



PROPERTY HIGHLIGHTS

- ±3,840 SF commercial building situated on ±0.3 acre site zoned DT-3 in Downtown Tucker
- Suite B, ±2,030 SF, available for lease at \$2,100 per month
- Landlord responsibilities: roof & structure
- Tenant responsibilities: pro-rata share of property taxes & insurance as well as all other maintenance and landscaping for Suite B
- Zoning allows for a variety of uses, including: retail, office & industrial alcohol manufacturing (brewery/distillery)
- Zoning does NOT permit automotive uses
- Suite B includes one roll-up door
- Easy access to I-85, I-285 & nearby retailers including: Walmart, Target, Publix, Best Buy and more
- Growing area demand, surrounding demographics & new area developments make for an up-and-coming market
- Suite available starting October, 1 2024

OFFERING SUMMARY

Property Address:	4204 Railroad Avenue, Tucker GA 30084
County:	Dekalb
Suite:	B
Lease Terms:	NN
Building Size:	±3,840 SF
Available SF:	±2,030 SF
Site Size:	±0.3 Acres
Zoning:	DT-3 (Village Zone, City of Tucker)
Parcel ID:	18-213-10-006



LEASE RATE \$2,100/MONTH



SUITE SIZE ±2,030 SF



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LOCATION OVERVIEW

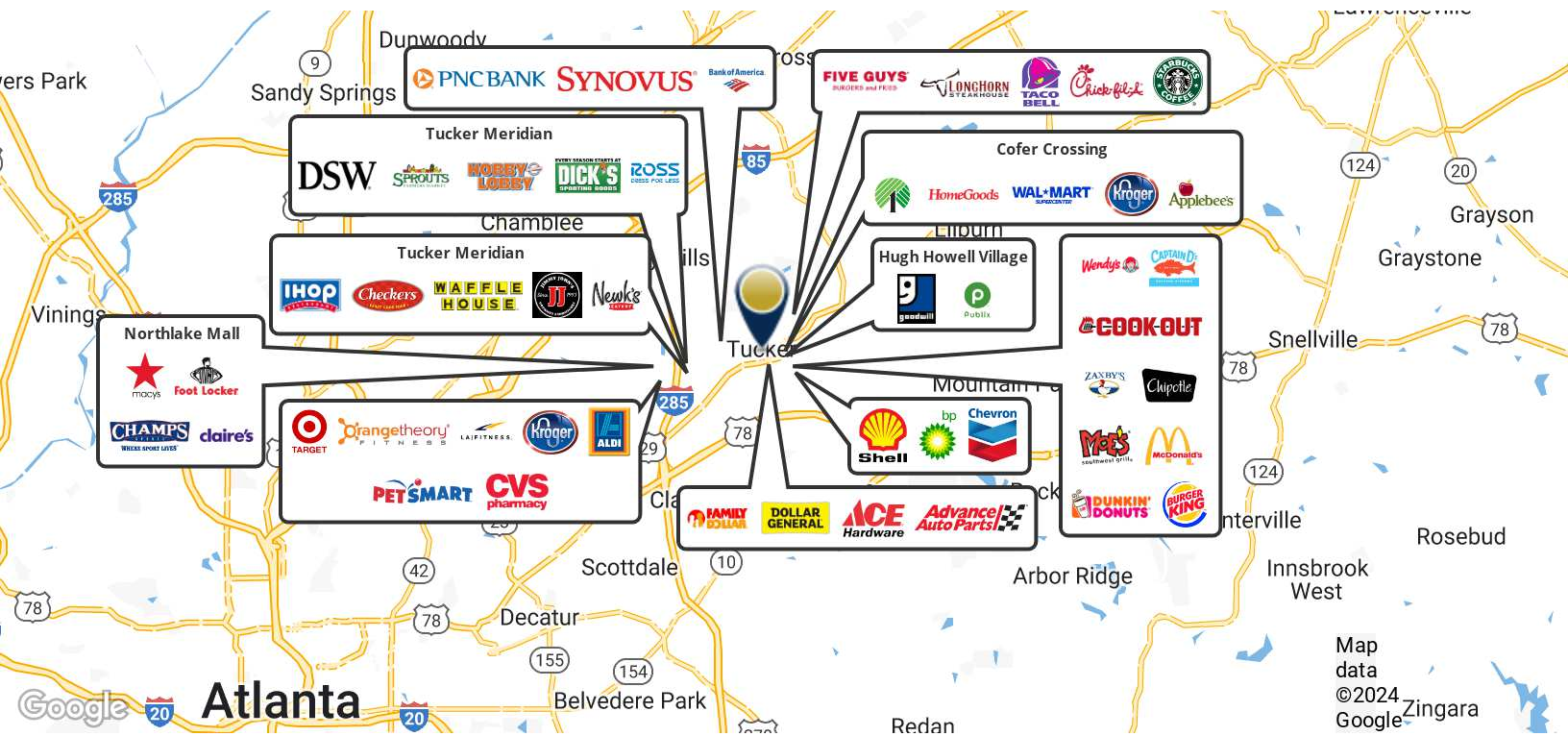
This property is located in the heart of historic Downtown Tucker, GA with easy access to I-285 and just 5 miles south of I-85. Northlake Mall is less than 2.5 miles east and includes major retailers such as Macy's, Best Buy, Kroger, Ross, LA Fitness and more. Tucker is one of the largest and oldest communities in the state and is 21 miles northeast of Downtown Atlanta.

AREA INFORMATION

	HOUSEHOLDS (1 MILE)
	31,451
	AVG. HH INCOME (1 MILE)
	\$78,769
	POPULATION (1 MILE)
	80,187



RETAILER MAP



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Warehouse Space



Inside Room



Warehouse Space with Roll-Up Doors



Warehouse Space



Outside Area

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