

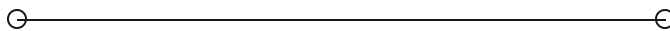


FOR SALE

1.25 AC+- ZONED INDUSTRIAL

3558 MORELAND AVENUE

Conley, GA 30288



PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

PROPERTY DETAILS & HIGHLIGHTS

| | |
|--------------------|--|
| ADDRESS | 3558 Moreland Ave, Conley, Dekalb County, GA 30288 |
| PRICE | \$425,000 |
| LOT SIZE | 1.25 Acres+- |
| ZONING | Light Industrial |
| APN | 15-015-04-006 |
| FLOOD PLAIN | Yes |

For sale is a 1.25 acre+- parcel zoned light industrial on Moreland Avenue in Conley, Dekalb County just minutes from I-285. With 148+- feet of frontage the property is visible by a 22,500 traffic count. The property is currently used for outdoor storage of vehicles and equipment with a small 600 SF+- storage shed. Surface stormwater drainage bisects the parcel. The location is minutes from the I-285 Moreland Ave exit, 5 minutes from I-675 at I-285 and 11 minutes from the I-20 Moreland Ave exit.



- For sale 1.25 acre light industrial zoned land
- Currently outdoor vehicle and equipment storage with 900 SF+- storage shed
- Surface stormwater drainage bisects the site
- 148' frontage on Moreland Ave with 22,500 traffic count
- 2 minutes south of I-285 Moreland Ave exit
- 5 minutes from I-675 / 11 minutes from I-20 Moreland Ave exit

