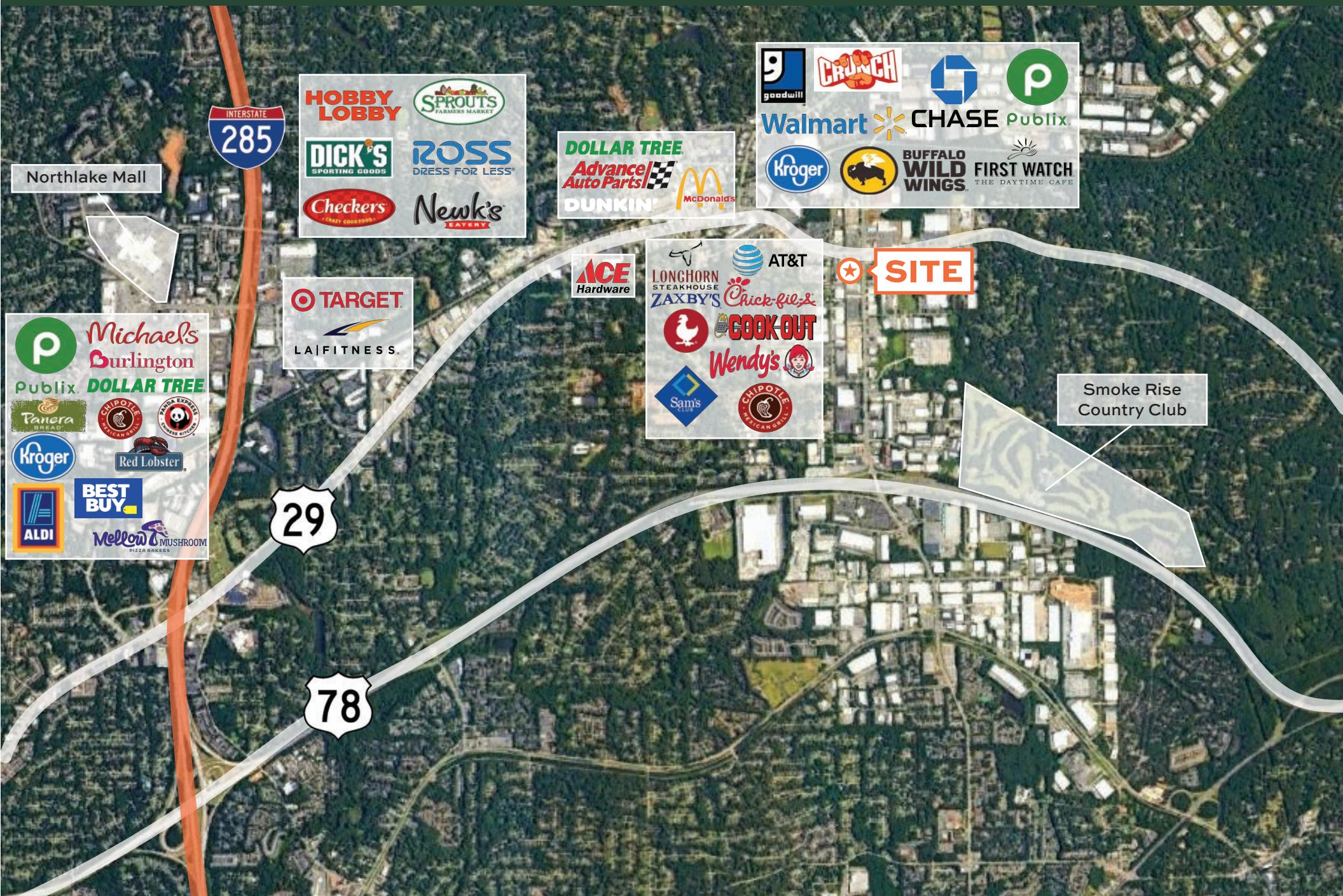
SITE PLANS



ESTD 2020

BRIDGER PROPERTIES

TRADE AREA OVERVIEW



DEMOGRAPHICS



POPULATION 2024

3 Mile	82,671
5 Mile	251,236
10 Mile	1,017,958



HOUSEHOLDS 2024

3 Mile	31,455
5 Mile	91,535
10 Mile	392,099



AVG HOUSEHOLD INCOME

3 Mile	\$86,551
5 Mile	\$84,265
10 Mile	\$101,535

Education & Daycare

Health Care

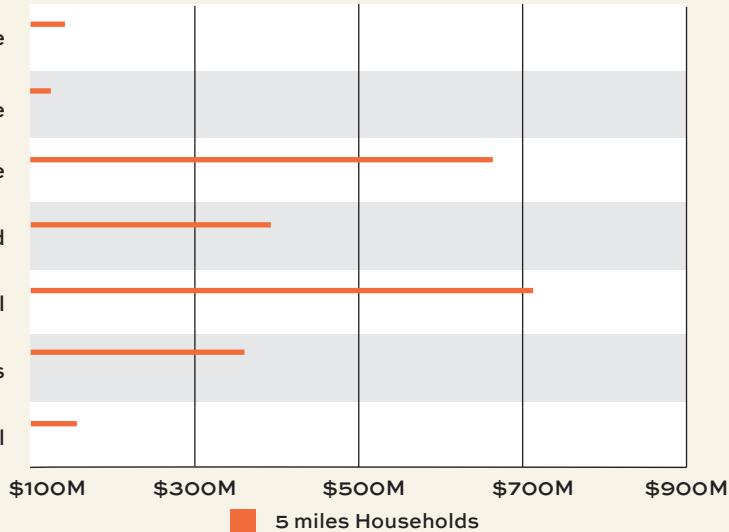
Transportation & Maintenance

Household

Food & Alcohol

Entertainment, Hobbies, & Pets

Apparel



POPULATION BY RACE

	3 Mile	5 Mile	10 Mile
White	23,443	67,084	339,305
Black	35,792	93,748	369,495
American Indian /Alaskan Native	423	1,731	6,071
Asian	10,077	30,244	101,487
Two or More Races	13,979	55,879	199,139
Hispanic Origin	12,410	53,904	185,243

Education & Daycare

Health Care

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