

FOR SALE

3.83 Acres Zoned C-2

3769 ROGERS BRIDGE ROAD

Duluth, GA 30097

PRESENTED BY:

MATT LEVIN, CCIM

O: 770.209.1700

matt.levin@crye-leike.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

PARCEL SIZE	3.83 Acres
PRICE	\$890,000
PRICE PER ACRE	\$232,375 / Acre
APN	R7203 092

Available for sale is a 3.831 acre+- parcel zoned C-2 (city of Duluth) with water and electrical utilities and requiring new septic sewer. The property features an elongated driveway leading to a rectangular shaped wooded site, sloping gently and primarily surrounded by residential properties. The property has a wooded secluded atmosphere and yet is minutes from vibrant downtown Duluth. The C-2 zoning allows office, medical office, childcare, assisted living, veterinary uses and more.

The 3.8 acre site affords room for a septic field or the nearest gravity sewer manhole is across Rodgers Bridge Road in the cul de sac of the Riverbrooke subdivision which may be low enough to make accommodations to allow a future sewer connection with proper design of a pressurized pump from the property, jack and bore across Rogers Bridge Road and acquisition of a sewer easement along one of the property lines.

The location on Rogers Bridge Road, with a traffic count of 11,000+ vehicles per day is between Peachtree Industrial Boulevard (4 minutes) and Buford Highway (12 minutes).



- For sale 3.831+- acres zoned C-2 (city of Duluth)
- 100' frontage with 11,000 traffic count on Rogers Bridge Road
- Rectangular shape for efficient site layout
- Elongated driveway for privacy and dramatic approach
- Former landscape nursery, partially open and with a wooded secluded atmosphere
- Zoning allows office, medical office, childcare, assisted living, veterinary uses and more
- Minutes to vibrant downtown Duluth, 4 minutes to Peachtree Industrial Boulevard and 12 minutes to Buford Highway
- 62,000+ pop. \$111,000+ Avg HH income 3 miles

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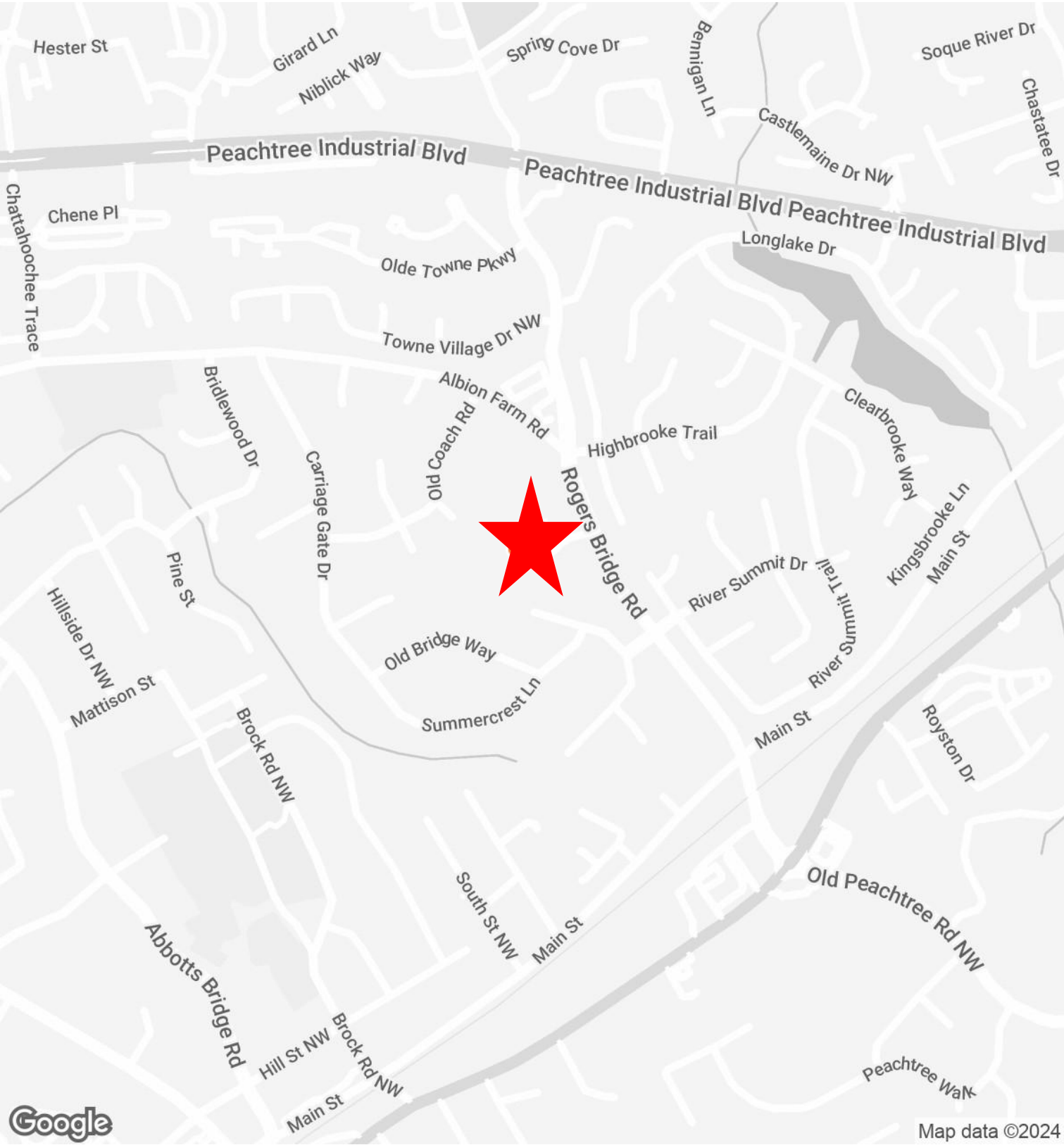
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ADDITIONAL PHOTOS