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ADDITIONAL PHOTOS



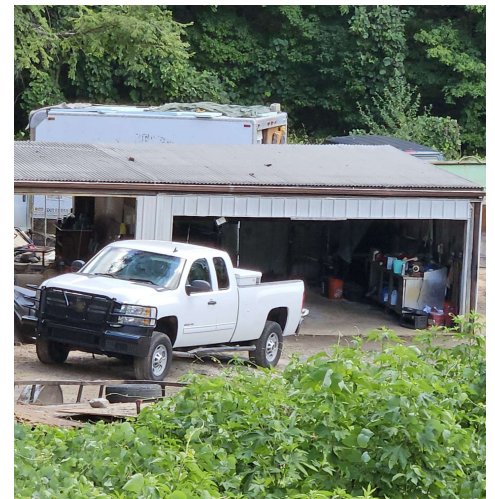
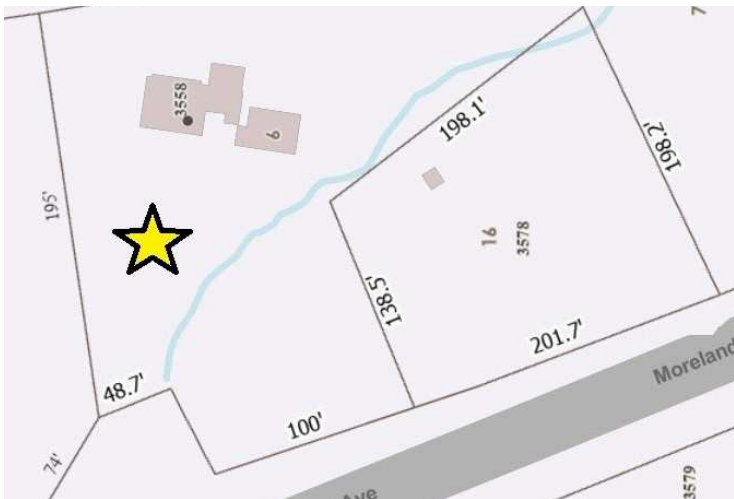
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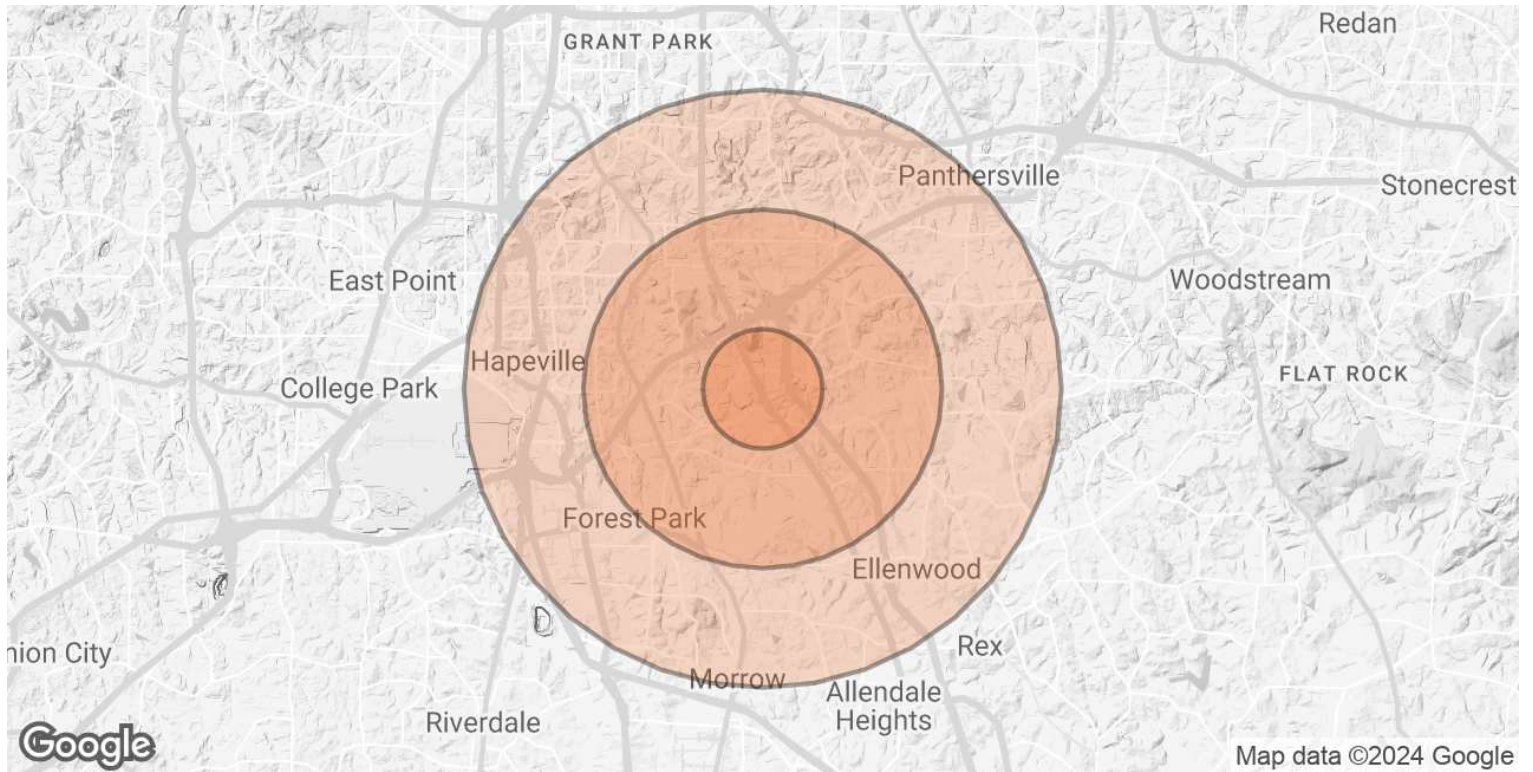
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 3,188 | 39,847 | 156,909 |
| AVERAGE AGE | 38 | 37 | 38 |
| AVERAGE AGE (MALE) | 36 | 36 | 36 |
| AVERAGE AGE (FEMALE) | 39 | 38 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,094 | 13,525 | 56,364 |
| # OF PERSONS PER HH | 2.9 | 2.9 | 2.8 |
| AVERAGE HH INCOME | \$84,897 | \$77,600 | \$76,624 |
| AVERAGE HOUSE VALUE | \$291,148 | \$247,494 | \$274,422 |

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew 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).

Matthew 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.

Matthew 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 23 years Valerie and daughter Camille. Matthew 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."

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