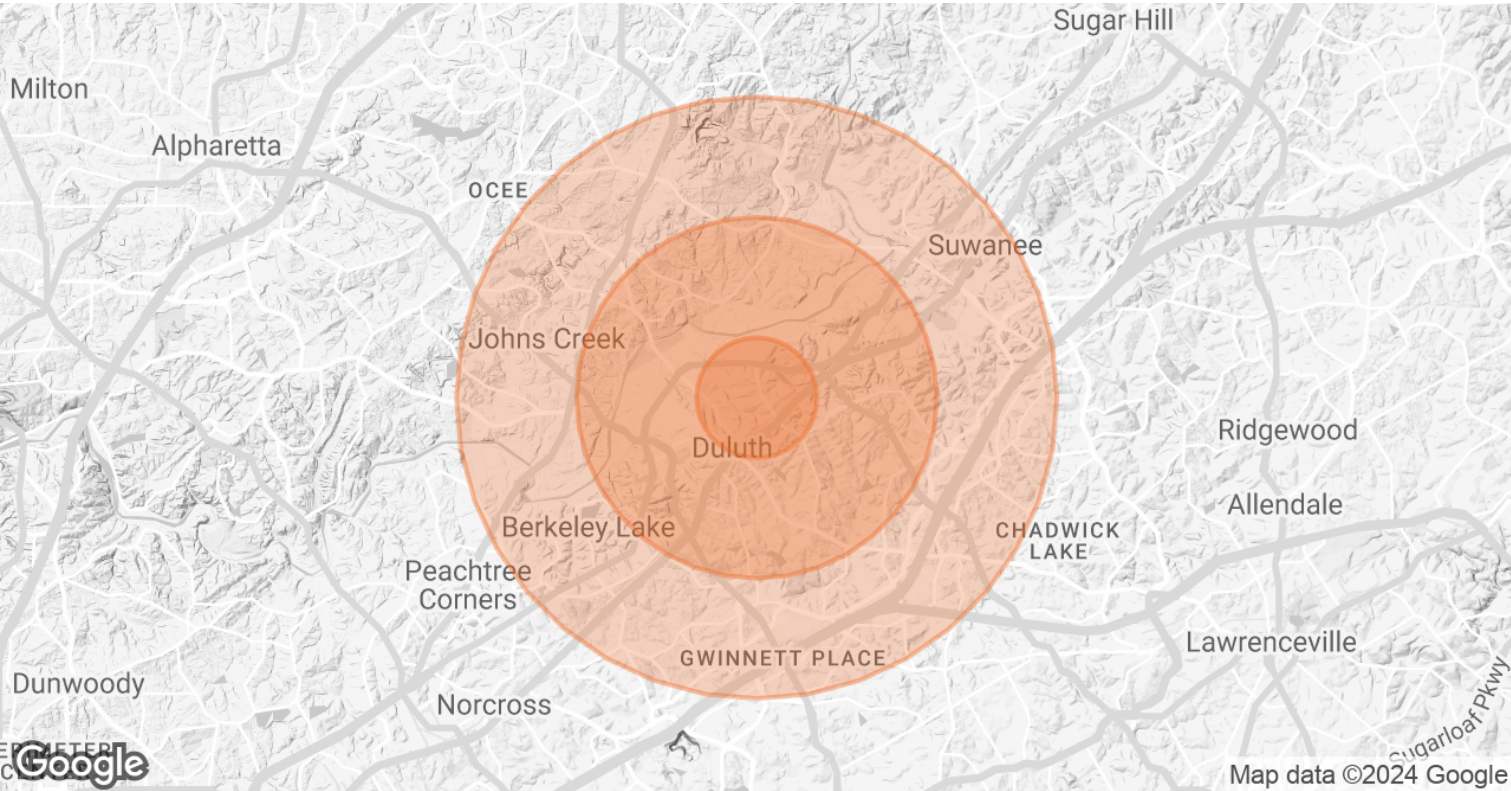
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,177	62,011	188,967
AVERAGE AGE	43.7	40.9	38.2
AVERAGE AGE (MALE)	44.9	38.5	36.8
AVERAGE AGE (FEMALE)	43.5	41.8	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,693	23,729	69,621
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$104,851	\$111,664	\$110,888
AVERAGE HOUSE VALUE	\$304,096	\$360,963	\$324,493

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



MATT LEVIN CCIM

matt.levin@crye-leike.com

Direct: 770.209.1700 | Cell: 678.467.9658

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt is a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

CRYE-LEIKE COMMERCIAL

5940 Bethelview Road
Cumming, GA 30040
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